STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 513 square foot (0.012 acre) tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas and in Block 1021, Official Block Numbers of the City of Dallas; said tract being part of that certain tract of land described as a 8' Storm Sewer Easement in Volume 5362, Page 204 of the Deed Records of Dallas County, Texas; said tract also being part of Lot 1, Block A/1021, Turtle Creek Office Tower, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000255957 of the Official Public Records of Dallas County, Texas and being part of that certain tract of land described in Special Warranty Deed to 2727 Turtle Creek LLC recorded in Instrument No. 202200153654 of said Official Public Records; said 513 square foot (0.012 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

COMMENCING, at a PK nail with washer found (controlling monument); said point being a northwest corner of said Lot 1 and a southeast corner of Block 13/1019, Turtle Creek Gardens Condominium, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73140, Page 751 of said Deed Records; from which a mag nail with "PACHECO KOCH" washer found (controlling monument) bears North 28 degrees, 13 minutes, 05 seconds West, a distance of 118.60 feet;

THENCE, South 11 degrees, 59 minutes, 25 seconds West, along the northwest line of said Lot 1 and the southeast line of said Block 13/1019, a distance of 5.07 feet to the **POINT OF BEGINNING**; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said northwest line of Lot 1 and said southeast line of Block 13/1019, and into and across said Lot 1, the following two (2) calls:

In a southwesterly direction and along said curve to the right, having a central angle of 25 degrees, 42 minutes, 49 seconds, a radius of 112.16 feet, a tangent of 25.60 feet, a chord bearing and distance of South 04 degrees, 17 minutes, 42 seconds West, 49.92 feet, an arc distance of 50.34 feet to a point at the end of said curve;

South 17 degrees, 00 minutes, 39 seconds West, a distance of 76.38 feet to a point for corner; said point being in said northwest line of Lot 1 and said southeast line of Block 13/1019;

(For SPRG use only)	
Reviewed By:	
Date:	10.19.2023
SPRG NO:	6124

STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, North 11 degrees, 59 minutes, 25 seconds East, along the said northwest line of Lot 1 and the southeast line of said Block 13/1019, a distance of 125.55 feet to the **POINT OF BEGINNING**;

CONTAINING: 513 square feet or 0.012 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch, a Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

1445-19.232EX3R2 doc JMC
1445-19 323EX3R2.dwg JMC

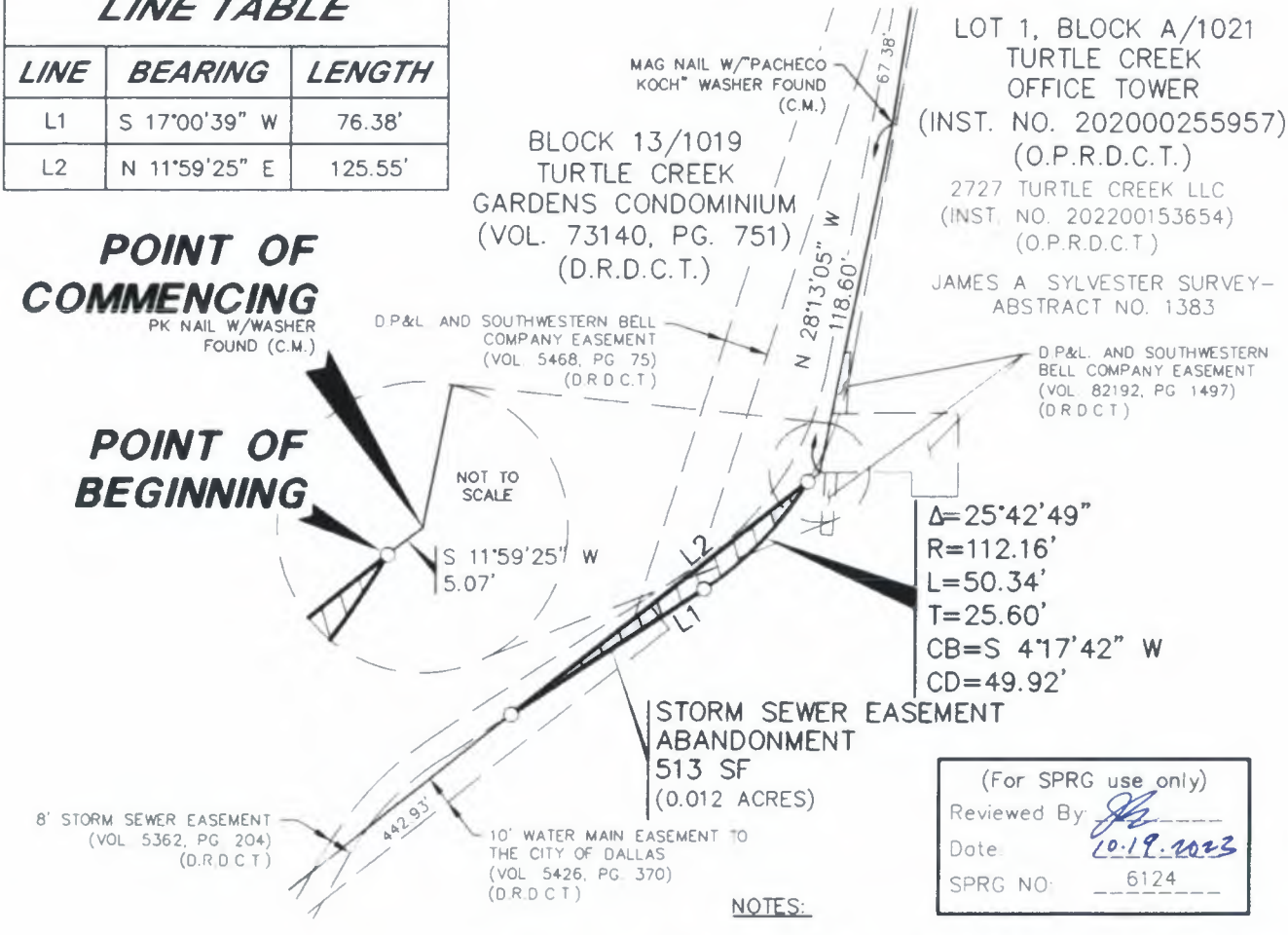
(For SPRG use only)	
Reviewed By:	
Date:	10.19.2023
SPRG NO:	6124

LEGEND			
EASEMENT ABANDONMENT		(D.R.D.C.T)	DEED RECORDS OF DALLAS COUNTY, TEXAS
PROPERTY LINE		(O.P.R.D.C.T)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
EASEMENT LINE		R.O.W.	RIGHT-OF-WAY
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF	SQUARE FOOT
(C.M.)	CONTROLLING MONUMENT	VOL.	VOLUME
INST. NO.	INSTRUMENT NUMBER		
PG.	PAGE		

0 30 60 120

GRAPHIC SCALE IN FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 17°00'39" W	76.38'
L2	N 11°59'25" E	125.55'



(For SPRG use only)
Reviewed By: _____
Date: 10.19.2023
SPRG NO: 6124

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS REGISTERED LUIS M. GONZALEZ 6793 PROFESSIONAL LAND SURVEYOR

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

STORM SEWER EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

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STORM SEWER EASEMENT ABANDONMENT

Part of Lots 1 and 2, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,475 square foot (0.034 acre) tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas and in Block 1021, Official Block Numbers of the City of Dallas; said tract being part of that certain tract of land described as a 8' Storm Sewer Easement in Volume 5362, Page 204 of the Deed Records of Dallas County, Texas; said tract being part of Lots 1 and 2, Block A/1021, Turtle Creek Office Tower, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000255957 of the Official Public Records of Dallas County, Texas and being part of that certain tract of land described in Special Warranty Deed to 2727 Turtle Creek LLC recorded in Instrument No. 202200153654 of said Official Public Records; said 1,475 square foot (0.034 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

COMMENCING, at a 3 1/4-inch aluminum disk stamped "TCOT PACHECO KOCH" found for corner (controlling monument) at the intersection of the southeast right-of-way line of Enid Street (a 60 foot wide right-of-way, Volume 131, Page 130, said Deed Records) and the northeast right-of-way line of Brown Street (a 50 foot wide right-of-way, Volume 131, Page 130, said Deed Records); said point being the northwesternmost south corner of said Lot 2 being in the northwest line of Block 13/1019, Turtle Creek Gardens Condominium, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73140, Page 751 of said Deed Records;

THENCE, North 44 degrees, 39 minutes, 55 seconds East, along the northwesternmost southeast line of said Lot 2 and said northwest line of Block 13/1019, a distance of 21.54 feet to a 3 1/4-inch aluminum disk stamped "TCOT-PACHECO KOCH" found for corner; said point being an interior corner of said Lot 2, the northwest corner of said Lot 1 and the northeast corner of said Block 13/1019;

THENCE, South 30 degrees, 58 minutes, 05 seconds East, along the northwest line of said Lot 1 and the southeast line of said Block 13/1019, a distance of 93.20 feet to the **POINT OF BEGINNING;** said point being the beginning of a non-tangent curve to the right;

THENCE, departing said northwest line of Lot 1 and said southeast line of Block 13/1019, and into and across said Lots 1 and 2, the following four (4) calls:

> In a northwesterly direction and along said curve to the right, having a central angle of 07 degrees, 22 minutes, 46 seconds, a radius of 103.65 feet, a tangent of 6.68 feet, a chord bearing and distance of North 07 degrees, 57 minutes, 18 seconds West, 13.34 feet, an arc distance of 13.35 feet to a point at the end of said curve; said point being the beginning of a compound curve to the right;

(For SPRG use only)	
Reviewed By:	
Date:	11.08.2023
SPRG NO:	6125

STORM SEWER EASEMENT ABANDONMENT
Part of Lots 1 and 2, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

In a northeasterly direction and along said curve to the right, having a central angle of 20 degrees, 38 minutes, 22 seconds, a radius of 103.65 feet, a tangent of 18.87 feet, a chord bearing and distance of North 06 degrees, 03 minutes, 17 seconds East, 37.14 feet, an arc distance of 37.34 feet to a point at the end of said curve; said point being the beginning of a reverse curve to the left;

In a northeasterly direction and along said curve to the left, having a central angle of 11 degrees, 54 minutes, 22 seconds, a radius of 301.96 feet, a tangent of 31.49 feet, a chord bearing and distance of North 10 degrees, 01 minutes, 46 seconds East, 62.64 feet, an arc distance of 62.75 feet to a point at the end of said curve;

North 06 degrees, 06 minutes, 57 seconds West, a distance of 14.74 feet to a point for corner; said point being in the northwest line of said Lot 2 and the southeast line of Lot 1K, Block 11/1017, Plaza at Turtle Creek VII, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201500211098 of said Official Public Records;

THENCE, North 47 degrees, 22 minutes, 33 seconds East, along said northwest line of Lot 2 and said southeast line of Lot 1K, a distance of 9.95 feet to a point for corner;

THENCE, departing said northwest line of said Lot 2 and said southeast line of Lot 1K and into and across said Lots 1 and 2, the following seven (7) calls:

South 06 degrees, 06 minutes, 57 seconds East, a distance of 21.36 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a southwesterly direction and along said curve to the right, having a central angle of 12 degrees, 39 minutes, 05 seconds, a radius of 295.15 feet, a tangent of 32.72 feet, a chord bearing and distance of South 10 degrees, 06 minutes, 40 seconds West, 65.04 feet, an arc distance of 65.17 feet to a point at the end of said curve; said point being the beginning of a reverse curve to the left;

In a southwesterly direction and along said curve to the left, having a central angle of 20 degrees, 39 minutes, 17 seconds, a radius of 93.66 feet, a tangent of 17.07 feet, a chord bearing and distance of South 06 degrees, 20 minutes, 52 seconds West, 33.58 feet, an arc distance of 33.76 feet to a point at the end of said curve; said point being the beginning of a compound curve to the left;

(For SPRG use only)	
Reviewed By:	
Date:	11.08.2023
SPRG NO:	6125

STORM SEWER EASEMENT ABANDONMENT
Part of Lots 1 and 2, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

In a southeasterly direction and along said curve to the left, having a central angle of 18 degrees, 13 minutes, 23 seconds, a radius of 93.66 feet, a tangent of 15.02 feet, a chord bearing and distance of South 13 degrees, 05 minutes, 28 seconds East, 29.66 feet, an arc distance of 29.79 feet to a point at the end of said curve; said point being the beginning of a compound curve to the left;

In a southeasterly direction and along said curve to the left, having a central angle of 08 degrees, 07 minutes, 10 seconds, a radius of 96.00 feet, a tangent of 6.81 feet, a chord bearing and distance of South 25 degrees, 30 minutes, 13 seconds East, 13.59 feet, an arc distance of 13.60 feet to a point at the end of said curve;

South 29 degrees, 33 minutes, 48 seconds East, a distance of 114.67 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a southeasterly direction and along said curve to the right, having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 112.16 feet, a tangent of 16.30 feet, a chord bearing and distance of South 22 degrees, 37 minutes, 43 seconds East, 32.27 feet, an arc distance of 32.38 feet to a point at the end of said curve; said point being in the said northwest line of Lot 1 and said southeast line of Block 13/1019;

THENCE, North 28 degrees, 13 minutes, 05 seconds West, along said northwest line of Lot 1 and said southeast line of Block 13/1019, a distance of 111.61 feet to a mag nail with 'PACHECO KOCH" washer found for corner;

THENCE, North 30 degrees, 58 minutes, 05 seconds West, continuing along said northwest line of Lot 1 and said southeast line of Block 13/1019 a distance of 67.38 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,475 square feet or 0.034 acres of land, more or less.

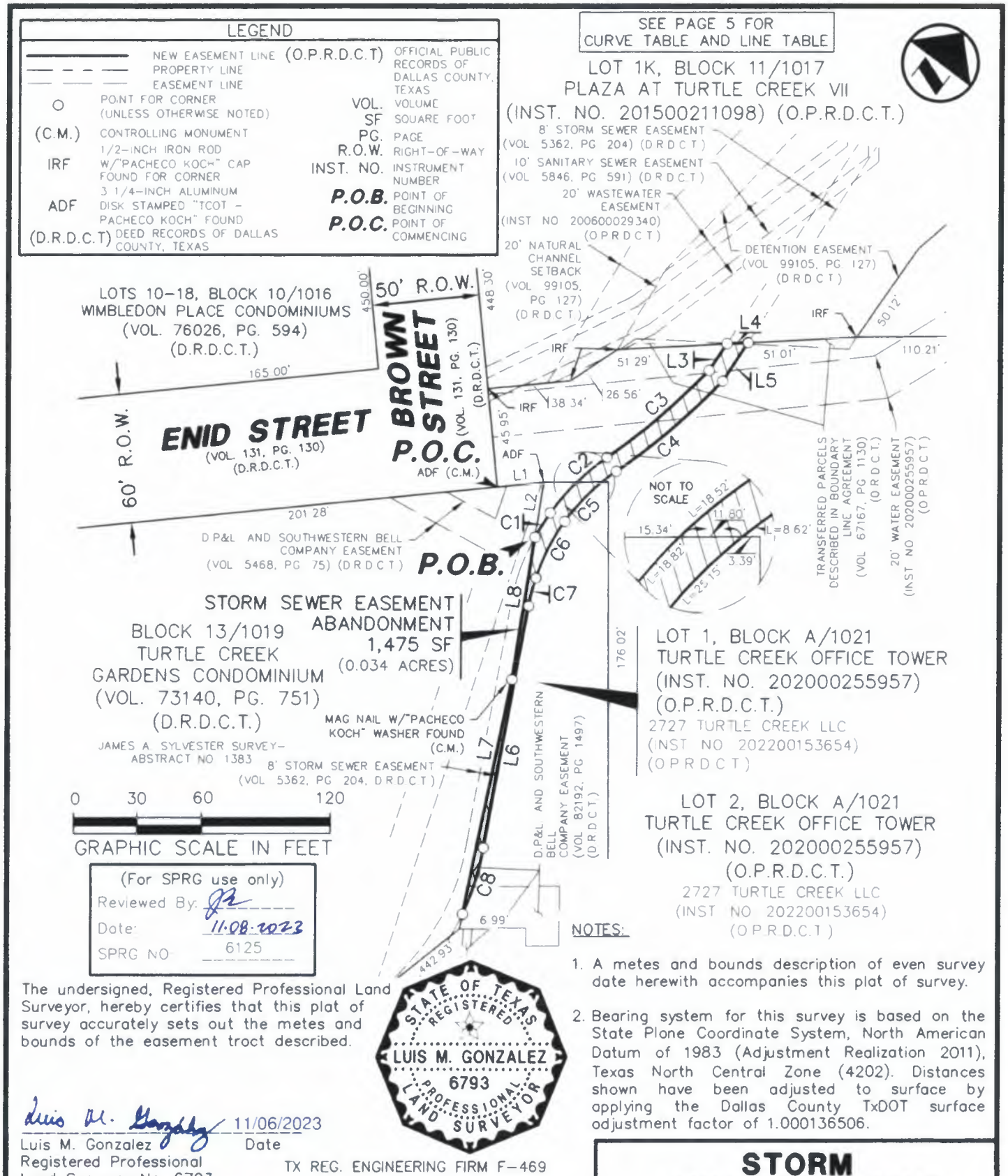
(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 11/06/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

1445-19.323EX4R3.doc
1445-19.323EX4R3.dwg JMC

(For SPRG use only)
Reviewed By: JB
Date: 11.08.2023
SPRG NO: 6125



(For SPRG use only)
Reviewed By: JR
Date: 11.08.2023
SPRG NO: 6125

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plone Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement troct described.

STATE OF TEXAS
REGISTERED
LUIS M. GONZALEZ
6793
PROFESSIONAL
LAND SURVEYOR

Luis M. Gonzalez 11/06/2023
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	NOV. 2023	1445-19.323

STORM SEWER EASEMENT ABANDONMENT

PART OF LOTS 1 AND 2, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY, ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 5

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°39'55" E	21.54'
L2	S 30°58'05" E	93.20'
L3	N 06°06'57" W	14.74'
L4	N 47°22'33" E	9.95'
L5	S 06°06'57" E	21.36'
L6	S 29°33'48" E	114.67'
L7	N 28°13'05" W	111.61'
L8	N 30°58'05" W	67.38'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	07°22'46"	103.65'	13.35'	6.68'	N 7°57'18" W	13.34'
C2	20°38'22"	103.65'	37.34'	18.87'	N 6°03'17" E	37.14'
C3	11°54'22"	301.96'	62.75'	31.49'	N 10°01'46" E	62.64'
C4	12°39'05"	295.15'	65.17'	32.72'	S 10°06'40" W	65.04'
C5	20°39'17"	93.66'	33.76'	17.07'	S 6°20'52" W	33.58'
C6	18°13'23"	93.66'	29.79'	15.02'	S 13°05'28" E	29.66'
C7	08°07'10"	96.00'	13.60'	6.81'	S 25°30'13" E	13.59'
C8	16°32'27"	112.16'	32.38'	16.30'	S 22°37'43" E	32.27'

(For SPRG use only)
Reviewed By: _____
Date: 11.08.2023
SPRG NO: 6125

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	NONE	NOV. 2023	1445-19.232

STORM SEWER EASEMENT ABANDONMENT

PART OF LOTS 1 AND 2, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 5 OF 5

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STORM SEWER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,603 square foot (0.037 acre) tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas and in Block 1021, Official Block Numbers of the City of Dallas; said tract being part of that certain tract of land described as a 8' Storm Sewer Easement in Volume 5362, Page 204 of the Deed Records of Dallas County, Texas; said tract being part of Lot 1, Block A/1021, Turtle Creek Office Tower, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000255957 of the Official Public Records of Dallas County, Texas and being part of that certain tract of land described in Special Warranty Deed to 2727 Turtle Creek LLC recorded in Instrument No. 202200153654 of said Official Public Records; 1,603 square foot (0.037 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

COMMENCING, at a PK nail with washer found for corner (controlling monument) in the northwest right-of-way line of Turtle Creek Boulevard (a variable width right-of-way) recorded in Volume 932, Page 198 of the Deed Records of Dallas County, Texas; said point being the southwest corner of said Lot 1 and the southeast corner of Block 13/1019, Turtle Creek Gardens Condominium, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73140, Page 751 of said Deed Records; said point being in a non-tangent curve to the left;

THENCE, in a northeasterly direction, along the said northwest line of Turtle Creek Boulevard and the southeast line of said Lot 1, and along said curve to the left, having a central angle of 04 degrees, 38 minutes, 11 seconds, a radius of 639.08 feet, a tangent of 25.87 feet, a chord bearing and distance of North 52 degrees, 19 minutes, 21 seconds East, 51.70 feet, an arc distance of 51.71 feet to a 1/2-inch iron rod found at the point of curvature (controlling monument);

THENCE, North 49 degrees, 59 minutes, 35 seconds East, continuing along the said northwest line of Turtle Creek Boulevard and the said southeast line of Lot 1, a distance of 2.06 feet to the **POINT OF BEGINNING;**

THENCE, departing said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1, and into and across said Lot 1, the following three (3) calls:

North 18 degrees, 14 minutes, 39 seconds East, a distance of 55.51 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a northeasterly direction and along said curve to the left, having a central angle of 28 degrees, 11 minutes, 00 seconds, a radius of 96.00 feet, a tangent of 24.10 feet, a chord bearing and distance of North 04 degrees, 09 minutes, 09 seconds East, 46.75 feet, an arc distance of 47.22 feet to a point at the end of said curve;

North 09 degrees, 56 minutes, 21 seconds West, a distance of 92.09 feet to a point for corner; said point being in the northwest line of said Lot 1 and the southeast line of said Block 13/1019;

(For SPRG use only)	
Reviewed By:	
Date:	10.19.2023
SPRG NO:	6126

STORM SEWER EASEMENT ABANDONMENT
Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, North 11 degrees, 59 minutes, 25 seconds East, along said northwest line of Lot 1 and said southeast line of Block 13/1019, a distance of 23.25 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

THENCE, departing said northwest line of Lot 1 and the southeast line of Block 13/1019, and into and across said Lot 1, the following four (4) calls:

In a southeasterly direction and along said curve to the left, having a central angle of 09 degrees, 53 minutes, 55 seconds, a radius of 93.99 feet, a tangent of 8.14 feet, a chord bearing and distance of South 07 degrees, 31 minutes, 45 seconds East, 16.22 feet, an arc distance of 16.24 feet to a point at the end of said curve;

South 09 degrees, 56 minutes, 21 seconds East, a distance of 97.45 feet to a point for corner; said point being the beginning of a tangent curve to the right;

In a southwesterly direction and along said curve to the right, having a central angle of 28 degrees, 11 minutes, 00 seconds, a radius of 104.00 feet, a tangent of 26.11 feet, a chord bearing and distance of South 04 degrees, 09 minutes, 09 seconds West, 50.64 feet, an arc distance of 51.16 feet to a point at the end of said curve;

South 18 degrees, 14 minutes, 39 seconds West, a distance of 42.58 feet to a point for corner; said point being in said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1;

THENCE, South 49 degrees, 59 minutes, 35 seconds West, along said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1, a distance of 15.20 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,603 square feet or 0.037 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch, Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

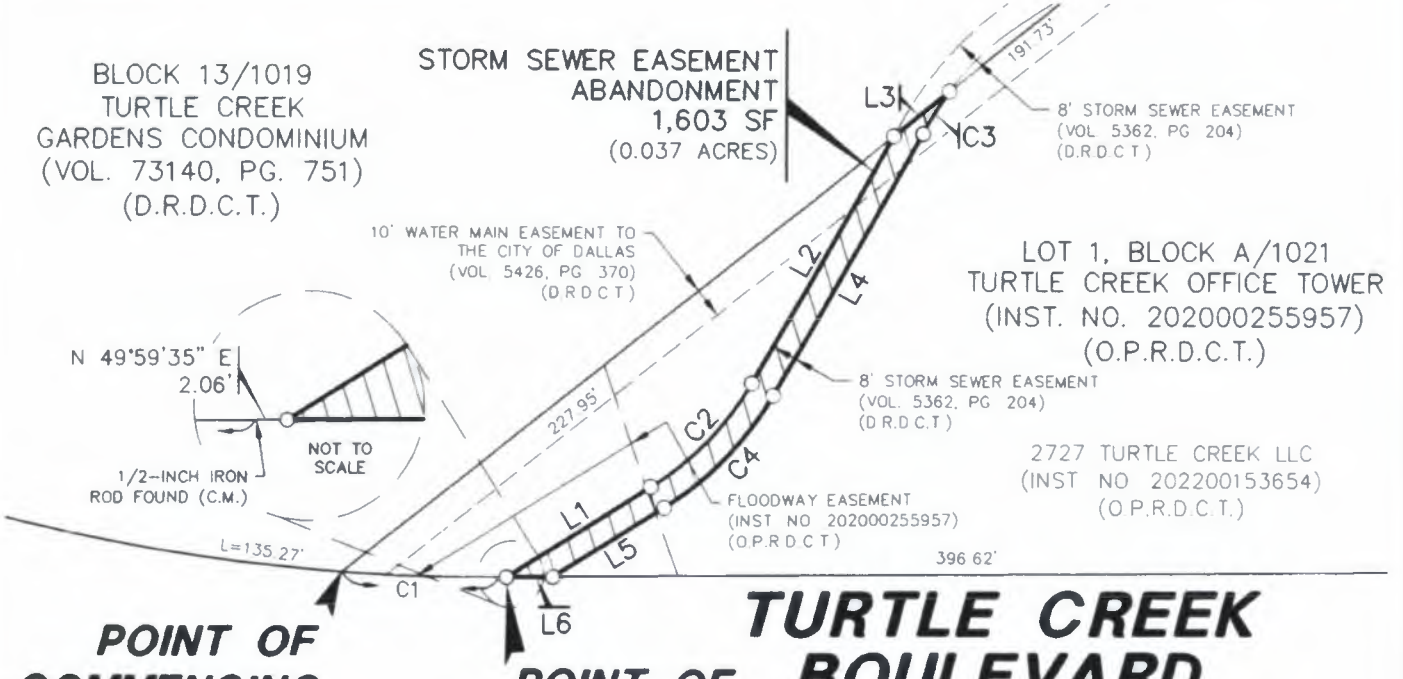
1445-19.232EX2R2.doc
1445-19.323EX2R2.dwg JMC

(For SPRG use only)
Reviewed By:
Date: 10.19.2023
SPRG NO: 6126

LEGEND			
EASEMENT ABANDONMENT		(D.R.D.C.T)	DEED RECORDS OF DALLAS COUNTY, TEXAS
PROPERTY LINE		(O.P.R.D.C.T)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
EASEMENT LINE		R.O.W.	RIGHT-OF-WAY
SURVEY ABSTRACT LINE		SF	SQUARE FOOT
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	VOL.	VOLUME
(C.M.)	CONTROLLING MONUMENT	PG.	PAGE
INST. NO.	INSTRUMENT NUMBER		

0 30 60 120

GRAPHIC SCALE IN FEET



SEE PAGE 4 CURVE TABLE AND FOR LINE TABLE

(For SPRG use only)	
Reviewed By:	
Date	10.19.2023
SPRG NO	6126

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

STATE OF TEXAS
REGISTERED
LUIS M. GONZALEZ
6793
PROFESSIONAL
LAND SURVEYOR

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

STORM SEWER EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

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MWWEIR

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 18°14'39" E	55.51'
L2	N 09°56'21" W	92.09'
L3	N 11°59'25" E	23.25'
L4	S 09°56'21" E	97.45'
L5	S 18°14'39" W	42.58'
L6	S 49°59'35" W	15.20'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	04°38'11"	639.08'	51.71'	25.87'	N 52°19'21" E	51.70'
C2	28°11'00"	96.00'	47.22'	24.10'	N 04°09'09" E	46.75'
C3	09°53'55"	93.99'	16.24'	8.14'	S 07°31'45" E	16.22'
C4	28°11'00"	104.00'	51.16'	26.11'	S 04°09'09" W	50.64'

(For SPRG use only)
Reviewed By: JE
Date: 10.19.2023
SPRG NO: 6126

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	NONE	OCT. 2023	1445-19.232

STORM SEWER EASEMENT ABANDONMENT

PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

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WATER EASEMENT ABANDONMENT

Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,656 square foot (0.084 acre) tract of land situated in the James A. Sylvester Survey, Abstract No. 1383, Dallas County, Texas and in Block 1021, Official Block Numbers of the City of Dallas; said tract being all of that certain tract of land described as a water main easement recorded in Volume 5426, Page 370 of the Deed Records of Dallas County, Texas; said tract being part of Lot 1, Block A/1021, Turtle Creek Office Tower, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 202000255957 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to 2727 Turtle Creek LLC recorded in Instrument No. 202200153654 of said Official Public Records; said 3,656 square foot (0.084 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

BEGINNING, at a PK nail with washer found for corner (controlling monument) in the northwest right-of-way line of Turtle Creek Boulevard (a variable width right-of-way) recorded in Volume 932, Page 198 of the Deed records of Dallas County, Texas; said point being the southwest corner of said Lot 1 and the southeast corner of Block 13/1019, Turtle Creek Gardens Condominium, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73140, Page 751 of said Deed Records;

THENCE, North 11 degrees, 59 minutes, 25 seconds East, departing said northwest line of Turtle Creek Boulevard and along the northwest line of said Lot 1 and the southeast line of said Turtle Creek Gardens Condominium tract, a distance of 371.07 feet to a point for corner;

THENCE, departing said northwest line of the 2727 Turtle Creek LLC tract and said southeast line of the Turtle Creek Gardens Condominium tract, and into and across said 2727 Turtle Creek LLC tract, the following two (2) calls:

South 78 degrees, 00 minutes, 00 seconds East, a distance of 10.00 feet to a point for corner;

South 11 degrees, 59 minutes, 25 seconds West, a distance of 359.96 feet to a point for corner in said northwest line of Turtle Creek Boulevard and the southeast line of said Lot 1; said point being in a non-tangent curve to the right, a central angle of 03 degrees, 17 minutes, 45 seconds, a radius of 639.08 feet, a tangent of 18.39 feet, a chord bearing and distance of North 51 degrees, 39 minutes, 09 seconds East, 36.76 feet, an arc distance of 36.76 feet to a 1/2-inch iron rod found at the point of curvature (controlling monument) in said northwest line of Turtle Creek Boulevard and said southeast line of Lot 1;

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Reviewed By:	
Date:	10.19.2023
SPRG NO:	6127

WATER EASEMENT ABANDONMENT
Part of Lot 1, Block A/1021
Turtle Creek Office Tower
James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

THENCE, in a southwesterly direction, along said curve to the right, having a central angle of 01 degrees, 20 minutes, 25 seconds, a radius of 639.08 feet, a tangent of 7.48 feet, a chord bearing and distance of South 53 degrees, 58 minutes, 14 seconds West, 14.95 feet, an arc distance of 14.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,656 square feet or 0.084 acres of land, more or less.

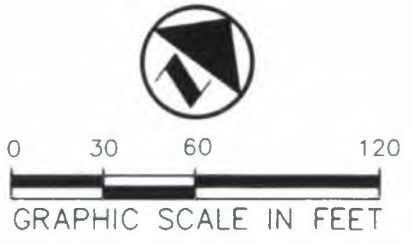
(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional Land Surveyor No. 6793
Pacheco Koch, a Westwood Company, LLC.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

1445-19 232EX1R2 doc
1445-19 323EX1R2 dwg JMC

(For SPRG use only)	
Reviewed By:	
Date:	10.19.2023
SPRG NO:	6127



BLOCK 13/1019
TURTLE CREEK
GARDENS CONDOMINIUM
(VOL. 73140, PG. 751)
(D.R.D.C.T)

D P&L AND SOUTHWESTERN BELL COMPANY EASEMENT (VOL 5468, PG 75) (D R D C T)

71.86'

L1

8' STORM SEWER EASEMENT (VOL 5362, PG 204) (D.R.D C.T)

10' WATER MAIN EASEMENT TO THE CITY OF DALLAS (VOL 5426, PG 370) (D.R D C T)

LEGEND

———	NEW EASEMENT LINE
— — —	PROPERTY LINE
— — —	EXISTING EASEMENT LINE
———	SURVEY ABSTRACT LINE
O	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
(D.R.D.C.T)	DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T)	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
VOL.	VOLUME
PG.	PAGE

WATER EASEMENT ABANDONMENT
3,656 SF
(0.084 ACRES)

LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
(INST. NO. 202000255957)
(O.P.R.D.C.T.)

2727 TURTLE CREEK LLC
(INST. NO. 202200153654)
(O.P.R D C T.)

N 11°59'25" E 371.07'

S 11°59'25" W 359.96'

8' STORM SEWER EASEMENT (VOL 5362, PG 204) (D.R.D C T)

FLOODWAY EASEMENT (INST. NO 202000255957) (O.P.R.D C T)

POINT OF BEGINNING
PK NAIL W/WASHER FOUND (C.M.)

1/2-INCH IRON ROD FOUND (C.M.)

L=135.27'
Δ=1°20'25"
R=639.08'
L=14.95'
T=7.48'
CB=S 53°58'14" W
CD=14.95'

413.88'

Δ=3°17'45"
R=639.08'
L=36.76'
T=18.39'
CB=N 51°39'09" E
CD=36.76'

TURTLE CREEK BOULEVARD
(VOL. 932, PG. 198-D.R.D.C.T.)
(A VARIABLE WIDTH R.O.W.)

L=374.16'

236.03'

BLOCK 14/1020
CITY OF DALLAS
(VOL. 1652, PG. 173)
(D.R D.C T)

JAMES A. SYLVESTER SURVEY ABSTRACT NO 1383
JOHN GRIGSBY LEAGUE ABSTRACT NO 495

(For SPRG use only)
Reviewed By: _____
Date: 10/9/2023
SPRG NO: 6127

LINE TABLE

LINE	BEARING	LENGTH
L1	S 78°00'00" E	10.00'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

STATE OF TEXAS
REGISTERED
LUIS M. GONZALEZ
6793
PROFESSIONAL
LAND SURVEYOR

Luis M. Gonzalez 10/03/2023
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JMC	JEC/MWW	1"=60'	OCT. 2023	1445-19.232

WATER EASEMENT ABANDONMENT
PART OF LOT 1, BLOCK A/1021
TURTLE CREEK OFFICE TOWER
JAMES A. SYLVESTER SURVEY,
ABSTRACT NO. 1383,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

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