

**FLOODWAY
EASEMENT ABANDONMENT
LOT 1, BLOCK 7508
LUTHERAN HIGH SCHOOL OF DALLAS
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

Being a 62,786 square foot (1.4414 acres) tract of land situated in David Barrow Survey, Abstract No. 177, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 7508, Lutheran High School of Dallas, an addition to the City of Dallas, according to the plat recorded in Volume 82192, Page 3532, Deed Records, Dallas County, Texas, being a part of a tract of land described in a General Warranty Deed with Vendor's Lien to Lutheran Secondary Association of Dallas, Inc., recorded in Volume 81144, Page 487, Deed Records, Dallas County, Texas, being a portion of the Floodway Easement, recorded in Volume 82192, Page 3532, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at an aluminum disc stamped "JPH SURVEYING" found in the southeast right-of-way line of Dallas Area Rapid Transit (a 100' right-of-way), recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas, for the southwest corner of a 10' Alley recorded in said Lutheran High School of Dallas addition, for the north corner of said Lot 1, Block 7508;

THENCE along the common line between said 10' Alley and said Lot 1, Block 7508, the following courses and distances:

South 73°17'36" East, a distance of 56.91 feet to a 3-1/4" aluminum disk stamped "Floodway Monument – Do Not Disturb" and "Raymond L. Goodson Jr., Inc." on a 1/2" iron rod set the **POINT OF BEGINNING**;

South 73°17'36" East, a distance of 64.55 feet to a point;

THENCE over and across said Lot 1, Block 7508, the following bearings and distances:

South 14°36'22" West, a distance of 201.02 feet to a point;

South 30°58'06" West, a distance of 395.38 feet to a point;

North 68°29'38" West, a distance of 85.00 feet to a point in the southeast line of said Dallas Area Rapid Transit tract;

THENCE North 21°30'23" East, along the common line between said Dallas Area Rapid Transit tract and said Lot 1, Block 7508, a distance of 271.23 feet to a 3-1/4" aluminum disk stamped "Floodway Monument – Do Not Disturb" and "Raymond L. Goodson Jr., Inc." on a 1/2" iron rod set from which an aluminum disc stamped "JPH SURVEYING" found bears North 21°30'23" East, a distance 118.77 feet for a west corner of said Lot 1, Block 7508;

THENCE over an across Lot 1, Block 7508, the following bearings and distances:

South 74°01'33" East, a distance of 2.81 feet to a 3-1/4" aluminum disk stamped "Floodway Monument – Do Not Disturb" and "Raymond L. Goodson Jr., Inc." on a 1/2" iron rod set;

North 32°08'41" East, a distance of 318.13 feet to the **POINT OF BEGINNING**, containing 62,786 square feet or 1.4414 acres of land, more or less.

(For SPRG use only)	
Reviewed By:	G.S.
Date:	12-28-22
SPRG NO.:	6121

Sheet 1 of 4
27,768X

**FLOODWAY
EASEMENT ABANDONMENT
LOT 1, BLOCK 7508
LUTHERAN HIGH SCHOOL OF DALLAS
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



Brian R. Wade R.P.L.S. No. 6098

4/5/2022

Revised: 10/18/2022

Revised: 11/15/2022

Revised: 12/12/2022

(For SPRG use only)
Reviewed By: G.S.
Date: 12-28-22
SPRG NO.: 6121

Sheet 2 of 4
27,768X

Exhibit A

LEGEND

- FLOODWAY EASEMENT LINE
- PROPERTY LINE
- ADF ALUMINUM DISC FOUND
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- PFC POINT FOR CORNER
- (CM) CONTROLLING MONUMENT
- FWMS 3-1/4" ALLUMINUM DISC STAMPED "FLOODWAY MONUMENT - DO NOT DISTURB" AND "RAYMOND L. GOODSON JR., INC." ON A 1/2" IRON ROD SET

FLOODWAY EASEMENT
VOL. 82192, PG. 3532
D.R.D.C.T.

**NOTE: SEE SHEET 4
OF 4 FOR EASEMENT
RECORDING
INFORMATION.**

DALLAS AREA RAPID TRANSIT
(100' RIGHT-OF-WAY)
(VOL. 88083 PG. 4905
D.R.D.C.T.)

BASIS OF BEARINGS:
STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH
CENTRAL ZONE 4202,
NORTH AMERICAN DATUM
OF 1983, ADJUSTMENT
REALIZATION 2011.

CONTROLLING MONUMENTS:
AS SHOWN

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00

(For SPRG use only)

Reviewed By: RLG
Date: 12-28-22
SPRG NO.: 6121

POINT OF
COMMENCING
ADF
"JPH SURVEYING" (CM)

ADF "JPH
SURVEYING" (CM)

LOT 1, BLOCK 1
FLOYD LAKE E
VOL. 18 PG. 373
M.R.D.C.T.

S73°17'36"E
56.91'

POINT OF
BEGINNING
S73°17'36"E
64.55'

PFC

FWMS

318.13'

S14°36'22"W

201.02'

PFC

FLOODWAY EASEMENT
ABANDONMENT
62,786 SQUARE FEET
1.4414 ACRES

LOT 1, BLOCK 7508
LUTHERAN HIGH SCHOOL
OF DALLAS
VOL. 82192, PG. 3532
D.R.D.C.T.

LUTHERAN SECONDARY
ASSOCIATION OF DALLAS, INC.
VOL. 81144 PG. 487
D.R.D.C.T.

DAVID BARROW SURVEY,
ABSTRACT NO. 177



[Signature]
BRIAN R WADE, RPLS NO. 6098
4/5/2022
REVISED: 10/18/2022
REVISED: 11/14/2022
REVISED: 12/12/2022

FLOODWAY EASEMENT ABANDONMENT LOT 1, BLOCK 7508 LUTHERAN HIGH SCHOOL OF DALLAS DAVID BARROW SURVEY, ABSTRACT NO. 177 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 100'	DATE	4/5/2022	SHEET	3 OF 4
JOB NO.	2111.034	E-FILE	2111.034FEA	DWG NO.	27,768X

Exhibit A

- 10' ALLEY & SANITARY
SEWER EASEMENT
VOL. 82192 PG. 3532
D.R.D.C.T.
- 50'X50' UTILITY EASEMENT
AMERICAN TOWER CORP.
ATTACHMENT "B"
INST. NO 201300174104
D.R.D.C.T
- 10' TEXAS UTILITIES
ELECTRIC COMPANY
EASEMENT &
RIGHT-OF-WAY
VOLUME 98252, PAGE
8774
D.R.D.C.T
- FLOODWAY EASEMENT
VOL. 82192, PG. 3532
D.R.D.C.T.
- 15' ACCESS EASEMENT
AMERICAN TOWER CORP.
ATTACHMENT "C"
INST. NO 201300174104
D.R.D.C.T

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DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(For SPRG use only)

Reviewed By: 6.5
Date: 12-28-22
SPRG NO.: 6821

SCALE	1" = 100'	DATE	4/5/2022	SHEET	4 OF 4
JOB NO.	2111.034	E-FILE	2111.034FEA	DWG NO.	27,768X