

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT

Dentwood Addition No. 2

Part of Lot 2, Block 5588

James L. Farquhar Survey, Abstract No. 455

City of Dallas, Dallas County, Texas

Exhibit A

DESCRIPTION of a 447 square foot (0.010 acre) tract of land situated in the James L. Farquhar Survey, Abstract No. 455, City of Dallas, Dallas County, Texas; said tract being part of a Sanitary Sewer Easement recorded in Volume 3315, Page 555 of the Deed Records of Dallas County, Texas; part of Lot 2, Block 5588 of Dentwood Addition No. 2, an addition to the City of Dallas, Texas according to the plat recorded in Volume 15, Page 215 of the Map Records of Dallas County, Texas and also part of that certain tract of land described in General Warranty Deed to Daniel C. Marriott and Cara E. Craft Marriott recorded in Instrument Number 202000360433 of the Official Records of Dallas County, Texas; said 447 square foot (0.01 acre) tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found (Controlling Monument) in the southeast right-of-way line of South Dentwood Drive (a variable width right-of-way); said point being the north corner of said Lot 2 and the northwest corner of that certain tract of land described in Special Warranty Deed to Successor Trustee of The Dentwood Trust recorded in Instrument Number 201500309105 of the Official Public Records of Dallas County, Texas; from said point a 1/2-inch iron rod found bears North 08 degrees, 51 minutes West, a distance of 0.9 feet; from said point a 1/2-inch iron rod with "RPLS 5310" cap found (Controlling Monument) bears in a northeasterly direction along a curve to the right, having a central angle of 64 degrees, 31 minutes, 18 seconds, a radius of 128.50 feet, a chord bearing and distance of North 64 degrees, 47 minutes, 30 seconds East, 137.18 feet, an arc distance of 144.71 feet, point being the end of said curve;

THENCE, departing the said southeast line of South Dentwood Drive and along the east line of said Lot 2 and the west line of the said Dentwood Trust tract, the following two (2) calls:

South 21 degrees, 07 minutes, 40 seconds East, a distance of 177.67 feet to a point;

South 13 degrees, 42 minutes, 09 seconds East, a distance of 108.97 feet to a point;

THENCE, departing the said east line of Lot 2 and the said west line of the Dentwood Trust tract, into, over and across said Lot 2, and along the southeast line of the said Sanitary Sewer Easement, the following five (5) calls:

South 81 degrees, 45 minutes, 47 seconds West, a distance of 99.67 feet to a point;

South 84 degrees, 07 minutes, 38 seconds West, a distance of 18.10 feet to the **POINT OF BEGINNING**;

South 84 degrees, 07 minutes, 38 seconds West, a distance of 5.96 feet to a point for corner;

South 75 degrees, 05 minutes, 12 seconds West, a distance of 18.09 feet to a point for corner;

South 18 degrees, 52 minutes, 02 seconds West, a distance of 36.40 feet to a point for corner;

(For SPRG use only)

Reviewed By:

JD

Date:

8/11/2023

SPRG NO:

6382

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT

Dentwood Addition No. 2
Part of Lot 2, Block 5588
James L. Farquhar Survey, Abstract No. 455
City of Dallas, Dallas County, Texas

THENCE, South 41 degrees, 32 minutes, 24 seconds West departing the said southeast line of the Sanitary Sewer Easement and continuing into said Lot 2, a distance of 15.57 feet to a point for corner in the northwest line of the said Sanitary Sewer Easement;

THENCE, along the said northwest line of the Sanitary Sewer Easement and continuing into and across said Lot 2, the following three (3) calls:

North 18 degrees, 52 minutes, 02 seconds East, a distance of 53.97 feet to a point for corner;

North 75 degrees, 05 minutes, 12 seconds East, a distance of 21.77 feet to a point for corner;

North 84 degrees, 07 minutes, 38 seconds East, a distance of 12.97 feet to a point for corner;

THENCE, South 41 degrees, 32 minutes, 24 seconds West, departing the said northwest line of the Sanitary Sewer Easement and continuing into and across said Lot 2, a distance of 8.87 feet to the **POINT OF BEGINNING**;

CONTAINING: 447 square feet or 0.010 acres of land, more or less.

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.

(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.



Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Pacheco Koch, a Westwood Company
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

7/6/2023
Date



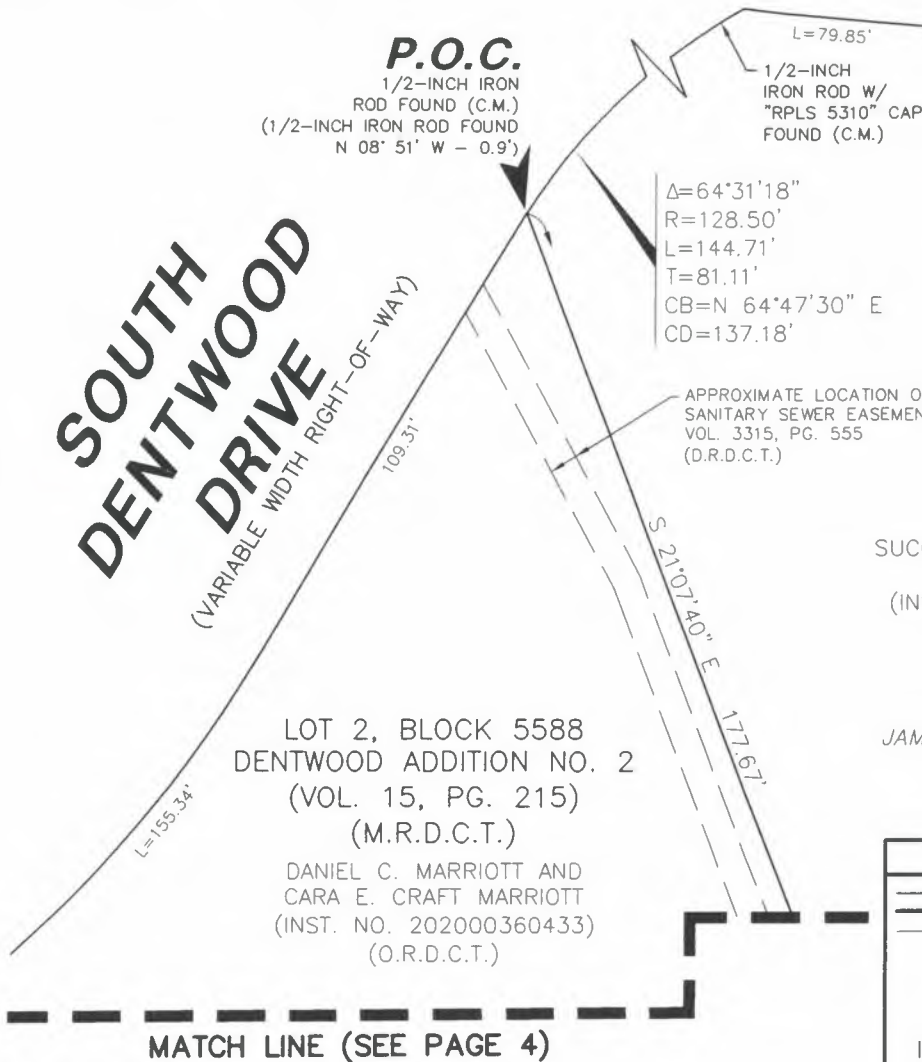
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(For SPRG use only)

Reviewed By: JD
Date: 8/11/2023
SPRG NO: 6382

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LAHERANDEZ1 7/6/2023 11:37 AM

Exhibit A



SUCCESSOR TRUSTEE OF THE
DENTWOOD TRUST
(INST. NO. 201500309105)
(O.P.R.D.C.T.)

JAMES L. FARQUHAR SURVEY -
ABSTRACT NO. 455

LEGEND

—	PROPERTY LINE
- - -	PROPOSED ABANDONMENT LINE
- - -	EXISTING EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
SF	- SQUARE FEET
INST. NO.	- INSTRUMENT NUMBER
VOL.	- VOLUME
PG.	- PAGE
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
O.R.D.C.T.	- OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
P.O.C.	- POINT OF COMMENCING
P.O.B.	- POINT OF BEGINNING

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.



Kyle Coleman Harris
Registered Professional
Land Surveyor No. 6266

7/6/2023
Date

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

(For SPRG use only)
Reviewed By: JD
Date: 8/11/2023
SPRG NO: 6382

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT

DENTWOOD ADDITION NO. 2
PART OF LOT 2, BLOCK 5588
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=40'	DATE JULY 2013	JOB NUMBER 1364-23.163
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LEGEND

—	PROPERTY LINE	O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- - -	PROPOSED ABANDONMENT LINE	O.R.D.C.T. -	OFFICIAL RECORDS OF DALLAS COUNTY, TEXAS
- - -	EXISTING EASEMENT LINE	D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	M.R.D.C.T. -	MAP RECORDS OF DALLAS COUNTY, TEXAS
(C.M.)	- CONTROLLING MONUMENT	P.O.C.	- POINT OF COMMENCING
SF	- SQUARE FEET	P.O.B.	- POINT OF BEGINNING
INST. NO.	- INSTRUMENT NUMBER		
VOL.	- VOLUME		
PG.	- PAGE		



0 20 40 80
GRAPHIC SCALE IN FEET
1"=40'

(For SPRG use only)

Reviewed By: JP
Date: 8/11/2023
SPRG NO: 6382

MATCH LINE (SEE PAGE 3)

LOT 2, BLOCK 5588
DENTWOOD ADDITION NO. 2
(VOL. 15, PG. 215)
(M.R.D.C.T.)

DANIEL C. MARRIOTT AND
CARA E. CRAFT MARRIOTT
(INST. NO. 202000360433)
(O.R.D.C.T.)

PARTIAL
SANITARY SEWER
EASEMENT
ABANDONMENT
447 SF
(0.010 ACRES)

JAMES L. FARQUHAR SURVEY -
ABSTRACT NO. 455

SUCCESSOR TRUSTEE OF THE
DENTWOOD TRUST
(INST. NO. 201500309105)
(O.P.R.D.C.T.)

APPROXIMATE LOCATION OF
EXISTING SANITARY SEWER
EASEMENT
VOL. 3315, PG. 555
(D.R.D.C.T.)

P.O.B.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 84°07'38" W	5.96'
L2	S 75°05'12" W	18.09'
L3	N 18°52'02" E	53.97'
L4	N 75°05'12" E	21.77'
L5	N 84°07'38" E	12.97'
L6	S 41°32'24" W	8.87'

LOT 1A
BLOCK 5588
ERWIN ESTATES
(VOL. 93185,
PG. 4091)
(D.R.D.C.T.)

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

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT

DENTWOOD ADDITION NO. 2
PART OF LOT 2, BLOCK 5588
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4

DRAWN BY GEB	CHECKED BY LMG	SCALE 1"=40'	DATE JULY 2013	JOB NUMBER 1364-23.163
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