

**SANITARY SEWER
EASEMENT ABANDONMENT**

Part of Lot 2D, Block A/261
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,463 square foot (0.057 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and in Lot 2D, Block A/261, The Spire Addition No. 3, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500291157 in the Official Public Records of Dallas County, Texas; said tract being all of a 20-foot wide sanitary sewer easement dedicated by the plat of The Spire Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201100270076, in said Official Public Records and part of those certain tracts of land described in Special Warranty Deed to 2500 ROSS DEVELOPMENT, LP recorded in Instrument No. 202100377709 in the Official Records of Dallas County, Texas; said 2,463 square foot (0.057 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506):

COMMENCING, at a 3.25-inch aluminum disk stamped "PACHECO KOCH – SPIRE" found at the north end of a right-of-way corner clip at the intersection of the southwest right-of-way line of Routh Street (a variable width right-of-way, Ordinance Book 1-A, Page 131, Deed Records of Dallas County, Texas, Volume 89155, Page 4273, in said Deed Records and Instrument No. 201300194368, in said Official Public Records) and the northwest right-of-way line of San Jacinto Street (a variable width right-of-way, Ordinance Book 1-A, Page 131, in said Deed Records); said point being the northernmost east corner of said Lot 2D, Block A/261;

THENCE, North 45 degrees, 33 minutes, 30 seconds West, departing the said corner clip and along the said southwest line of Routh Street and the northeast line of said Lot 2D, Block A/261, a distance of 122.66 feet to a point for corner at the **POINT OF BEGINNING** of the herein described property; said point being the easternmost corner of the said 20-foot wide sanitary sewer easement;

THENCE, departing the said southwest line of Routh Street and the said northeast line of Lot 2D, Block A/261 and into, over and through said Lot 2D, Block A/261, the following three (3) calls:

South 44 degrees, 26 minutes, 43 seconds West, along the said southeast line of the said 20-foot wide sanitary sewer easement, a distance of 123.06 feet to a point for corner; said point being the southernmost corner of the said 20-foot wide sanitary sewer easement and in the northeast line of the abandoned Hawkins Street (abandonment authorized by Ordinance No 27931 and Ordinance No. 28282 recorded in Instrument No. 201200041346, in said Official Public Records, utility easements retained)

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 7-5-22 </u>
SPRG NO:	<u> 5980 </u>

**SANITARY SEWER
EASEMENT ABANDONMENT**

Part of Lot 2D, Block A/261
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

North 46 degrees, 10 minutes, 47 seconds West, along the southwest line of the said 20-foot wide sanitary sewer easement and the said northeast line of the abandoned Hawkins Street, a distance of 20.00 feet to a point for corner; said point being the westernmost corner of said 20-foot wide sanitary sewer easement;

North 44 degrees, 26 minutes, 43 seconds East, departing the said northeast line of the abandoned Hawkins Street and along the northwest line of the said 20-foot wide sanitary sewer easement, a distance of 123.27 feet to a point for corner in the said southwest line of Routh Street and the said northeast line of Lot 2D, Block A/261; said point being the northernmost corner of said 20-foot wide sanitary sewer easement; from said point a MAG nail with washer stamped "PACHECO KOCH-SPIRE" found bears: North 45 degrees, 33 minutes, 30 seconds West, a distance of 175.00 feet (for reference);

THENCE, South 45 degrees, 33 minutes, 30 seconds East, along the said southwest line of Routh Street, the northeast line of said 20-foot wide sanitary sewer easement and the said northeast line of Lot 2D, Block A/261, a distance of 20.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,463 square feet or 0.057 acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.



Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

06/21/2022



2991-21.715EX1.docx
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(For SPRG use only)
Reviewed By: G.S.
Date: 7-5-22
SPRG NO: 5980

ROUTH STREET

(VARIABLE WIDTH RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A, PG. 131)
(D.R.D.C.T.)

CENTERLINE

CENTERLINE

ROSS AVENUE
(82' RIGHT-OF-WAY)
(NO RECORD FOUND)
(BY USE AND OCCUPATION)

SAN JACINTO STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
(ORDINANCE BOOK 1-A, PG. 131)
(D.R.D.C.T.)

RIGHT-OF-WAY DEDICATION
(INST. NO. 201300194368)
(O.P.R.D.C.T.)

CITY OF DALLAS
(VOL. 89155, PG. 4273)
(D.R.D.C.T.)

CITY OF DALLAS
(NO RECORD FOUND)

MNFW (C.M.)
N 45°33'30" W 175.00'
5/8-INCH IRON ROD/W
"PACHECO KOCH" CAP FOUND

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 46°10'47" W	20.00'
L2	S 45°33'30" E	20.00'

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

ABANDONED HAWKINS STREET
(ORDINANCE NOS. 27931 AND 28282)
(INST. NO. 201200041346)
(O.P.R.D.C.T.)
(UTILITY EASEMENTS RETAINED)

N 45°33'30" W 122.66'

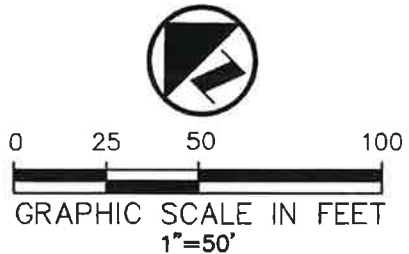
P.O.B.
DISK (C.M.)
X CUT IN CONCRETE FOUND

LOT 2D, BLOCK A/261
THE SPIRE ADDITION NO. 3
(INST. NO. 201500291157)
(O.P.R.D.C.T.)
2500 ROSS DEVELOPMENT, LP
(INST. NO. 202100377709)
(OFFICIAL RECORDS OF
DALLAS COUNTY, TEXAS)

**SANITARY SEWER
EASEMENT ABANDONMENT**
(INST. NO. 201100270076)
(O.P.R.D.C.T.)
2,463 SQUARE FEET
0.057 ACRE

(For SPRG use only)
Reviewed By: G.S.
Date: 7-5-22
SPRG NO: 5980

LEGEND		
	PROPERTY LINE	
	EASEMENT ABANDONMENT LINE (C.M.)	CONTROLLING MONUMENT
	EASEMENT LINE	MAG NAIL W/"PACHECO KOCH-SPIRE" WASHER FOUND
	POINT OF BEGINNING	DEED RECORDS OF DALLAS COUNTY, TEXAS
	POINT OF COMMENCING (D.R.D.C.T.)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (O.P.R.D.C.T.)	VOLUME/PAGE
	DISK STAMPED "PACHECO KOCH-SPIRE" FOUND (VOL./PG. INST. NO.)	INSTRUMENT NUMBER



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael C. Clover
Date 06/21/2022

Michael C. Clover
Registered Professional
Land Surveyor No. 5225



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**SANITARY SEWER
EASEMENT ABANDONMENT**
PART OF LOT 2D, BLOCK A/261,
THE SPIRE ADDITION NO. 3
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ECL	MCC	1"=50'	JUNE 2022	2991-21.715

M:\DWG-29\2991-21.715\DWG\SURVEY CSD 2018\EX DWGS\2991-21.715EX1.DWG

**SANITARY SEWER
EASEMENT ABANDONMENT**

Part of Lots 2B, 2C, and 2D, Block A/261
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,686 square foot (0.085 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and in Lots 2B, 2C, and 2D, Block A/261 of The Spire Addition No. 3, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500291157 in the Official Public Records of Dallas County, Texas; said tract being all of a 20-foot wide sanitary sewer easement dedicated by the plat of The Spire Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201100270076, in said Official Public Records and part of those certain tracts of land described in Special Warranty Deed to 2500 ROSS DEVELOPMENT, LP recorded in Instrument No. 202100377709 in the Official Records of Dallas County, Texas; said 3,686 square foot (0.085 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506):

COMMENCING, at a 3.25-inch aluminum disk stamped "PACHECO KOCH-SPIRE" found in the southeast right-of-way line of Ross Avenue (an 82-foot wide right-of-way, no record found, by use and occupation); said point being the westernmost corner of said Lot 2B, Block A/261 and the northernmost corner of Lot 1, Block A/261, Dallas 720 Building Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 84154, Page 2149 in the Deed Records of Dallas County, Texas;

THENCE, South 45 degrees, 43 minutes, 42 seconds East, departing the said southeast line of Ross Avenue and along the westernmost southwest line of said Lot 2B, Block A/261 and the northeast line of said Lot 1, Block A/261, at a distance of 160.00 feet passing the easternmost corner of said Lot 1, Block A/261 and the northernmost corner of the present northeast terminus of Salina Alley (a 17-foot wide right-of-way, no record found, by use and occupation) shown on the plat of Dallas 720 Building Addition, an addition to the City of Dallas, Texas recorded in Volume 84154, Page 2149 in said Deed Records), then continuing along said Salina Alley terminus and the said southwest line of Lot 2B, Block A/261, in all a total distance of 160.32 feet to a point for corner at the **POINT OF BEGINNING** of the herein described property; said point being the westernmost corner of said sanitary sewer easement;

THENCE, North 44 degrees, 29 minutes, 21 seconds East, departing the said Salina Alley northeast terminus and the said southwest line of Lot 2B, Block A/261, and into, over and through said Lots 2B, 2C and 2D, Block A/261, along the northwest line of the said sanitary sewer easement, a distance of 184.25 feet to a point for corner in the southwest line of the abandoned portion of Hawkins Street (abandonment authorized by Ordinance 27931 and Ordinance 28282, recorded in Instrument No. 201200041346, in said Official Public Records); said point being the northernmost corner of the said sanitary sewer easement;

(For SPRG use only)
Reviewed By: G.S.
Date: 7-5-22
SPRG NO: 5981

**SANITARY SEWER
EASEMENT ABANDONMENT**
Part of Lots 2B, 2C, and 2D, Block A/261
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

THENCE, South 46 degrees, 08 minutes, 11 seconds East, continuing over and through said Lot 2D, Block A/261, along the said abandoned portion of Hawkins Street and the northeast line of said sanitary sewer easement, a distance of 20.00 feet to a point for corner; said point being the easternmost corner of said sanitary sewer easement;

THENCE, South 44 degrees, 29 minutes, 21 seconds West, continuing over and through said Lot 2D, Block A/261 and into, over and through said Lots 2C and 2B, Block A/261, along the southeast line of said sanitary sewer easement, a distance of 184.41 feet to a point for corner; said point being the southernmost corner of said sanitary sewer easement;

THENCE, along the southwest line of said sanitary sewer easement, the following two (2) calls:

North 45 degrees, 38 minutes, 55 seconds West, at a distance of 3.18 feet passing a MAG nail with washer stamped "PACHECO KOCH-SPIRE" found at the easternmost corner of said northeast terminus of Salina Alley and a reentrant corner of said Lot 2B, Block A/261, then continuing along the said northeast terminus of Salina Alley and the said southwest line of Lot 2B, Block A/261, in all a total distance of 11.87 feet to a "V" cut in concrete found for corner at an angle point; from said point an "X" cut in concrete found bears South 80 degrees, 55 minutes West, a distance of 0.5 feet;

North 45 degrees, 43 minutes, 42 seconds West, continuing along the said northeast terminus of Salina Alley and the said southwest line of Lot 2B, Block A/261, a distance of 8.13 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,686 square feet or 0.085 acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment easement tract described.



Michael C. Clover
Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



06/21/2022

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Reviewed By: G.S.
Date: 7-5-22
SPRG NO: 5981

EXHIBIT A TRACT 2

EASEMENT ABANDONMENT
DETAIL
SEE PAGE 3 OF 4 FOR
LEGEND



NOT TO SCALE

LOTS 2B, 2C & 2D, BLOCK A/261
THE SPIRE ADDITION NO. 3
(INST. NO. 201500291157)
(O.P.R.D.C.T.)
OWNED BY:
2500 ROSS DEVELOPMENT, LP
(INST. NO. 202100377709)
(OFFICIAL RECORDS OF
DALLAS COUNTY, TEXAS)

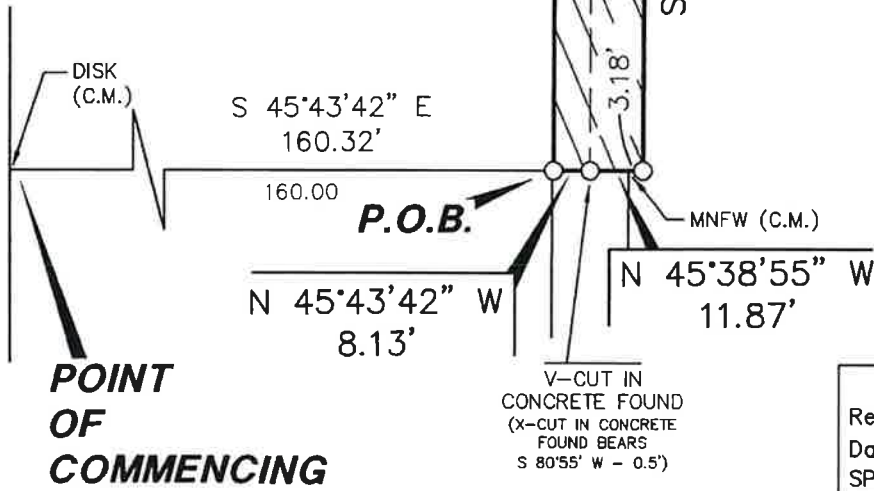
S 46°08'11" E
20.00'

ABANDONED HAWKINS STREET
(ORDINANCE NOS. 27931 AND 28282)
(INST. NO. 201200041346)
(O.P.R.D.C.T.)
(UTILITY EASEMENTS RETAINED)

ABANDONED ALLEY RIGHT-OF-WAY
(ORDINANCE NOS. 27931 AND 28282)
(INST. NO. 201200041346)
(O.P.R.D.C.T.)
(UTILITY EASEMENTS RETAINED)

SANITARY SEWER
EASEMENT
ABANDONMENT
(INST. NO. 2011
00270076)
(O.P.R.D.C.T.)
3,686 SQUARE FEET
0.085 ACRE

N 44°29'21" E 184.25'
S 44°29'21" W 184.41'



(For SPRG use only)

Reviewed By: G.S.

Date: 7-5-22

SPRG NO: 5981

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael C. Clover
Date 06/21/2022

Michael C. Clover
Registered Professional
Land Surveyor No. 5225



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**SANITARY SEWER
EASEMENT ABANDONMENT**
PART OF LOTS 2B, 2C AND 2D, BLOCK A/261
THE SPIRE ADDITION NO. 3
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ECL	MCC	NOT TO SCALE	JUNE 2022	2991-21.715

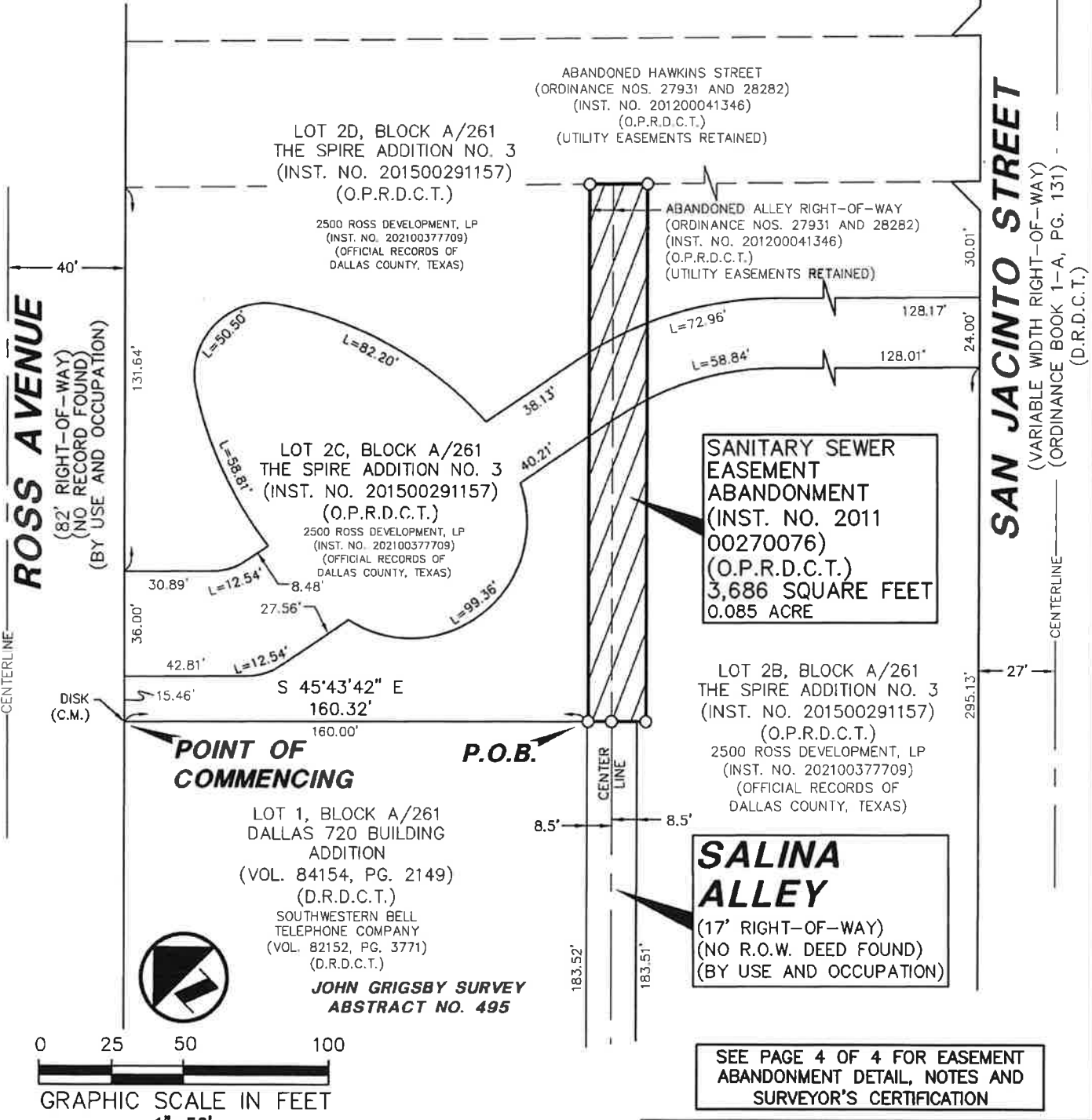
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LEGEND

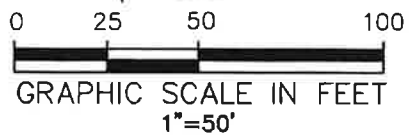
=====	PROPERTY LINE	(C.M.) CONTROLLING MONUMENT
-----	EASEMENT ABANDONMENT LINE	MAG NAIL W/"PACHECO
-----	EASEMENT LINE	MNFW KOCH-SPIRE" WASHER FOUND
P.O.B.	POINT OF BEGINNING	(D.R.D.C.T.) DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER UNLESS OTHERWISE NOTED	(O.P.R.D.C.T.) OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	3.25-INCH ALUMINUM DISK STAMPED "PACHECO KOCH -SPIRE" FOUND	(VOL./PG.) VOLUME/PAGE (INST. NO.) INSTRUMENT NUMBER

(For SPRG use only)
 Reviewed By: G.S.
 Date: 7-5-22
 SPRG NO: 5981



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SANITARY SEWER EASEMENT ABANDONMENT
 (INST. NO. 2011 00270076)
 (O.P.R.D.C.T.)
 3,686 SQUARE FEET
 0.085 ACRE

SALINA ALLEY
 (17' RIGHT-OF-WAY)
 (NO R.O.W. DEED FOUND)
 (BY USE AND OCCUPATION)

SEE PAGE 4 OF 4 FOR EASEMENT ABANDONMENT DETAIL, NOTES AND SURVEYOR'S CERTIFICATION

SANITARY SEWER EASEMENT ABANDONMENT
 PART OF LOTS 2B, 2C AND 2D, BLOCK A/261 THE SPIERE ADDITION NO. 3
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 4



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ECL	MCC	1"=50'	JUNE 2022	2991-21.715

**SIGHT
EASEMENT ABANDONMENT**

Part of Lot 2B, Block A/261,
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 112 square foot (0.003 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and in Lot 2B, Block A/261, The Spire Addition No. 3, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500291157 in the Official Public Records of Dallas County, Texas; said tract being part of those certain tracts of land described in Special Warranty Deed to 2500 ROSS DEVELOPMENT, LP recorded in Instrument No. 202100377709 in the Official Records of Dallas County, Texas and all of a 15-foot by 15-foot sight easement dedicated by the plat of The Spire Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201100270076, in said Official Public Records; said 112 square foot (0.003 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506):

COMMENCING, at a MAG nail with washer stamped "PACHECO KOCH-SPIRE" found in the northeast right-of-way line of Leonard Street (a variable width right-of-way, Ordinance Book 1-A, Page 140, in the Deed Records of Dallas County, Texas); said point being the westernmost south corner of said Lot 2B, Block A/261 and at the west end of a right-of-way corner clip (Instrument No. 201300194368, in said Official Public Records) at the intersection of said northeast line of Leonard Street and the northwest right-of-way line of San Jacinto Street (a variable width right-of-way, Ordinance Book 1-A, Page 131, in said Deed Records);

THENCE, departing the said corner clip and along the said northeast line of Leonard Street and the southwest line of said Lot 2B, Block A/261, the following two (2) calls:

North 45 degrees, 43 minutes, 42 seconds West, a distance of 151.05 feet to a point for corner at the **POINT OF BEGINNING** of the herein described property; said point being the southernmost corner of said sight easement;

North 45 degrees, 43 minutes, 42 seconds West, along the southwest line of the said sight easement, a distance of 15.00 feet to a PK nail found for corner; said point being the westernmost corner of said Lot 2B, Block A/261, the westernmost corner of said sight easement and at the intersection of the said northeast line of Leonard Street and the southeast right-of-way line of Salina Alley (a 17-foot wide right-of-way, no record found, by use and occupation) shown on the plat of Dallas 720 Building Addition, an addition to the City of Dallas, Texas recorded in Volume 84154, Page 2149 in said Deed Records);

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 7-5-22 </u>
SPRG NO:	<u> 5982 </u>

**SIGHT
EASEMENT ABANDONMENT**

Part of Lot 2B, Block A/261,
The Spire Addition No. 3
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

THENCE, North 44 degrees, 29 minutes, 21 seconds East, departing the said northeast line of Leonard Street and along the southeast line of said Salina Alley, the northwest line of the said sight easement and the southernmost northwest line of said Lot 2B, Block A/261, a distance of 15.00 feet to a point for corner; said point being the northernmost corner of said sight easement;

THENCE, South 00 degrees, 37 minutes, 10 seconds East, departing the said southeast line of Salina Alley and the said northwest line of Lot 2B, Block A/261 and into, over and across said Lot 2B, Block A/261 along the east line of the said sight easement, a distance of 21.17 feet to the **POINT OF BEGINNING**;

CONTAINING, 112 square feet or 0.003 acre of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

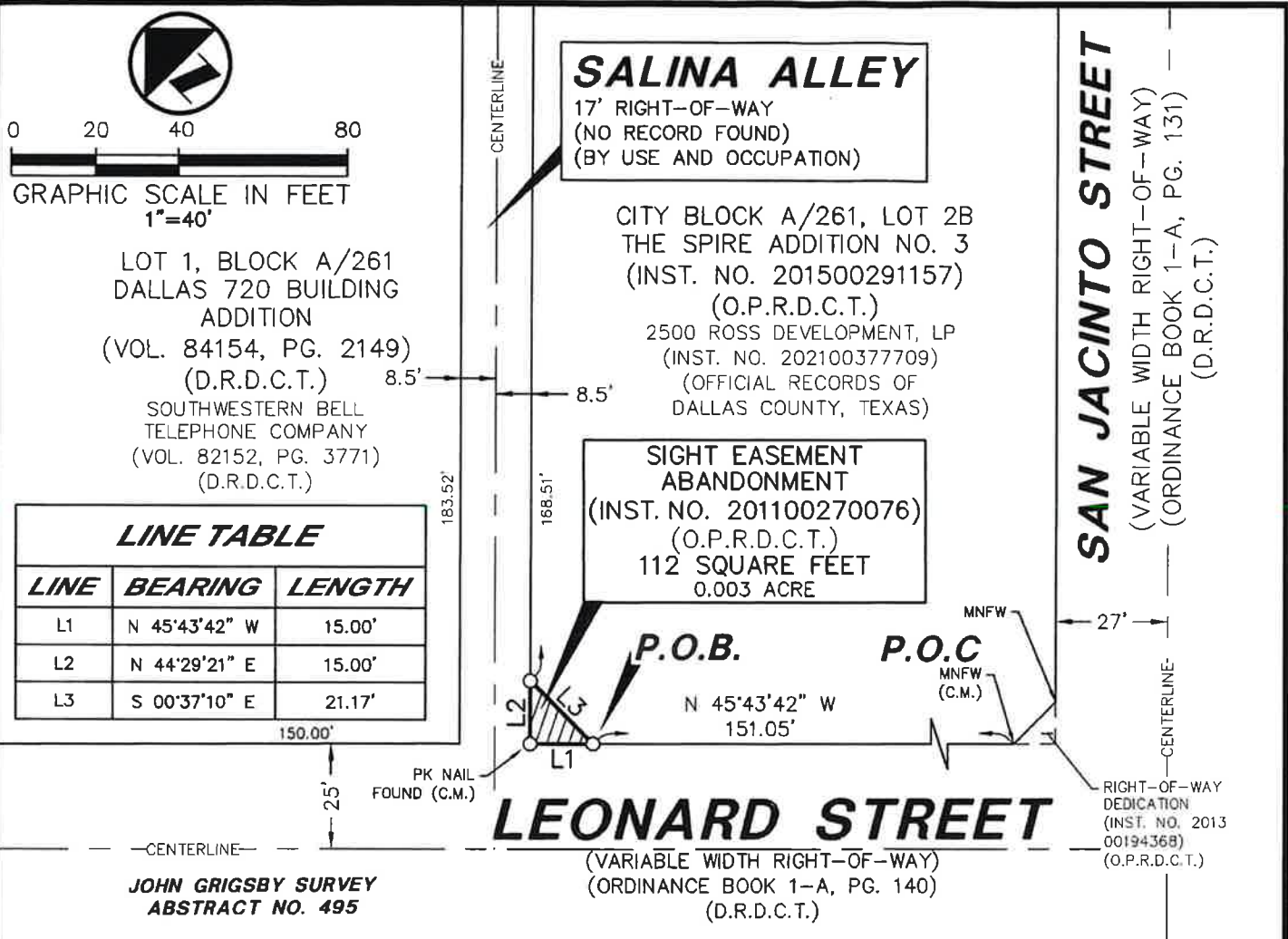


Michael C. Clover
Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



2991-21.715EX3.docx
2991-21.715EX3.dwg

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Reviewed By: G.S.
Date: 7-5-22
SPRG NO: 5982



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LEGEND	
—	PROPERTY LINE
---	EASEMENT ABANDONMENT LINE (C.M.)
---	EASEMENT LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING (D.R.D.C.T.)
○	POINT FOR CORNER UNLESS OTHERWISE NOTED (O.P.R.D.C.T.)
	(VOL./PG.) VOLUME/PAGE
	(INST. NO.) INSTRUMENT NUMBER
	CONTROLLING MONUMENT
	MAG NAIL W/"PACHECO
	KOCH-SPIRE" WASHER FOUND
	DEED RECORDS OF DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: G.S.

Date: 7-5-22

SPRG NO: 5982

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Michael C. Clover
Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date 06/21/2022



Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

**SIGHT EASEMENT
ABANDONMENT**
PART OF LOT 2B, BLOCK A/261,
THE SPIRE ADDITION NO. 3
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ECL	MCC	1"=40'	JUNE 2022	2991-21.715