

WATER EASEMENT ABANDONMENT
LOT 3C, BLOCK 4/8705, S.C.I. ADDITION NO. 1
GEORGE D. DRAKE SURVEY, ABSTRACT NO. 273
CITY OF DALLAS, COLLIN COUNTY, TEXAS

BEING a 450 square foot (0.010 acre) tract of land situated in the George D. Drake Survey, Abstract No. 273, City of Dallas, Collin County, Texas and being all of that Water Easement located on Lot 3C, Block 4/8705, S.C.I. Addition No. 1, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Cabinet I, Page 353, Plat Records, Collin County, Texas; same being a portion of that tract of land conveyed as Tract 3 to Libre Ventures LLC by Special Warranty Deed recorded in Instrument No. 20191220001630300, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for corner in the east right-of-way line of Addison Road (60-feet wide at this point; by use and occupation, no recording information found) at the northwest corner of said Lot 3C and the southwest corner of Lot 3D, Block 4/8705, Racetrac - Addison Road Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Cabinet K, Page 297, Plat Records, Collin County, Texas and the beginning of a non-tangent curve to the left; from which a 5/8-inch iron rod with yellow plastic cap stamped "CBG SURVEYING" found at the northeast corner of said Lot 3C bears N 84°33'13" E, a distance of 188.53 feet; S 0°48'48" W, a distance of 41.42 feet; N 69°44'46" E, a distance of 188.29 feet;

THENCE with said east right-of-way line of Addison Road, the following courses and distances:

In a southeasterly direction, with said curve to the left, having a central angle of 04°40'17", a radius of 490.00 feet, a chord that bears S 36°39'05" E, a distance of 39.94 feet and an arc length of 39.95 feet to a point at the end of said curve;

S 38°59'13" E, a distance of 70.38 feet to a point at the beginning of a non-tangent curve to the right;

In a southeasterly direction, with said curve to the right, having a central angle of 06°52'28", a radius of 580.00 feet, a chord that bears S 35°33'00" E, a distance of 69.55 feet and an arc length of 69.59 feet to the **POINT OF BEGINNING**; said point being the northwest corner of said Water Easement;

THENCE departing said east right-of-way line of Addison Road, over and across said Lot 3C, the following courses and distances:

N 58°16'02" E, a distance of 30.00 feet to a point for corner;

S 31°43'58" E, a distance of 15.00 feet to a point for corner;

S 58°16'02" W, a distance of 30.09 feet to a point for corner in said east right-of-way line of Addison Road at the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a central angle of 01°28'55", a radius of 580.00 feet, a chord that bears N 31°22'18" W, a distance of 15.00 feet and an arc length of 15.00 feet to the **POINT OF BEGINNING** and containing 450 square feet or 0.010 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone
Candy Hone
Registered Professional Land Surveyor, No. 5867

(For SPRG use only)

Reviewed By: G.S.

Date: 7-27-22

SPRG NO: 5933

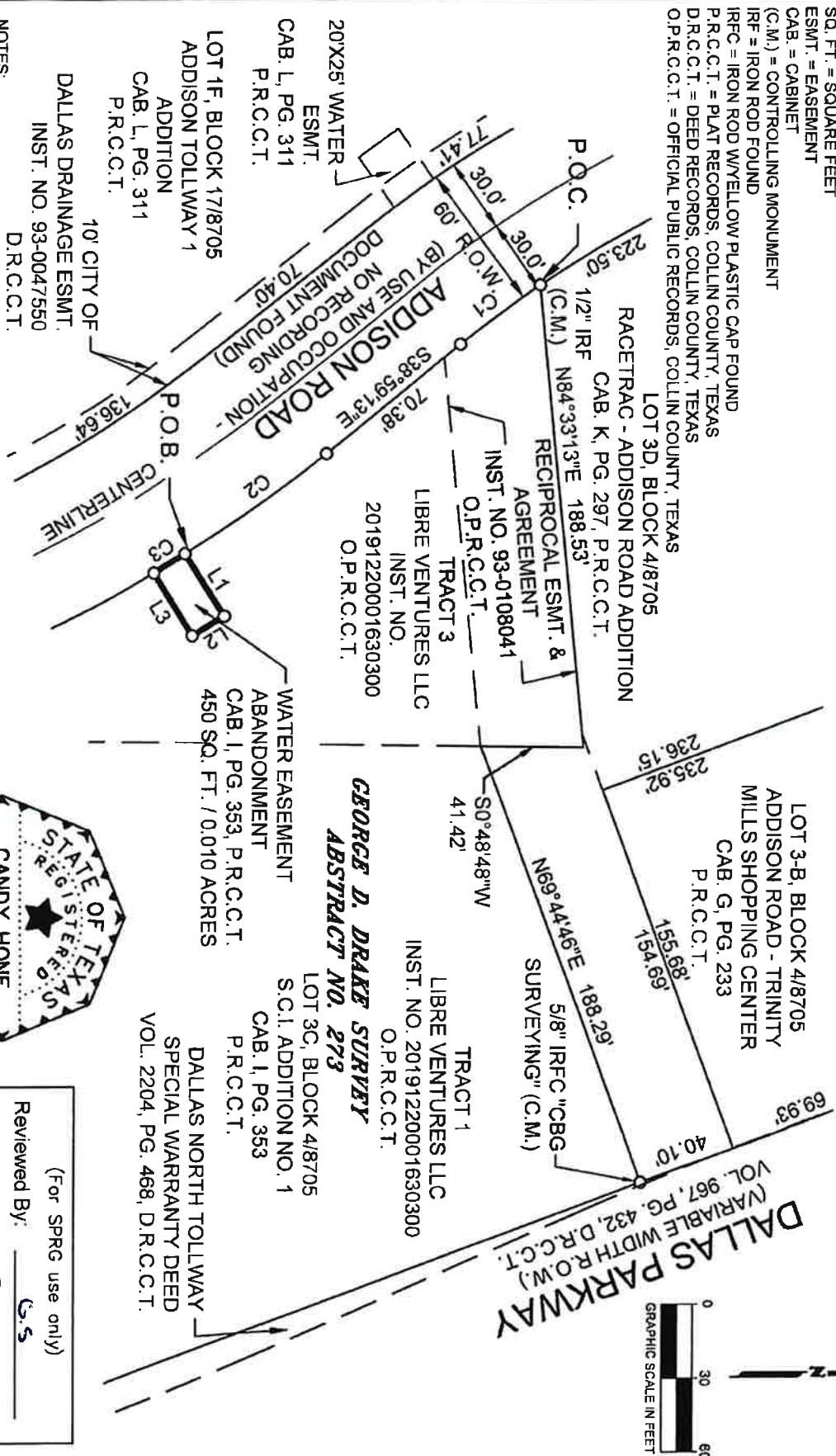
VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2021-071
SHEET 1 OF 3

EXHIBIT A

LEGEND

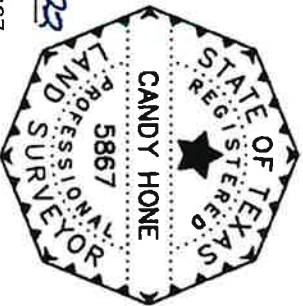
A = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY
S.O. FT. = SQUARE FEET
ESMT. = EASEMENT
CAB. = CABINET
(C.M.) = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRRC = IRON ROD W/YELLOW PLASTIC CAP FOUND
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

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NOTES:
The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.
See Sheet 3 for Line and Curve Tables.

Candy Hone
Registered Professional Land Surveyor, No. 5867



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Reviewed By: CS
Date: 7-27-22
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SHEET 2 OF 3

WATER EASEMENT ABANDONMENT
 LOT 3C, BLOCK 4/8705, S.C.I. ADDITION NO. 1
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 CITY OF DALLAS, COLLIN COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N58°16'02"E	30.00'
L2	S31°43'58"E	15.00'
L3	S58°16'02"W	30.09'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°40'17"	490.00'	39.95'	S36°39'05"E	39.94'
C2	6°52'28"	580.00'	69.59'	S35°33'00"E	69.55'
C3	1°28'55"	580.00'	15.00'	N31°22'18"W	15.00'

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