

**DRAINAGE EASEMENT ABANDONMENT**

PART OF LOTS 2 AND 3, CITY BLOCK 14/968, AMENDED MAP OF BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS ADDITION, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 883 square feet (0.0203 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 14/968, Dallas County, Texas, same being part of Lot 2 and Lot 3, Block 14, of amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 3, Page 537, Deed Records of Dallas County, Texas, and part tract of land known as Turtle Creek Terrace Condominiums, recorded in Volume 80249, Page 3194, Deed Records of Dallas County, Texas, and being all of an existing 6-foot wide drainage easement to the City of Dallas, recorded in Volume 5557, Page 344, Deed Records, Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a "X" cut in concrete found at the intersection of said northwest right-of-way line of Carlisle Street (a variable width right-of-way, City of Dallas, Volume 3, Page 537, Deed Records of Dallas County, Texas) and the northeast right-of-way line of Bowen Street (a variable width right-of-way, City of Dallas, Volume 3, Page 537, Deed Records of Dallas County, Texas), at the southernmost corner of Lot 1, Block 14/968; from said point a 5/8" iron rod with plastic cap stamped "RPLS 5199" found bears North 61°42'00" West, a distance of 18.73 feet;

**THENCE** with said northwest right-of-way line of Carlisle Street and the southeast lines of said City Block 14/968 and Block 968, North 27°47'00" East, a distance of 213.42 feet to the southeast corner of Lot 1, Block 968, of Subdivision of part of Block 968 Bowser and Lemmon Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 21, Page 165, Map Records of Dallas County, Texas and at the northeast corner of said Lot 3, City Block 14/968;

**THENCE** departing said northwest right-of-way line of Carlisle Street and with the common line of said Lot 1, Block 968 and Lot 3, City Block 14/968, North 62°12'59" West, a distance of 49.02 feet to the southeast corner of said 6-foot wide drainage easement for the **POINT OF BEGINNING**;

**THENCE** departing said common line of Lot 1, Block 968 and Lot 3, City Block 14/968, with the south line of said 6-foot wide drainage easement, over and across said Lots 2 and 3, City Block 14/968, the following courses and distances:

North 84°05'15" West, a distance of 59.12 feet to a point at the beginning of a tangent curve to the left with a radius of 47.00 feet, a central angle of 20°44'53", and a chord bearing and distance of South 85°32'19" West, 16.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 17.02 feet to a point for corner;

South 75°09'53" West, a distance of 79.69 feet to a point at the southwest corner of said 6-foot wide drainage easement, in the west line of said Lot 2, City Block 14/968, and in the east line of Katy Trail (City of Dallas, Volume 98074, Page 5646, Deed Records of Dallas County, Texas); from said point a 3/8" iron rod found bears South 21°36'33" West, a distance of 26.26 feet;



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05-05-2022

(For SPRG use only)

Reviewed By:     G.S    

Date:     5-12-22    

SPRG NO:     5934    

**Kimley»Horn**

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

| Scale | Drawn by | Checked by | Date     | Project No. | Sheet No. |
|-------|----------|------------|----------|-------------|-----------|
| N/A   | SRD      | CDB        | May 2022 | 064588900   | 1 OF 3    |

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

**THENCE** with the west line of said Lot 2, City Block 14/968 and the west line of said 6-foot wide drainage easement, North 21°36'33" East, a distance of 7.46 feet to a point for corner;

**THENCE** departing said west line of Lot 2, City Block 14/968, with the north line of said 6-foot wide drainage easement, over and across said Lot 2 and Lot 3, City Block 14/968, the following courses and distances:

North 75°09'53" East, a distance of 75.26 feet to a point at the beginning of a tangent curve to the right with a radius of 53.00 feet, a central angle of 20°44'53", and a chord bearing and distance of North 85°32'19" East, 19.09 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 19.19 feet to a point for corner;

South 84°05'15" East, a distance of 44.17 feet to a point for corner in said common line of Lot 1, Block 968 and Lot 3, City Block 14/968 and at the northeast corner of said 6-foot wide drainage easement;

**THENCE** with said common line of Lot 1, Block 968 and Lot 3, City Block 14/968 and the northeast line of said 6-foot wide drainage easement, South 62°12'59" East, a distance of 16.11 feet to the **POINT OF BEGINNING** and containing 883 square feet or 0.0203 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

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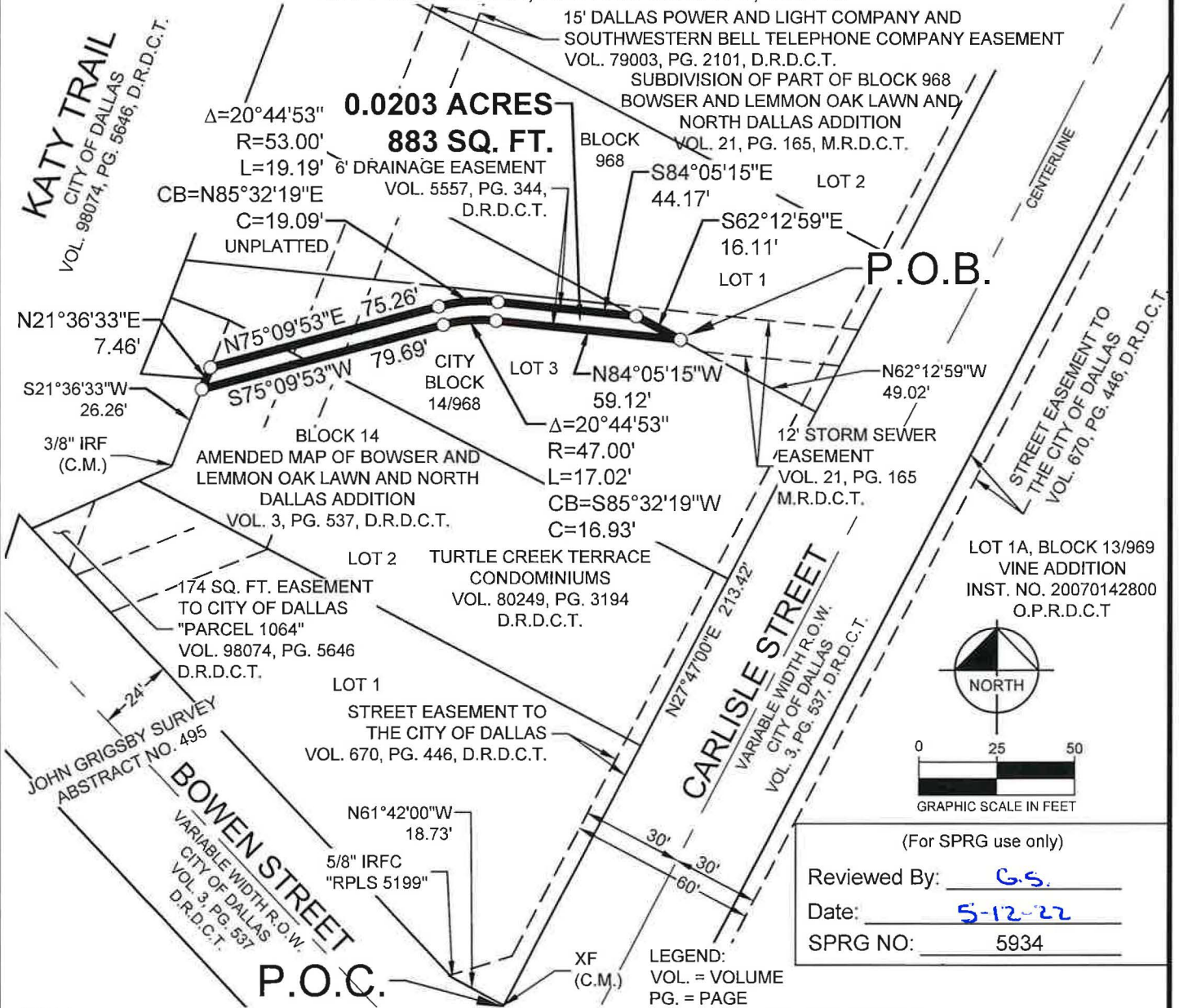
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**NOTE:**

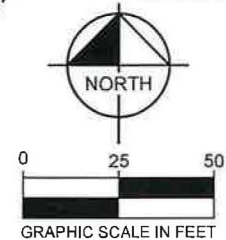
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- LEGEND:**  
 VOL. = VOLUME  
 PG. = PAGE  
 C.M. = CONTROLLING MONUMENT  
 D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
 INST. NO. = INSTRUMENT NUMBER  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD WITH PLASTIC CAP FOUND  
 M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
 SQ. FT. = SQUARE FEET  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCING  
 R.O.W. = RIGHT-OF-WAY  
 XF = X CUT IN CONCRETE FOUND



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| 1" = 50' | SRD      | CDB        | May 2022 | 064588900   | 3 OF 3    |

**STORM SEWER EASEMENT ABANDONMENT**

**PART OF LOT 1, BLOCK 968, SUBDIVISION OF PART OF BLOCK 968, BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS ADDITION, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 738 square feet (0.0169 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 968, Dallas County, Texas, and being part of Lot 1, Block 968, of Subdivision of part of Block 968 Bowser and Lemmon Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 21, Page 165, Map Records of Dallas County, Texas, and part of a tract of land known as Turtle Creek Terrace Condominiums, recorded in Volume 80249, Page 3194, Deed Records of Dallas County, Texas, and being all of an existing 12-foot wide storm sewer easement as per said plat of Subdivision of part of Block 968 Bowser and Lemmon Oak Lawn and North Dallas Addition, and being more particularly described as follows:

**COMMENCING** at a "X" cut in concrete found at the intersection of the northwest right-of-way line of Carlisle Street (a variable width right-of-way, City of Dallas, Volume 3, Page 537, Deed Records of Dallas County, Texas) and the northeast right-of-way line of Bowen Street (a variable width right-of-way, City of Dallas, Volume 3, Page 537, Deed Records of Dallas County, Texas), at the southernmost corner of said Lot 1, City Block 14/968, amended Map of Bowser and Lemmon Oak Lawn and North Dallas Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 3, Page 537, Deed Records of Dallas County, Texas; from said point a 5/8" iron rod with plastic cap stamped "RPLS 5199" found bears North 61°42'00" West, a distance of 18.73 feet;

**THENCE** with said northwest right-of-way line of Carlisle Street and the southeast lines of said City Block 14/968 and Block 968, North 27°47'00" East, a distance of 229.87 feet to a point at the southernmost corner of a 12-foot wide storm sewer easement per said plat of Subdivision of part of Block 968 Bowser and Lemmon Oak Lawn and North Dallas Addition, in the southeast line of said Lot 1, Block 968, for the **POINT OF BEGINNING**;

**THENCE** departing said northwest right-of-way line of Carlisle Street, with the south line of said 12-foot wide storm sewer easement, and over and across said Lot 1, Block 968, North 84°05'15" West, a distance of 44.15 feet to a point at the southwest corner of said 12-foot wide storm sewer easement, in the common line of Lot 3, City Block 14/968 and said Lot 1, Block 968;

**THENCE** with said common line of Lot 3, City Block 14/968 and Lot 1, Block 968, and the southwest line of said 12-foot wide storm sewer easement, North 62°12'59" West, a distance of 32.21 feet to a point at the westernmost corner of said 12-foot wide storm sewer easement;

**THENCE** departing said common line of Lot 1, Block 968 and Lot 3, City Block 14/968, and with the north line of said 12-foot wide storm sewer easement, over and across said Lot 1, Block 968, South 84°05'15" East, a distance of 78.86 feet to a point at the northeast corner of said 12-foot wide storm sewer easement and in said northwest right-of-way line of Carlisle Street and in the southeast line of said Lot 1, Block 968, from which a 5/8" iron rod with plastic cap stamped "RPLS 5199" found at the intersection of said northwest right-of-way of Carlisle Street and the southwest right-of-way line of Hall Street (a variable width right-of-way, City of Dallas, Volume 3, Page 537, Deed Records, Dallas County, Texas), at the easternmost corner of Lot 4, Block 968 of said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas Addition, bears North 27°47'00" East, a distance of 472.68 feet;

**THENCE** with said northwest right-of-way line of Carlisle Street, the southeast line of said Lot 1, Block 968, and the southeast line of said 12-foot wide storm sewer easement, South 27°47'00" West, a distance of 12.93 feet to the **POINT OF BEGINNING** and containing 738 square feet or 0.0169 acres of land.

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



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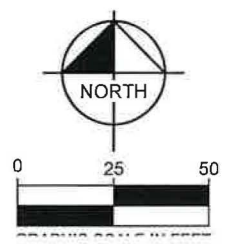
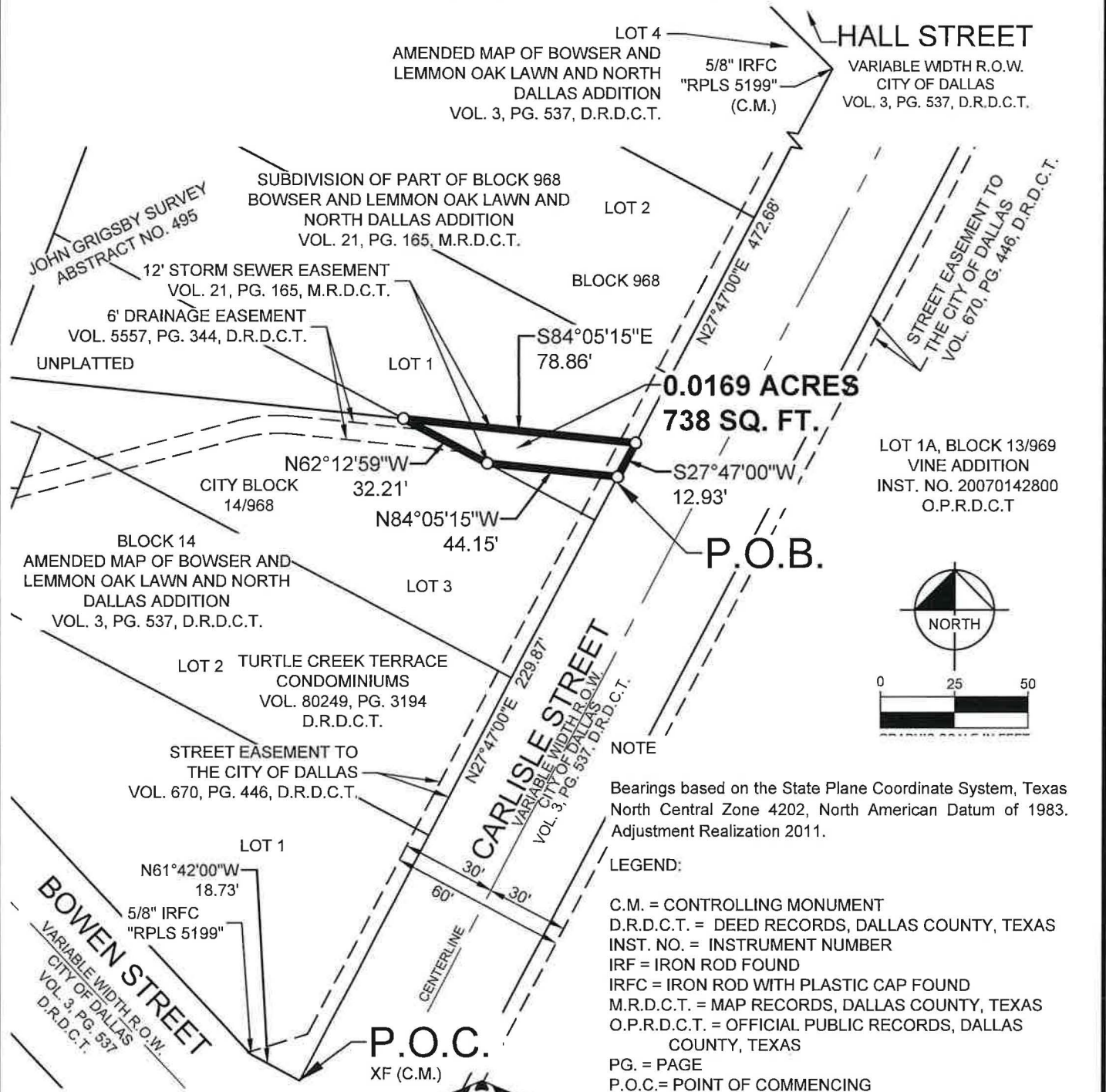
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