

DRAINAGE EASEMENT ABANDONMENT, TRACT 1

SHEET 1 OF 2

BEING PART OF 10.026 ACRES
PART OF BLOCK 6171
ANSON McCracken Survey, Abstract No. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being 7,061 square feet or 0.162 of an acre of land located in the ANSON McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas, Being a part of Block 6171, and being part of the land described in Warranty Deed to T & A Nelson Properties, LTD, recorded in Volume 98213, Page 3472, Deed Records, Dallas County, Texas, being a part of the land described as 30' Floodway Easement to the City of Dallas, recorded in Volume 87009, Page 1327, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set in concrete paving the East line of Westmoreland Road (County Road 332), a variable width public right-of-way, said East line being defined by Easement for Street Purposes to Dallas, recorded in Volume 66, Page 794, Deed Records, Dallas County, Texas, and Easement for Street Purposes to Dallas, recorded in Volume 646, Page 498, Deed Records, Dallas County, Texas, on the North line of a tract of land described in deed to Plummer Development Co., recorded in Instruments No. 202100337521 and 202100337522, Official Public Records, Dallas County, Texas ;

Thence North 00°28'18" West, along said East line, passing at 4.00' the North line of a 16' mutual right-of-way recorded in Volume 2056, Page 393, Deed Records, Dallas County, Texas, same being the North line of a 4' Mutual Right-of-way Easement recorded in Volume 67097, Page 1537, Deed Records, Dallas County, Texas, continuing a total distance of 14.00' along the East line of Westmoreland Road as in use by Street Easement recorded in Volume 646, Page 498, Deed Records, Dallas County, Texas, to a point for corner in the North line of a 30' Floodway Easement to The City of Dallas, recorded in Volume 87009, Page 1327, Deed Records, Dallas County, Texas;

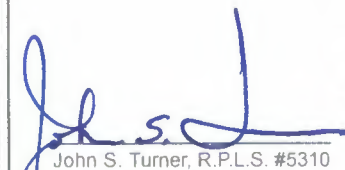
Thence North 89°19'57" East, passing through said Nelson Properties tract, along the North line of said 30' Floodway Easement, a distance of 504.38' to a point for corner in the West line of Tract 2 of Moulin Rouge Apartments, recorded in Instrument No. 201400121108, Official Public Records, Dallas County, Texas;

Thence South 00°20'59" East, passing at 10.00' the said North line of 16' Mutual right-of-way and said North line of 4' Mutual right-of-way Easement, continuing a total distance of 14.00' to a point for corner at the Northeast corner of said Plummer Development Co. tract;

Thence South 89°19'57" West, a distance of 504.35' to the PLACE OF BEGINNING and containing 7,061 square feet or 0.162 of an acre of land.

ALL BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

(FOR SPRG USE ONLY)
REVIEWED BY: M.M.
DATE: 12.19.2024
SPRG NO: 6619


John S. Turner, R.P.L.S. #5310
12-16-24
DATE



A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

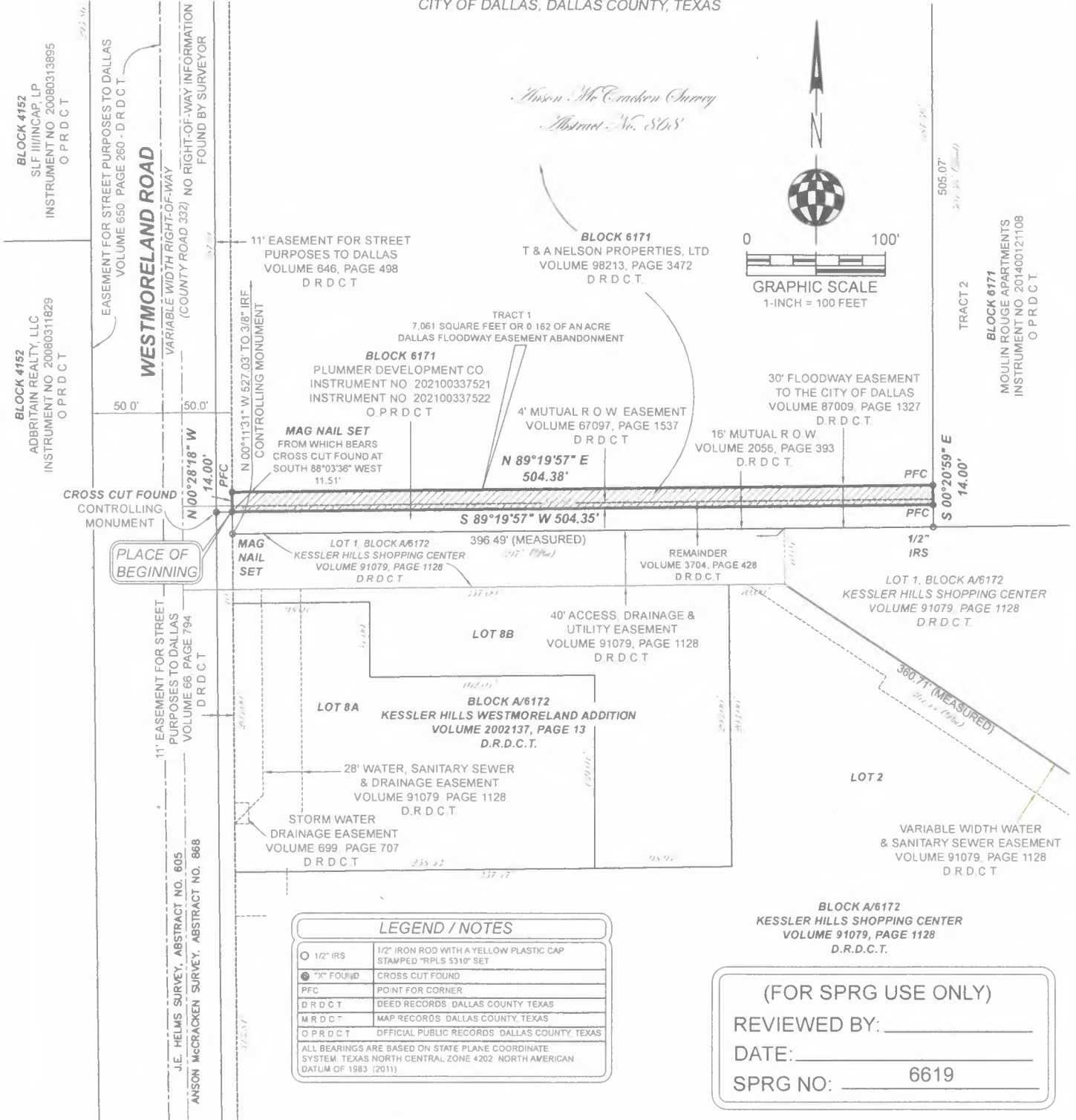
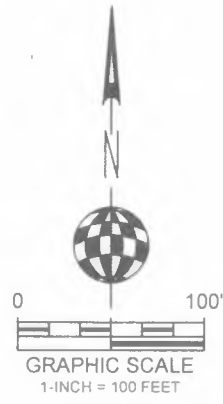
Job Number: 22-1038 TR1 Date: 4-24-24 Drafter: 543
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DRAINAGE EASEMENT ABANDONMENT, TRACT 1

SHEET 2 OF 2

BEING PART OF 10.026 ACRES
PART OF BLOCK 6171
ANSON McCracken Survey, Abstract No. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Anson McCracken Survey
Abstract No. 868



LEGEND / NOTES table with symbols for 1/2" IRS, cross cut found, PFC, D.R.D.C.T., M.R.D.C.T., O.P.R.D.C.T. and a note about bearings.

(FOR SPRG USE ONLY) REVIEWED BY: DATE: SPRG NO: 6619

Handwritten signature of John S. Turner and date 12-16-24.



A&W SURVEYORS, INC. Professional Land Surveyors. TEXAS REGISTRATION NO. 100174-00. P.O. BOX 870029, MESQUITE, TX. 75187. PHONE: (972) 681-4975 FAX: (972) 681-4954. WWW.AWSURVEY.COM

Job Number: 22-1038 TR1 Date: 4-24-24 Drafter: 543 "A professional company operating in your best interest"

SHEET 1 OF 2

DRAINAGE EASEMENT ABANDONMENT, TRACT 2

BEING PART OF 10.026 ACRES
 PART OF BLOCK 6171
 ANSON McCracken SURVEY, ABSTRACT NO. 868
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being 8,069 square feet or 0.185 of an acre of land located in the ANSON McCracken Survey, Abstract No. 868, City of Dallas, Dallas County, Texas, Being a part of Block 6171, and being part of the land described in Deeds to Plummer Development Co., recorded in Instruments No. 202100337521 and 202100337522, Official Public Records, Dallas County, Texas, being a part of the land described as 30' Floodway Easement to the City of Dallas, recorded in Volume 87009, Page 1327, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a mag nail set in concrete paving the East line of Westmoreland Road (County Road 332), a variable width public right-of-way, said East line being defined by Easement for Street Purposes to Dallas, recorded in Volume 66, Page 794, Deed Records, Dallas County, Texas, at the Northwest corner of Lot 1, Block A/6172 of Kessler Hills Shopping Center, an addition to the City of Dallas, according to the plat thereof recorded in Volume 91079, Page 1128, Deed Records, Dallas County, Texas;

Thence North 00°28'18" West, along said East line, a distance of 16.00' to a Mag Nail set in concrete paving at the Southwest corner of a tract of land described in deed to T & A Nelson Properties, LTD, recorded in Volume 98213, Page 3472, Deed Records, Dallas County, Texas, same being the Southeast corner of an Easement for Street Purposes to Dallas, recorded in Volume 646, Page 498, Deed Records, Dallas County, Texas;

Thence North 89°19'57" East, along the South line of said Nelson Properties tract, passing through said 30' Floodway Easement, a distance of 504.35' to a point for corner in the West line of Tract 2 of Moulin Rouge Apartments, recorded in Instrument No. 201400121108, Official Public Records, Dallas County, Texas;

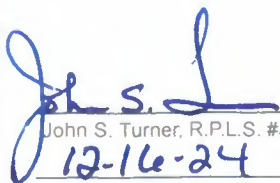
Thence South 00°20'59" East, along said West line of Tract 2, Moulin Rouge Apartments, a distance of 16.00' to a 1/2" iron rod set corner in the North line of said Lot 1, Block A/6172, Kessler Hills Shopping Center;

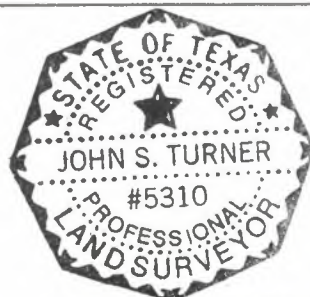
Thence South 89°19'57" West, along said North line of Lot 1, a distance of 504.31' to the PLACE OF BEGINNING and containing 8,069 square feet or 0.185 of an acre of land.

ALL BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. (2011)

(FOR SPRG USE ONLY)

REVIEWED BY: M.M.DATE: 12-19-2024SPRG NO: 6622


 John S. Turner, R.P.L.S. #5310
12-16-24
 DATE

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Professional Land Surveyors

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PHONE: (972) 681-4975 FAX: (972) 681-4954

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Job Number: 24-0553 TR2 Date: 4-24-24

Drafter: 543

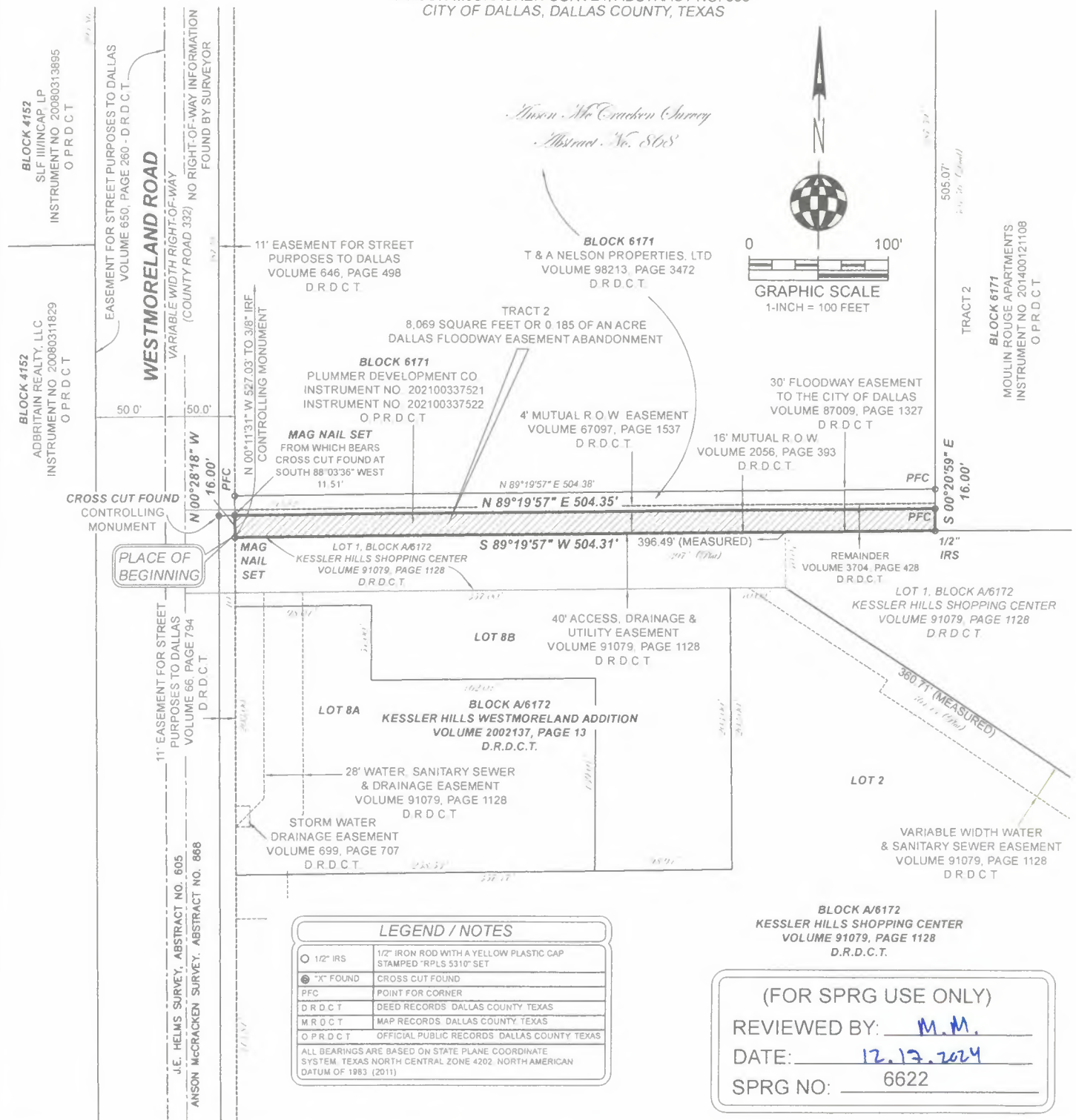
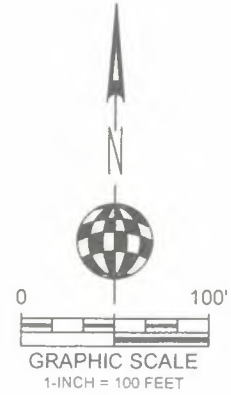
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DRAINAGE EASEMENT ABANDONMENT, TRACT 2

SHEET 2 OF 2

BEING PART OF 10.026 ACRES
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ANSON McCracken Survey, Abstract No. 868
CITY OF DALLAS, DALLAS COUNTY, TEXAS

*Anson McCracken Survey
Abstract No. 868*



LEGEND / NOTES	
○ 1/2" IRS	1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310" SET
⊙ "X" FOUND	CROSS CUT FOUND
PFC	POINT FOR CORNER
D R D C T	DEED RECORDS DALLAS COUNTY TEXAS
M R D C T	MAP RECORDS DALLAS COUNTY TEXAS
O P R D C T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
ALL BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011)	

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DATE: 12.17.2024
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