

**SANITARY SEWER EASEMENT ABANDONMENT
DUNN PROPERTIES
INDUSTRIAL PARK REVISED
LOTS 1-4, BLOCK H/6509
JOHN L. HUNT SURVEY, ABSTRACT No. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 6,551 square foot (0.1504 acre) tract of land situated in the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of a Sanitary Sewer Easement recorded in Volume 72070, Page 1010, Deed Records, Dallas County, Texas, being part of a tract of land described in a Special Warranty Deed with Vendor's Lien to R.G. COLLING, LLC, recorded in Instrument Number 200600409866, Official Public Records, Dallas County, Texas, being part of Lots 1, 2, 3, & 4, Block H/6509, Dunn Properties Industrial Park Revised, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 72070, Page 1010, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC." and "STI" on a 1/2" iron rod found on the west right-of-way line of Shady Trail (variable width right-of-way, as created by Volume 72070, Page 1010, Deed Records, Dallas County, Texas) for the northeast corner of said Lot 1 and the southeast corner of Lot 3, Block N/6509, Connell Subdivision, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 81036, Page 1602, Deed Records, Dallas County, Texas;

THENCE South 00° 40' 20" East, along the west right-of-way line of said Shady Trail, a distance of 655.33 feet to a point for the southeast corner of said Lot 4 and the northeast corner of Lot 5, Block H/6509 of said Dunn Properties Industrial Park Revised, from which a found MAG nail bears South 81° 12' 50" East, a distance of 0.54'

THENCE South 89° 17' 40" West, departing the west line of said Shady Trail and along the common line between said Lot 4 and said Lot 5, a distance of 365.66 feet to the **POINT OF BEGINNING**;

THENCE South 89° 17' 40" West, continuing along said common line, a distance of 10.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found for the southeast corner of a 10' Private Drainage Easement recorded in Instrument Number 202000264947, Official Public Records, Dallas County, Texas, from which a found 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC." and "STI" on a 1/2" iron rod on the east line of a 100' Utility Easement recorded in Volume 70011, Page 1962 and Volume 70217, Page 1855, Deed Records, Dallas County, Texas, for the southwest corner of said Lot 4 and the northwest corner of said Lot 5 bears South 89° 17' 40" West, a distance of 10.00 feet;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>12-9-20</u>
SPRG NO.:	<u>5457</u>

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EXHIBIT A

THENCE North 00° 42' 20" West, 10' from and parallel with the west line of Block H/6509 of said Dunn Properties Industrial Park Revised, a distance of 655.10 feet to a point on the common line between said Lot 1 and Lot 3, Block N/6509 of said Connell Subdivision, from which a found 3-1/4" aluminum disk stamped "RAYMOND L. GOODSON JR. INC." and "STI" on a 1/2" iron rod for the northwest corner of said Lot 1 and the southwest corner of said Lot 3, Block N/6509 of said Connell Subdivision bears South 89° 15' 33" West, a distance of 10.00 feet;

THENCE North 89° 15' 33" East, along said common line, a distance of 10.00 feet to a point for corner;

THENCE South 00° 42' 20" East, departing said common line, a distance of 655.11 feet to the **POINT OF BEGINNING**, containing 6,551 square feet or 0.1504 acres, more or less.

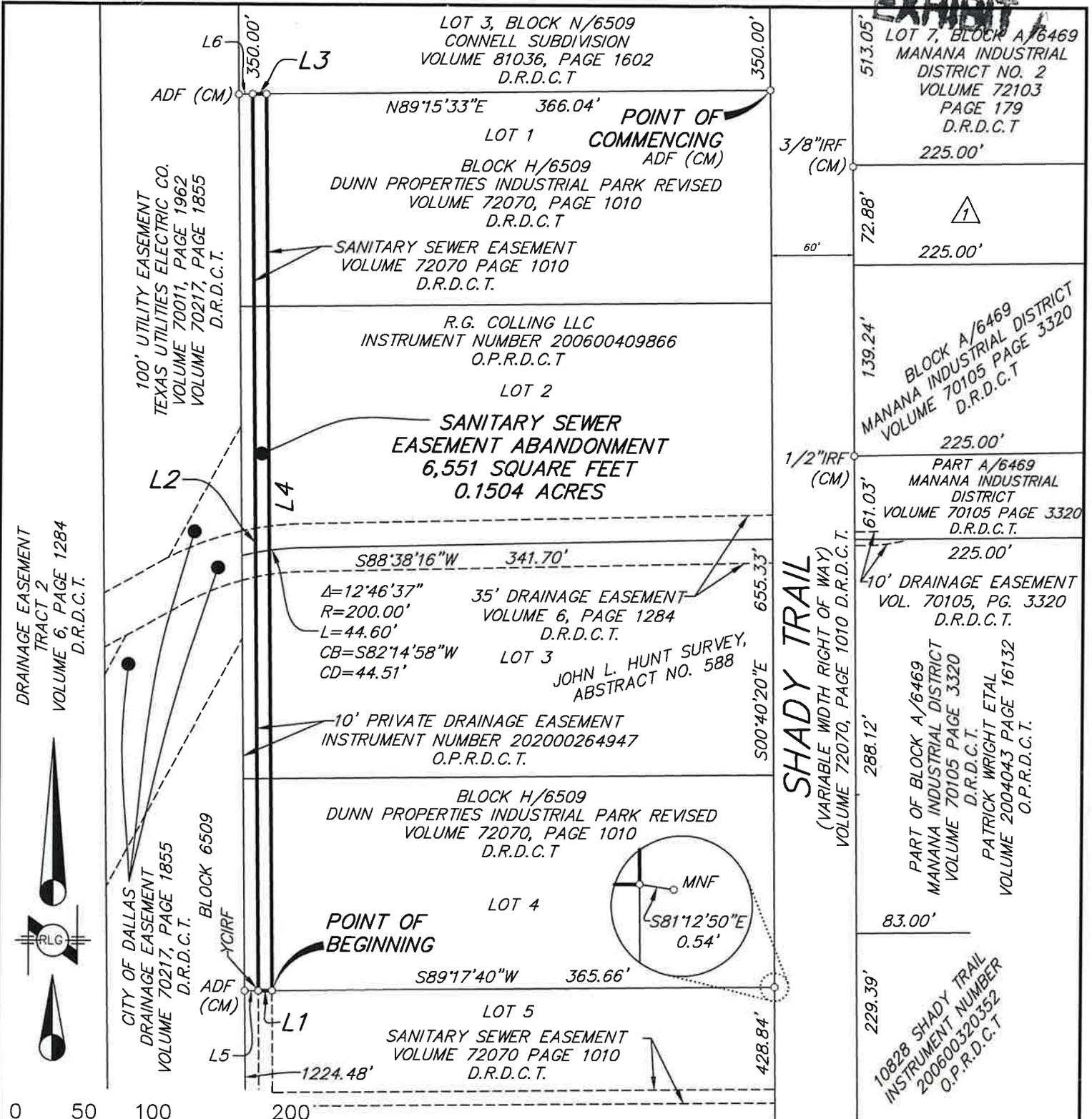
Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.



Brian R. Wade R.P.L.S. No. 6098
10-29-2020
Revised 11-25-2020

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>12-9-20</u>
SPRG NO.:	<u>5459</u>

EXHIBIT



1 inch = 100 ft.
RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX. 75243
 214-739-8100
 rig@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 100'	DATE	10-06-2020	SHEET	3 OF 4
JOB NO.	2013.022	E-FILE	2013.022EA	DWG NO.	27,449X

LOT 7, BLOCK A/6469
 MANANA INDUSTRIAL DISTRICT NO. 2
 VOLUME 72103
 PAGE 179
 D.R.D.C.T.
 225.00'

72.88'

225.00'

139.24'

BLOCK A/6469
 MANANA INDUSTRIAL DISTRICT
 VOLUME 70105 PAGE 3320
 D.R.D.C.T.
 225.00'

1/2" IRF (CM)

60'

161.03'

10' DRAINAGE EASEMENT
 VOL. 70105, PG. 3320
 D.R.D.C.T.
 225.00'

100' UTILITY EASEMENT
 TEXAS UTILITIES ELECTRIC CO.
 VOLUME 70011, PAGE 1962
 VOLUME 70217, PAGE 1855
 D.R.D.C.T.

10' PRIVATE DRAINAGE EASEMENT
 INSTRUMENT NUMBER 202000264947
 O.P.R.D.C.T.

35' DRAINAGE EASEMENT
 VOLUME 6, PAGE 1284
 D.R.D.C.T.

10828 SHADY TRAIL
 INSTRUMENT NUMBER
 200600320352
 O.P.R.D.C.T.

288.12'

83.00'

229.39'

428.84'

500' 40' 20" E

655.33'

3/8" IRF (CM)

513.05'

LOT 8, BLOCK A/6469
 MANANA INDUSTRIAL DISTRICT NO. 2
 VOLUME 72103 PAGE 179, D.R.D.C.T.

LEGEND

- EASEMENT ABANDONMENT
- ===== LOT LINE
- EASEMENT LINE
- YCRF 1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "____" FOUND
- YCIRS 1/2" IRON ROD WITH YELLOW PLASTIC
CAP STAMPED "RLG INC" SET
- ADF 3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC"
AND "STI" ON A 1/2" IRON ROD FOUND
- IRF IRON ROD FOUND
- MNF MAG NAIL SET / FOUND
- CMF CHISELED "X" SET / FOUND
- PKF PK NAIL SET / FOUND
- POINT/POINT FOR CORNER UNLESS NOTED
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°17'40"W	10.00'
L2	N0°42'20"W	655.10'
L3	N89°15'33"E	10.00'
L4	S0°42'20"E	655.11'
L5	S89°17'40"W	10.00'
L6	S89°15'33"W	10.00'



[Handwritten Signature]

BRIAN R. WADE R.P.L.S. NO. 6098
10-29-2020
Revised 11-25-2020

3-1/4" ALUMINUM DISK STAMPED "RAYMOND L. GOODSON JR. INC" AND "STI" ON A 1/2" IRON ROD, WERE SET FOR THE BOUNDARY & IMPROVEMENT SURVEY PERFORMED BY RLG, DATED 10-28-2020.

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

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