

SANITARY SEWER EASEMENT
ABANDONMENT

A PORTION OF SW WHITE ROCK TRAIL OWNER LLC
CITY BLOCK 8124
WILLIAM P. WYCHE SURVEY, ABSTRACT NUMBER 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

BEING a 4,457 square feet or 0.1023 acre tract of land situated in the William P. Wyche Survey, Abstract Number 1522, Dallas County, Texas; said tract being a portion of Dallas City Block 8124, and a portion of that certain tract of land described in the Special Warranty Deed with Vendor's Lien to SW White Rock Trail Owner, LLC, recorded in Instrument No. 202100386803, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being all of that tract of land described in the Sanitary Sewer Easement to the City of Dallas, recorded in Volume 105, Page 1474, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows;

BEGINNING (P.O.B.) at a Mag Nail with Shiner stamped "WHITE ROCK TRAIL" found for the northwest corner of said SW White Rock Trail Owner Tract, same being the southwest corner of Lot 17, Block AA/8124 of White Rock Trail Addition, an addition to the City of Dallas according to the plat thereof recorded in Instrument No. 202200045541, O.P.R.D.C.T., and being in the east right-of-way (R.O.W.) line of a Dallas Area Rapid Transit (D.A.R.T.) Railroad (a 150-foot wide R.O.W., formerly M.K.&T. Railroad);

THENCE North 85°37'46" East, with the common line between said SW White Rock Trail Owner Tract, and Said White Rock Trail Addition, passing at a distance of 443.62 feet the southeast corner of said White Rock Trail Addition, and continuing in all a total distance of 445.62 feet to the northeast corner of said southwest White Rock Trail Owner Tract, and also being in the west right-of-way line of White Rock Trail, formerly Orange Road, a 60-foot right-of-way, no recording information found-by use and occupation, and from which a 3/4-inch iron rod found for witness bears South 85°37'48" West, 1.6 feet;

THENCE South 05°01'10 East, with the west right-of-way line of said White Rock Trail, a distance of 10.00 feet;

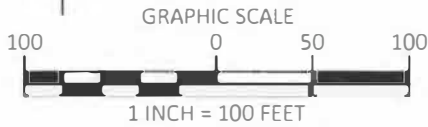
THENCE South 85°37'46" West, over and across said SW White Rock Trail Owner Tract, a distance of 445.78 feet to a point in the east right-of-way line of D.A.R.T. Railroad, formerly M.K.&T. Railroad, a 150-foot right-of-way, Volume 88083, Page 4905, D.R.D.C.T.;

THENCE North 04°06'23" West, with the east right-of-way line said D.A.R.T. Railroad, a distance of 10.00 feet to the **POINT OF BEGINNING (P.O.B.)** and containing **4,457 square feet or 0.1023 acres** of land, more or less.



(FOR SPRG USE ONLY)
REVIEWED
BY: JD
DATE: 8/24/2023
SPRG NO: 6067

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**SANITARY SEWER EASEMENT
ABANDONMENT**
A PORTION OF SW WHITE ROCK TRAIL OWNER LLC
CITY BLOCK 8124
WILLIAM P. WYCHE SURVEY, ABSTRACT NUMBER 1522
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

**WILLIAM P. WYCHE SURVEY
ABSTRACT NUMBER 1522**

**WHITE ROCK TRAIL ADDITION
BLOCK AA/8124**

**INSTRUMENT NO. 202200045541 (CM) 3/4" IRF
O.P.R.D.C.T. BEARS:**

**10' SANITARY SEWER EASEMENT S 85°37'48"W, 1.6'
(VOL 105, PG. 1474)
D.R.D.C.T.**

**2' R.O.W. DEDICATION
(VOL 85194, PG. 3470)
D.R.D.C.T.**

**P.O.B.
(CM)
MAG NAIL
W/SHINER
FOUND "WHITE
ROCK TRAIL"**

**D.A.R.T. RAILROAD
FORMERLY: M.K.&T. RAILROAD
150' RIGHT-OF-WAY
(VOL. 88083, PG. 4905, D.R.D.C.T.)**

N04°06'23"W 662.42'

N04°06'23"W 10.00'

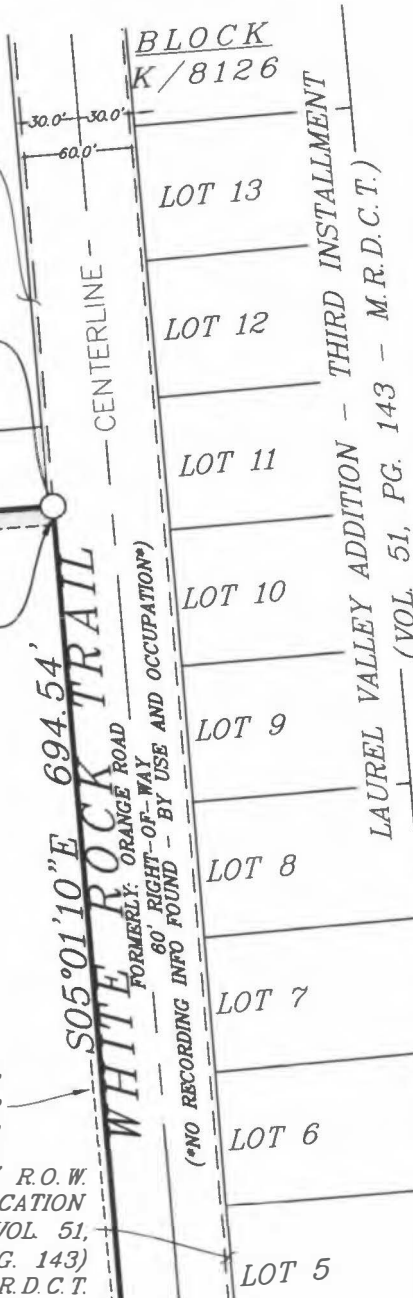
**10' SANITARY SEWER
EASEMENT ABANDONMENT
0.1023 ACS.
4,457 SQ.FT.**

**SW WHITE ROCK TRAIL OWNER, LLC
(INST. NO. 202100386803)
O.P.R.D.C.T.**

**CITY OF DALLAS
BLOCK 8124**

**5' STREET EASEMENT
VOL 5367, PG. 292
D.R.D.C.T**

**2.5' R.O.W.
DEDICATION
(VOL 51,
PG. 143)
M.R.D.C.T.**



David A. Minton
Date **8/24/23**
Registered Professional Land Surveyor
Texas Registration No. 6233



URBAN STRATEGY
4222 Main Street, Dallas, Texas 75226
Firm Registration #F-22252, 214 396 2339
www.urbanstrategy.us

GENERAL NOTES	LEGEND
<p>1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.</p> <p>2. THIS EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE</p> <p>3. NOT ALL LDT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOW HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.</p>	<p>D A R T DALLAS AREA RAPID TRANSIT</p> <p>VOL., PG VOLUME, PAGE</p> <p>ACS ACRES</p> <p>SQ.FT SQUARE FEET</p> <p>IRF IRON ROD FOUND</p> <p>P O B POINT OF BEGINNING</p> <p>C M CONTROLLING MONUMENT</p> <p>INST NO INSTRUMENT NUMBER</p> <p>(XX.XX') RECORD DISTANCES</p> <p>D R D C T DEED RECORDS, DALLAS COUNTY, TEXAS</p> <p>O P R D C T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS</p> <p>M R D C T MAP RECORDS, DALLAS COUNTY, TEXAS</p>
	<p>(FOR SPRG USE ONLY)</p> <p>REVIEWED</p> <p>BY: <i>JD</i></p> <p>DATE: 8/24/2023</p> <p>SPRG NO: 6063</p>

PLOTTED ON: 8/24/2023 9:19 AM