

## PROPERTY DESCRIPTION

**BEING** a (839 square foot, 0.0193 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, in City of Dallas Block 960, and being part of Lot 6A, Block 960, A.B.O.G. Educational Foundation Addition, an addition to the City of Dallas recorded Volume 99124, Page 73, Deed Records of Dallas County, Texas, and being a portion of a tract of land described in Special Warranty Deed to The American Board of OBGYN Educational Foundation, Inc., as recorded in Volume 95249, Page 3002, of said Deed Records, and being all of an existing 10' Private Plumbing Easement, recorded in said A.B.O.G. Educational Foundation Addition Plat and being more particularly described as follows:

**COMMENCING** at an "X" cut in concrete found for the north corner of said Lot 6A, and being at the intersection of the southwest right-of-way line of Vine Street (a 50-foot right-of-way) recorded in Minute Book 12, Page 322, District Court Records, Dallas County, Texas and the southeast right-of-way line of Cole Avenue (a variable width right-of-way) recorded in Minute Book 12, Page 322, of said District Court Records, from which an "X" cut in concrete found for the east corner of said Lot 6A, bears South 45°32'26" East, a distance of 194.92 feet;

**THENCE** with said southeast right-of-way line of said Cole Avenue and northwest line of said Lot 6A, South 44°09'34" West, a distance of 107.44 feet to the **POINT OF BEGINNING**;

**THENCE** departing said southeast right-of-way line of Cole Avenue and said northwest line of Lot 6A, over and across said Lot 6A, South 45°50'26" East, a distance of 83.92 feet to a point for corner in the northwest line of Lot 5, Block 960, Cole's Vineyard Addition, an addition to the City of Dallas, recorded in Minute Book 12, Page 322, of said District Court Records;

**THENCE** with said northwest line of Lot 5, South 44°09'34" West, a distance of 10.00 feet to a point for corner;

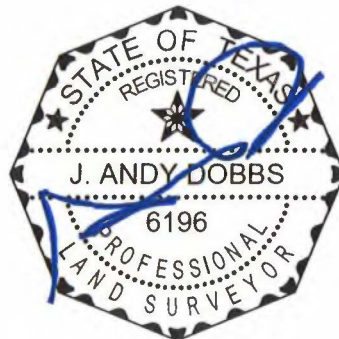
**THENCE** departing said northwest line of Lot 5, over and across said Lot 6A, North 45°50'26" West, a distance of 83.92 feet to a point for corner in said southeast right-of-way line of Cole Avenue and said northwest line of Lot 6A;

**THENCE** with said southeast right-of-way line of Cole Avenue and said northwest line of Lot 6A, North 44°09'34" East, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 839 square feet or 0.0193 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>12-30-22</u>
SPRG NO:	<u>6167</u>

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



## EASEMENT ABANDONMENT

PART OF LOT 6A, BLOCK 960  
 A.B.O.G. EDUCATIONAL FOUNDATION ADDITION  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

# Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PCB	JAD	Dec 2022	064576500	1 OF 2

**NOTES:**

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

LOT 2D, BLOCK 12/99  
VILLA ROSA, PHASE II  
INST. NO. 200600241909  
O.P.R.D.C.T.

STREET EASEMENT  
VOL. 2004223, PG. 53  
O.P.R.D.C.T.

3 STREET EASEMENT  
VOL. 86122, PG. 2429  
D.R.D.C.T.

STREET DRAINAGE,  
AND UTILITY EASEMENT  
VOL. 73244, PAGE 888  
D.R.D.C.T.

**P.O.C.**  
XF (C.M.)

**P.O.B.**  
S45°32'26"E 194.92'

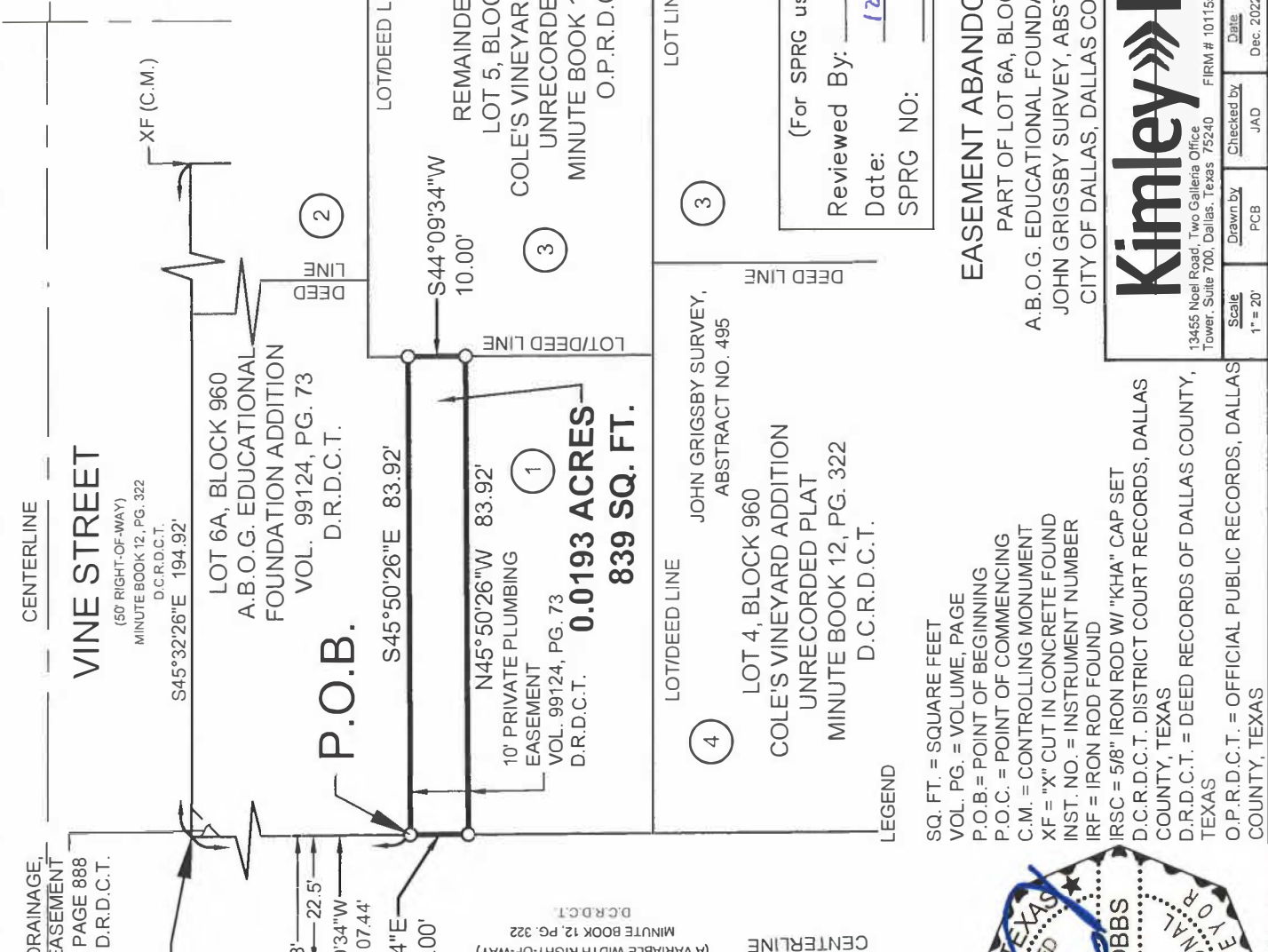
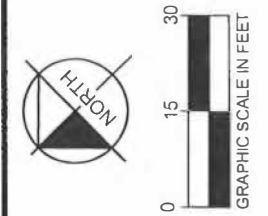
LOT 6A, BLOCK 960  
A.B.O.G. EDUCATIONAL  
FOUNDATION ADDITION  
VOL. 99124, PG. 73  
D.R.D.C.T.

10' PRIVATE PLUMBING  
EASEMENT  
VOL. 99124, PG. 73  
D.R.D.C.T. **0.0193 ACRES**  
**839 SQ. FT.**

JOHN GRIGSBY SURVEY,  
ABSTRACT NO. 495

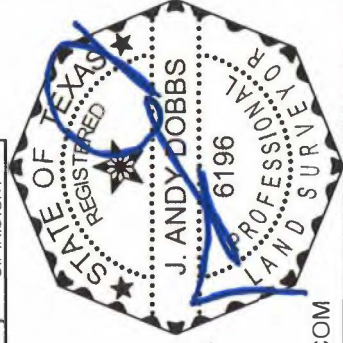
LOT 4, BLOCK 960  
COLE'S VINEYARD ADDITION  
UNRECORDED PLAT  
MINUTE BOOK 12, PG. 322  
D.C.R.D.C.T.

REMAINDER OF  
LOT 5, BLOCK 960  
COLE'S VINEYARD ADDITION  
UNRECORDED PLAT  
MINUTE BOOK 12, PG. 322  
O.P.R.D.C.T.



**DEED TABLE**

Number	Owner	Recording Info
1	THE AMERICAN BOARD OF OB/GYN EDUCATIONAL FOUNDATION, INC.	VOL. 95249, PG. 3002 D.R.D.C.T.
2	The American Board of Ob-Gyn Educational Foundation, Inc.	VOL. 97114, PG. 153 D.R.D.C.T.
3	THE AMERICAN BOARD OF OBSTETRICS & GYNECOLOGY, INC.	INST. NO. 201000327104 O.P.R.D.C.T.
4	American Board of ObGyn Educational Foundation, Inc.	INST. NO. 201700159214 O.P.R.D.C.T.



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(For SPRG use only)  
Reviewed By: C.S.  
Date: 12-30-22  
SPRG NO: 6167

**EASEMENT ABANDONMENT**

PART OF LOT 6A, BLOCK 960  
A.B.O.G. EDUCATIONAL FOUNDATION ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240  
FIRM # 10115500  
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Scale	1" = 20'	Drawn by	PCB	Checked by	JAD	Date	Dec. 2022	Project No.	064576500	Sheet No.	2 OF 2
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