

DATE: 07/20/2023
 JOB NO. 23-07-052
 SHEET 1 OF 3

FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT

LOT 2, BLOCK 10/2987

A.A. NELSON SURVEY, ABSTRACT NO. 1073
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

EASEMENT ABANDONMENT DESCRIPTION:

BEING A 2,659 SQUARE FOOT OR 0.061 ACRE TRACT OF LAND SITUATED IN THE A. A. NELSON SURVEY, ABSTRACT NO. 1073, DALLAS COUNTY, TEXAS, BEING A PART OF LOT 2, BLOCK 10/2987, OF WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, BEING A PORTION OF THE FLOODWAY EASEMENT ACROSS SAID LOT 2, CREATED BY SAID WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT, AND BEING A PART OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO VIJAY MEHRA AND NATALIE MEHRA, OF RECORD UNDER COUNTY CLERK'S FILE NUMBER 202200128443, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET (50' RIGHT-OF-WAY), AT THE MOST WESTERN CORNER OF SAID LOT 2 AND THE MOST NORTHERN CORNER OF LOT 1, BLOCK 10/2987, OF SAID WILLIAMSON-CARUTH TERRACE THIRD INSTALLMENT;

THENCE SOUTH 33°42'59" EAST ALONG THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 117.69 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER AT THE NORTHWEST CORNER OF SAID FLOODWAY EASEMENT WITHIN SAID LOT 2 AND AT THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE NORTH 76°48'59" EAST OVER AND ACROSS SAID LOT 2 AND ALONG THE NORTHWEST LINE OF SAID FLOODWAY EASEMENT, A DISTANCE OF 80.33 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER AT THE NORTHEAST CORNER OF SAID FLOODWAY EASEMENT WITHIN SAID LOT 2, IN THE NORTHEAST LINE OF SAID LOT 2 AND THE SOUTHWEST LINE OF LOT 3, FROM WHICH A 5/8" IRON ROD FOUND FOR REFERENCE AT THE MOST NORTHERN CORNER OF SAID LOT 2 AND THE MOST WESTERN CORNER OF LOT 3, BLOCK 10/2987 OF SAID WILLIAMSON-CARUTH TERRACE THIRD INSTALLMENT BEARS NORTH 24°26'20" WEST, A DISTANCE OF 152.61 FEET;

THENCE SOUTH 24°26'20" EAST ALONG THE NORTHEAST LINE OF SAID LOT 2 AND THE SOUTHWEST LINE OF SAID LOT 3, A DISTANCE OF 46.03 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

THENCE OVER AND ACROSS SAID LOT 2 AND SAID FLOODWAY EASEMENT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTH 87°30'36" WEST, A DISTANCE OF 47.97 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

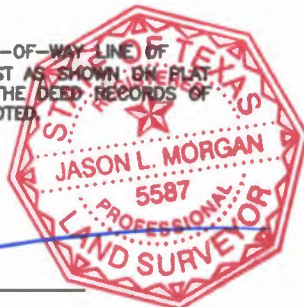
NORTH 45°13'24" WEST, A DISTANCE OF 19.98 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER;

SOUTH 53°40'22" WEST, A DISTANCE OF 22.83 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED "RPLS 5587" SET FOR CORNER IN THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1;

THENCE NORTH 33°42'59" WEST ALONG THE SOUTHWEST LINE OF SAID LOT 2 AND THE NORTHEAST LINE OF SAID LOT 1, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,659 SQUARE FEET OR 0.061 ACRES OF LAND.

BASIS OF BEARINGS:

BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET BEING NORTH 55°58'00" EAST AS SHOWN ON PLAT RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. MONUMENTED AS NOTED.



JASON L. MORGAN, R.P.L.S. 5587
 DATED: 12/05/2023

(FOR SPRG USE ONLY)

REVIEWED BY: JD
 DATE: 12/5/2023
 SPRG NO. 6390

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 TBPELS FIRM NO. 10016300

DATE: 07/20/2023
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SHEET 2 OF 3

FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT
LOT 2, BLOCK 10/2987

A.A. NELSON SURVEY, ABSTRACT NO. 1073
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 76°48'59" E	80.33'
L2	S 24°26'20" E	46.03'
L3	S 87°30'36" W	47.97'
L4	N 45°13'24" W	19.98'
L5	S 53°40'22" W	22.83'
L6	N 33°42'59" W	30.20'

R=843.51'
 $\Delta=5^{\circ}43'49''$
CB=N 53°06'06" E
CH=84.32'
L=84.36'

SPERRY STREET
(50' RIGHT-OF-WAY)
VOLUME 299, PAGE 931
D.R.D.C.T.

POINT OF COMMENCING

BASIS OF BEARINGS
N 55°58'00" E
FND 1/2" I.R. (MRD)

S 33°42'59" E
117.69'

A. A. NELSON SURVEY
ABSTRACT NUMBER 1073

POINT OF BEGINNING

LOT 1

WILLIAMSON-CARUTH TERRACE,
THIRD INSTALLMENT
VOLUME 299, PAGE 931
D.R.D.C.T.
PETER A. NELSON
CC# 201600327192
O.P.R.D.C.T.

N 33°42'59" W
112.30'

LEGEND:
○ = SET 5/8" IRON ROD WITH YELLOW CAP "5587"
(UNLESS OTHERWISE NOTED)
I.R.=IRON ROD
FND=FOUND
PFC=POINT FOR CORNER
(MRD)=MONUMENT OF RECORD DIGNITY
D.R.D.C.T.=DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.=OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
BASIS OF BEARINGS:

BASIS OF BEARING IS THE SOUTHEAST RIGHT-OF-WAY LINE OF SPERRY STREET BEING NORTH 55°58'00" EAST AS SHOWN ON PLAN RECORDED IN VOLUME 299, PAGE 931, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS. MONUMENTED AS NOTED.

FLOODWAY EASEMENT ABANDONMENT

2,659 SQ. FT.
(0.061 ACRES)

EXISTING FLOODWAY ESMT.
VOLUME 299, PAGE 931
D.R.D.C.T.

EXISTING 15' EASEMENT
24" SANITARY SEWER
VOLUME 299, PAGE 931
D.R.D.C.T.

SET 5/8" I.R. BEARS
N 33°42'59" W 30.00'

LOT 3
WILLIAMSON-CARUTH TERRACE,
THIRD INSTALLMENT
VOLUME 299, PAGE 931
D.R.D.C.T.
REGGI R. NICHOLS-HALES AND
ROBERT L. HALES
VOLUME 99147, PAGE 4514
O.P.R.D.C.T.

S 24°26'20" E
56.47'
SET 5/8" I.R. BEARS
N 24°26'20" W 30.00'
6' ESMT.
VOLUME 299, PAGE 931
D.R.D.C.T.

LOT 4
WILLIAMSON-CARUTH TERRACE,
FOURTH INSTALLMENT
VOLUME 663, PAGE 100
D.R.D.C.T.
KELLY YEE
VOLUME 2003230, PAGE 4862
O.P.R.D.C.T.



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DATED: 12/05/2023



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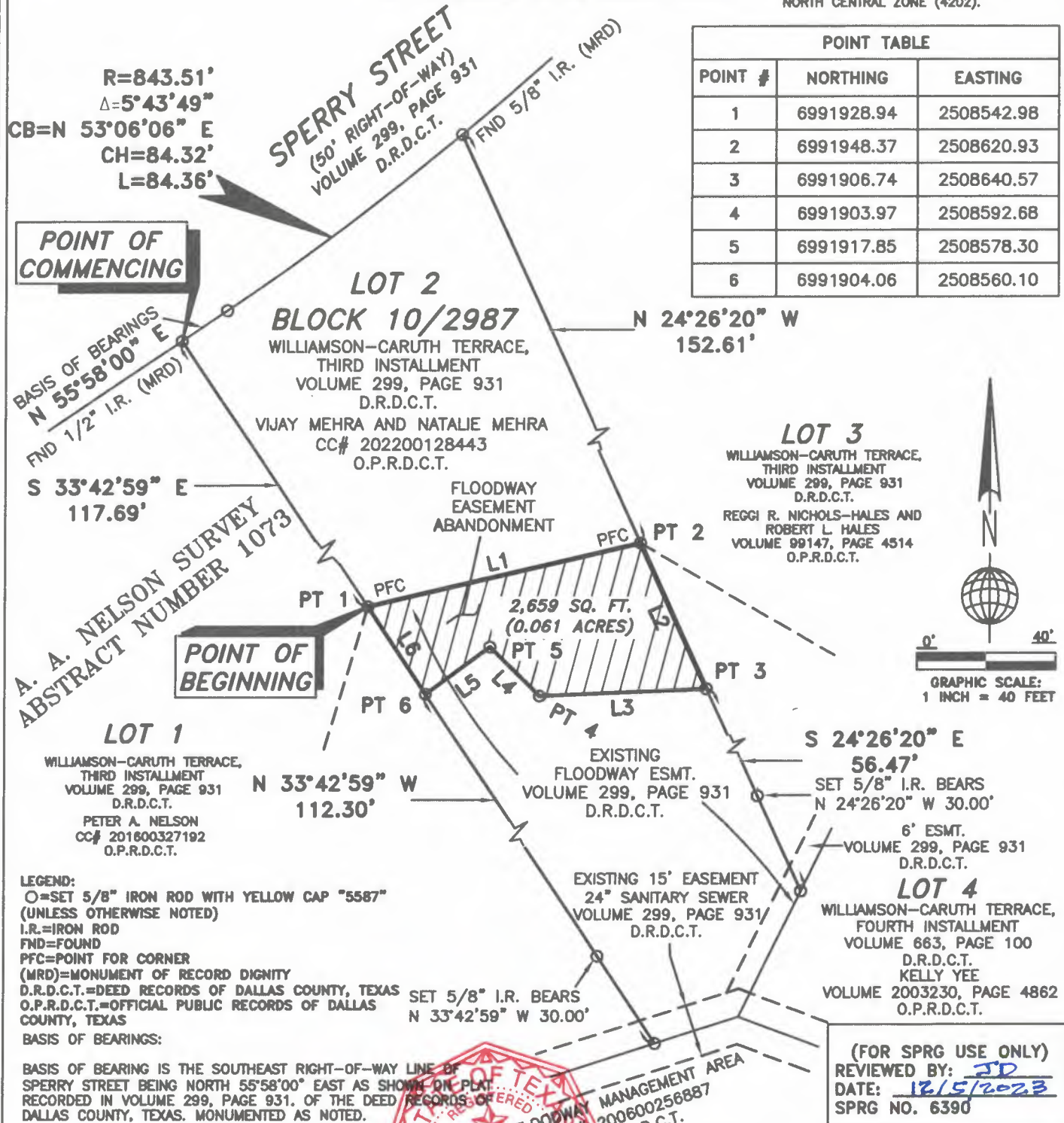
FLOODWAY EASEMENT ABANDONMENT

WILLIAMSON-CARUTH TERRACE, THIRD INSTALLMENT

LOT 2, BLOCK 10/2987

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

ALL COORDINATES SHOWN HEREON
ARE RELATIVE TO THE TEXAS
COORDINATE SYSTEM, NAD 83 TEXAS
NORTH CENTRAL ZONE (4202).



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DATED: 12/05/2023



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