

**146 SQUARE FOOT (0.003 ACRES)
PERMANENT WASTE WATER EASEMENT
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817**

Being a 146 square foot or 0.003 acre permanent waste water easement situated in the Samuel Lockhart Survey, Abstract No. 817, City of Dallas, Dallas County, Texas, said permanent waste water easement being a portion of Lot 6, Block 36/7888 of Trinity Industrial District Installment No. 13, an addition to the City of Dallas, Texas, as recorded in Volume 23, Page 165 of the Map Records of Dallas County, Texas, and being a portion of a tract of land conveyed to Feizy Properties, Inc. as recorded in Volume 2001162, Page 5381 of the Deed Records of Dallas County, Texas, said 0.003 acre permanent waste water easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" found (controlling monument) for the southeasterly corner of said Lot 1, Block 36/7888 of said Trinity Industrial District Installment No. 13 Addition and the southwesterly corner of Lot 7, Block 36/7888 of said Trinity Industrial District Installment No. 13 Addition, said 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" also being in the northwesterly right-of-way line of Turtle Creek Boulevard (a variable width right-of-way) and the beginning of a non-tangent curve to the right having a radius of 309.44 feet, a central angle of 12 degrees 40 minutes 54 seconds, and whose chord bears North 00 degrees 36 minutes 08 seconds West, a distance of 68.35 feet, **THENCE** Northerly with said non-tangent curve to the right, with the westerly line of said Lot 7 and with the easterly line of said Lot 1, a distance of 68.49 feet to a 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" set for the southeasterly corner of said Lot 6 and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 78 degrees 21 minutes 54 seconds West, with the southerly line of said Lot 6 and with the northerly line of said Lot 1, a distance of 5.04 feet to a 5/8 inch iron rod with plastic cap stamped "Gorronдона & Associates" set for the southeasterly corner of a 0.3373 acre (by deed) tract of land conveyed to The City of Dallas as recorded in Instrument No. 201100174952 of the Official Public Records of Dallas County, Texas and the beginning of a non-tangent curve to the right having a radius of 291.70 feet, a central angle of 05 degrees 49 minutes 44 seconds, and whose chord bears North 08 degrees 21 minutes 52 seconds East, a distance of 29.66 feet, from which a 1/2 inch iron rod found (controlling monument) for the most northerly northeast corner of said Lot 1 and the southwesterly corner of said Lot 6, said 1/2 inch iron rod also being in the easterly line of the Old Channel of the Trinity River, bears North 78 degrees 21 minutes 54 seconds West, a distance of 26.26 feet;

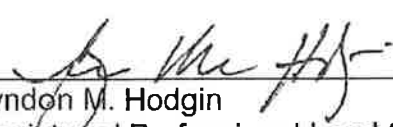
- THENCE** Northerly with said non-tangent curve to the right and with the easterly line of said 0.3373 acre tract of land, an arc distance of 29.68 feet to a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" set for corner;
- THENCE** South 60 degrees 16 minutes 39 seconds East, a distance of 5.39 feet to a 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" set for corner in the easterly line of said Lot 6 and the westerly line of said Lot 7, said 5/8 inch iron rod with plastic cap stamped "Gorrondona & Associates" also being the beginning of a non-tangent curve to the left having a radius of 309.44 feet, a central angle of 5 degrees 11 minutes 03 seconds, and whose chord bears South 08 degrees 19 minutes 50 seconds West, a distance of 27.99 feet;
- THENCE** Southeasterly with said non-tangent curve to the left, with the easterly line of said Lot 6 and with the westerly line of said Lot 7, an arc length of 28.00 feet to the **POINT OF BEGINNING**, and containing 146 square feet or 0.003 acres of land, more or less.

NOTE: All bearings and coordinates are referenced to the Texas State Plane Coordinate System, North Central Zone 4202, with horizontal datum of NAD83, with a Surface Factor for this project of 1.000136506. Distances and areas shown are surface.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Date of Survey: October 17, 2018


Lyndon M. Hodgkin
Registered Professional Land Surveyor,
Texas No. 4584
Texas Firm No. 10106903



146 SQUARE FOOT (0.003 ACRES)
PERMANENT WASTE WATER EASEMENT
SAMUEL LOCKHART SURVEY, ABSTRACT NO. 817

EXHIBIT A

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 78°21'54"W	5.04'
L-2	N 78°21'54"W	26.26'
L-3	S 60°16'39"E	5.39'

PERMANENT WASTE
WATER EASEMENT AREA
146 SQ. FT. OR
0.003 ACRES

FEIZY PROPERTIES, INC.
VOLUME 2001162, PAGE 5381
D.R.D.C.T.

BLOCK 36/7888
TRINITY INDUSTRIAL DISTRICT
INSTALLMENT NO. 13
VOLUME 23, PAGE 165
M.R.D.C.T.

LOT 2
AZOFF IRVING, CO TRUSTEE
RED OAK TRUST
INSTRUMENT NO. 201100016593
O.P.R.D.C.T.

SEE
DETAIL "A"

TURTLE CREEK BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)

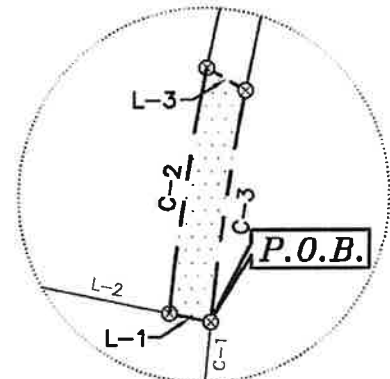
OLD CHANNEL
OF THE
TRINITY RIVER

LOT 1
FBDWILL PARTNERS, LP
INSTRUMENT NO. 201500342417
O.P.R.D.C.T.

P.O.C.
FND. 5/8" IR W/CAP
STAMPED "GORRONDONA
& ASSOCIATES" (CM)

LEGEND

⊗	SET 5/8" IRON ROD WITH CAP STAMPED "GORRONDONA & ASSOCIATES"
●	MONUMENT FOUND (AS NOTED)
□	MAGNAIL SET
×	"X" CUT SET
---	EASEMENT LINE (AS NOTED)
---	PROPOSED EASEMENT LINE
---	PROPERTY LINE (AS NOTED)
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS



DETAIL "A"
NOT TO SCALE

50 25 0 50

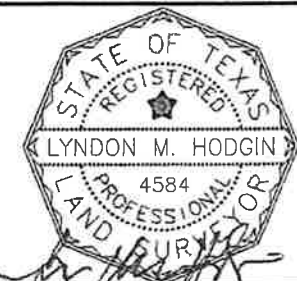


SCALE IN FEET

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	309.44'	12°40'54"	N 00°36'08"W	68.35'	68.49'
C-2	291.70'	5°49'44"	N 08°21'52"E	29.66'	29.68'
C-3	309.44'	5°11'03"	S 08°19'50"W	27.99'	28.00'

NOTES:

1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, WITH HORIZONTAL DATUM OF NAD83, WITH A SURFACE FACTOR FOR THIS PROJECT OF 1.000136506. DISTANCES AND AREAS SHOWN ARE SURFACE.



LYNDON M. HODGINS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4584 TEXAS FIRM NO. 10106903

GS&P1701.00

DATE: OCTOBER 17, 2018

DRAWN BY: BD

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GS&P1701.00_RIVERFRONT_6E_R00.DWG

SCALE: 1:50'