

SANITARY SEWER EASEMENT ABANDONMENT
LOT 1B, BLOCK 1/7501, PRESBYTERIAN VILLAGE, PHASE B ADDITION
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,377 square foot (0.055 acre) tract of land situated in the David Barrow Survey, Abstract No. 177, and City of Dallas Block 1/7501, Dallas County, Texas; being all of a 10' Sanitary Sewer Easement conveyed to the City of Dallas by deed recorded in Volume 83167, Page 3718, Deed Records, Dallas County, Texas, as it crosses Lot 1B, Block 1/7501 of Presbyterian Village, Phase B Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201700204341, Official Public Records, Dallas County, Texas as conveyed to Presbyterian Village North by Correction Special Warranty Deed recorded in Instrument No. 201400313004, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found for corner in the north right-of-way line of Stults Road (a 60-foot wide right-of-way; Volume 1895, Page 182, Deed Records, Dallas County, Texas) at the southwest corner of said Lot 1B;

THENCE N 89° 54' 58" E, with said north right-of-way line of Stults Road and said south line of Lot 1B, a distance of 1170.54 feet to a point from corner, from which a 5/8-inch iron rod found bears N 89° 54' 58" E, a distance of 152.67 feet;

THENCE N 00° 05' 02" W, departing said north right-of-way line of Stults Road, over and across said Lot 1B, a distance of 477.85 feet to the POINT OF BEGINNING; being the southwest corner of said 10' Sanitary Sewer Easement;

THENCE with the west line of said 10' Sanitary Sewer Easement, the following courses and distances:

N 00° 33' 52" W, a distance of 2.25 feet to a point at the beginning of a non-tangent curve to the right;
In a northwesterly direction with said curve to the right, having a radius of 205.00 feet, a central angle of 28° 44' 07", a chord that bears N 14° 55' 56" W, 101.74 feet, an arc distance of 102.81 feet to a point for corner;
N 00° 33' 52" W, a distance of 27.47 feet to a point for the beginning of a tangent curve to the right;
In a northeasterly direction with said curve to the right, having a radius of 205.00 feet, a central angle of 28° 44' 07", a chord that bears N 13° 48' 11" E, 101.74 feet, an arc distance of 102.81 feet to a point for corner;
N 00° 33' 52" W, a distance of 2.25 feet to the northwest corner of said 10' Sanitary Sewer Easement;

THENCE N 89° 26' 08" E, with said north line of the 10' Sanitary Sewer Easement, a distance of 10.00' feet to the northeast corner of said 10' Sanitary Sewer Easement;

THENCE with the east line of said 10' Sanitary Sewer Easement, the following courses and distances:

S 00° 33' 52" E, a distance of 4.85 feet to a point for the beginning of a non-tangent curve to the left;
In a southwesterly direction with said curve to the left, having a radius of 195.00 feet, a central angle of 29° 28' 45", a chord that bears S 14° 10' 30" W, 99.23 feet, an arc distance of 100.33 feet to a point for corner;
S 00° 33' 52" E, a distance of 27.47 feet to a point at the beginning of a tangent curve to the left;
In a southeasterly direction with said curve to the left, having a radius of 195.00 feet, a central angle of 29° 28' 45", a chord that bears S 15° 18' 15" E, 99.23 feet, an arc distance of 100.33 feet to a point for corner;
S 00° 33' 52" E, a distance of 4.85 feet to the southeast corner of said 10' Sanitary Sewer Easement;

THENCE S 89° 26' 08" W, with the south line of said 10' Sanitary Sewer Easement, a distance of 10.00 feet to the POINT OF BEGINNING and containing 2,377 square feet or 0.055 acres of land, more or less.

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

Candy Hone, RPLS 9/10/2019
Candy Hone
Registered Professional Land Surveyor, No. 5867



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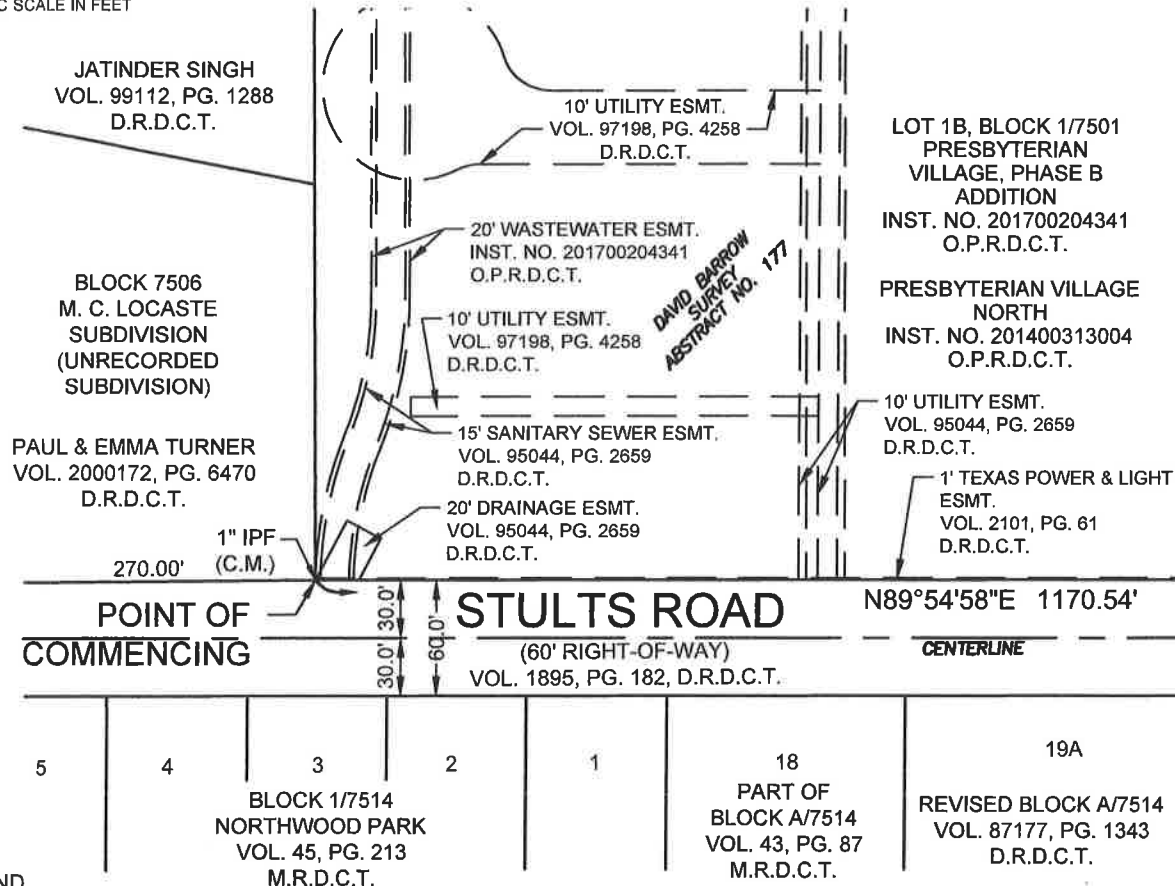
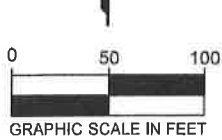
Reviewed By: JL

Date: 9-19-19

SPRG NO: 5013

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. 2019-004
SHEET 1 OF 5

SANITARY SEWER EASEMENT ABANDONMENT
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DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**LEGEND**

P.O.B. = POINT OF BEGINNING
 Δ = CENTRAL ANGLE
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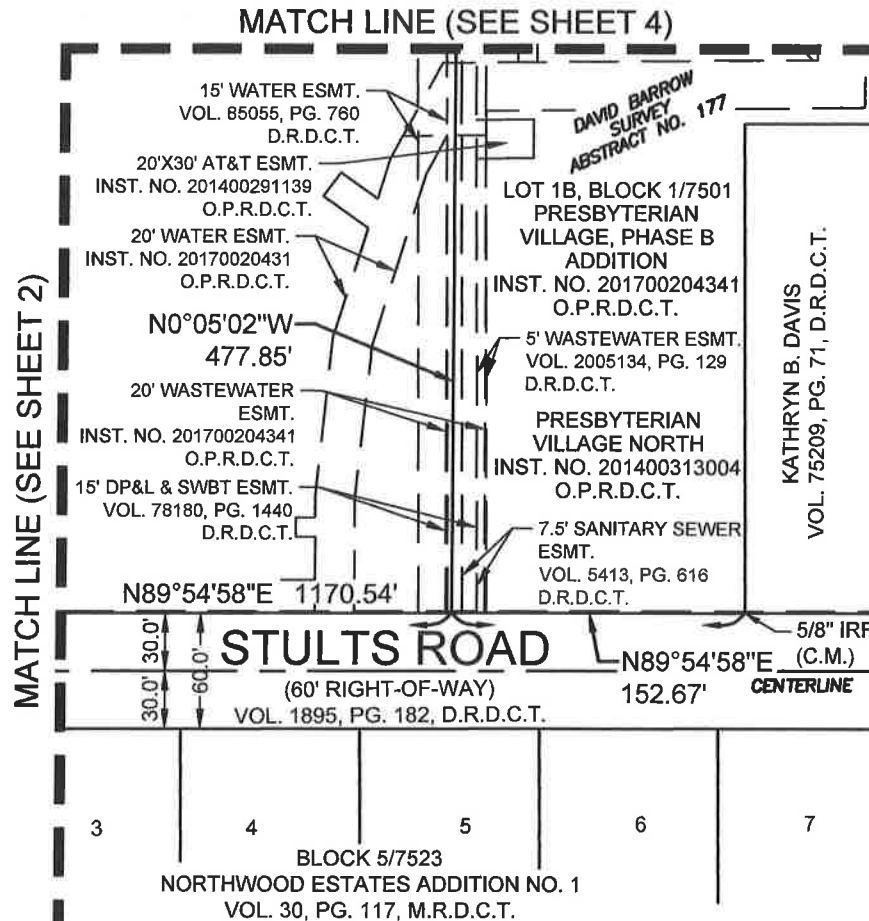
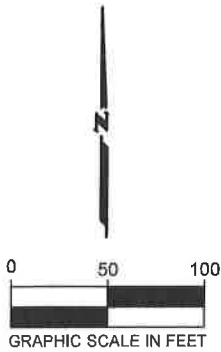
See Sheet 5 for Line and Curve Tables.

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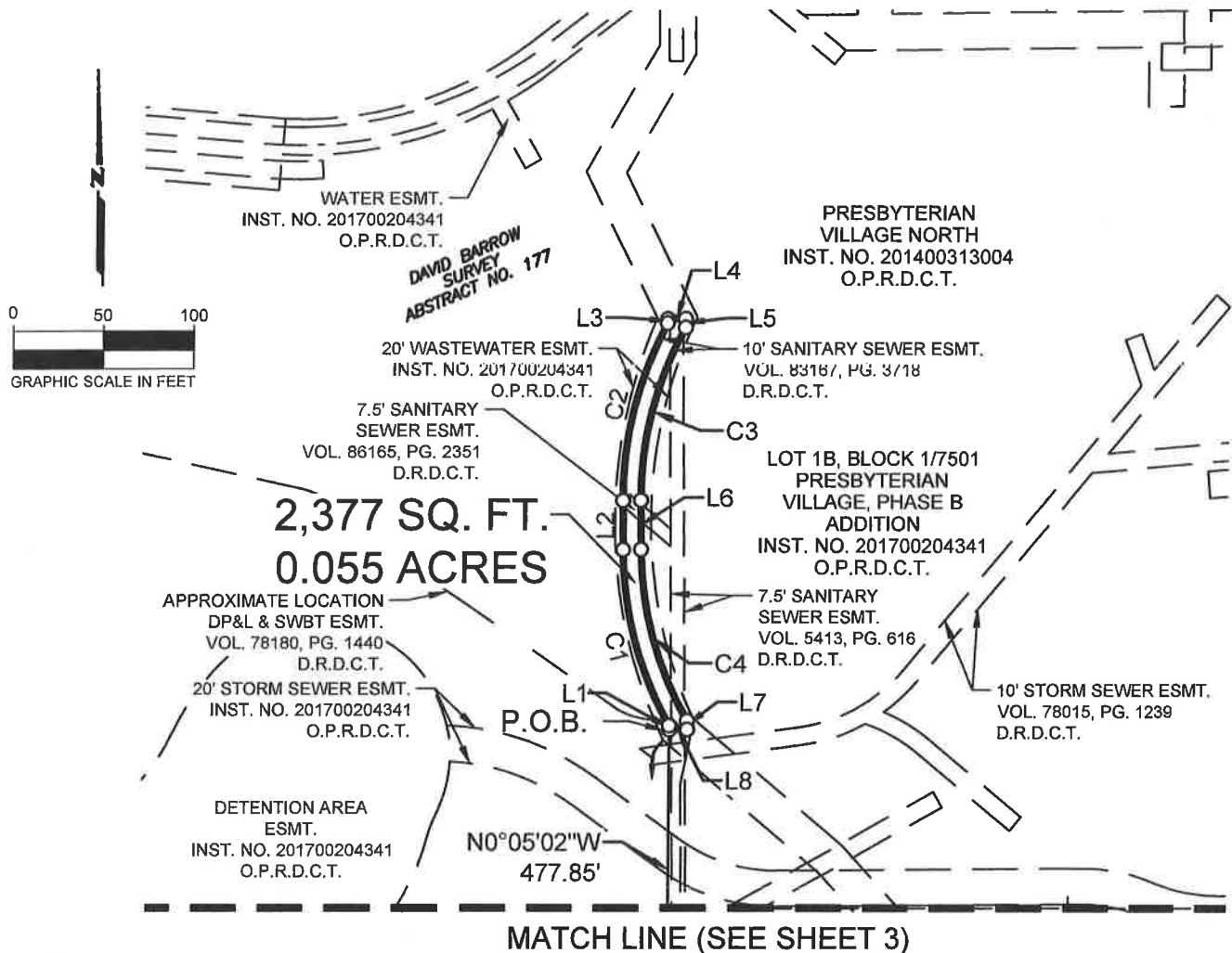
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See Sheet 5 for Line and Curve Tables.



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 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°33'52"W	2.25'
L2	N00°33'52"W	27.47'
L3	N00°33'52"W	2.25'
L4	N89°26'08"E	10.00'
L5	S00°33'52"E	4.85'
L6	S00°33'52"E	27.47'
L7	S00°33'52"E	4.85'
L8	S89°26'08"W	10.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°44'07"	205.00'	102.81'	N14°55'56"W	101.74'
C2	28°44'07"	205.00'	102.81'	N13°48'11"E	101.74'
C3	29°28'45"	195.00'	100.33'	S14°10'30"W	99.23'
C4	29°28'45"	195.00'	100.33'	S15°18'15"E	99.23'



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 PROJECT NO. 2019-004
 SHEET 5 OF 5

WASTEWATER EASEMENT ABANDONMENT
 LOT 1B, BLOCK 1/7501, PRESBYTERIAN VILLAGE, PHASE B ADDITION
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 6,657 square foot (0.153 acre) tract of land situated in the David Barrow Survey, Abstract No. 177, and City of Dallas Block 1/7501, Dallas County, Texas; being a portion of a 20' Wastewater Easement as created by plat of Lot 1B, Block 1/7501 of Presbyterian Village, Phase B Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Instrument No. 201700204341, Official Public Records, Dallas County, Texas as conveyed to Presbyterian Village North by Correction Special Warranty Deed recorded in Instrument No. 201400313004, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1-inch iron pipe found for corner in the north right-of-way line of Stults Road (a 60-foot wide right-of-way; Volume 1895, Page 182, Deed Records, Dallas County, Texas) at the southwest corner of said Lot 1B;

THENCE N 89° 54' 58" E, with said north right-of-way line of Stults Road and said south line of Lot 1B, a distance of 1167.39 feet to a point from corner, from which a 5/8-inch iron rod found bears N 89° 54' 58" E, a distance of 155.82 feet;

THENCE N 00° 05' 02" W, departing said north right-of-way line of Stults Road, over and across said Lot 1B, a distance of 471.77 feet to the **POINT OF BEGINNING**; being in the west line of said 20' Wastewater Easement at the beginning of a non-tangent curve to the right;

THENCE with said west line of the 20' Wastewater Easement, the following courses and distances:

In a northwesterly direction with said curve to the right, having a radius of 287.79 feet, a central angle of 48° 24' 20", a chord that bears N 01° 10' 37" W, 235.97 feet, an arc distance of 243.14 feet to a point for corner;
 N 26° 26' 44" W, a distance of 90.79 feet to a point for corner;
 N 29° 55' 32" E, a distance of 11.21 feet to a point for corner;

THENCE S 58° 39' 13" E, departing said west line of the 20' Wastewater Easement, a distance of 20.01 feet to an angle point in the east line of said 20' Wastewater Easement;

THENCE with said east line of the 20' Wastewater Easement, the following courses and distances:

S 26° 26' 44" E, a distance of 89.49 feet to a point for the beginning of a non-tangent curve to the left;
 In a southwesterly direction with said curve to the left, having a radius of 267.79 feet, a central angle of 49° 27' 04", a chord that bears S 00° 14' 38" W, 224.02 feet, an arc distance of 231.13 feet to a point for corner;

THENCE S 52° 47' 08" W, departing said east line of the 20' Wastewater Easement, a distance of 20.47 feet to the **POINT OF BEGINNING** and containing 6,657 square feet or 0.153 acres of land, more or less.

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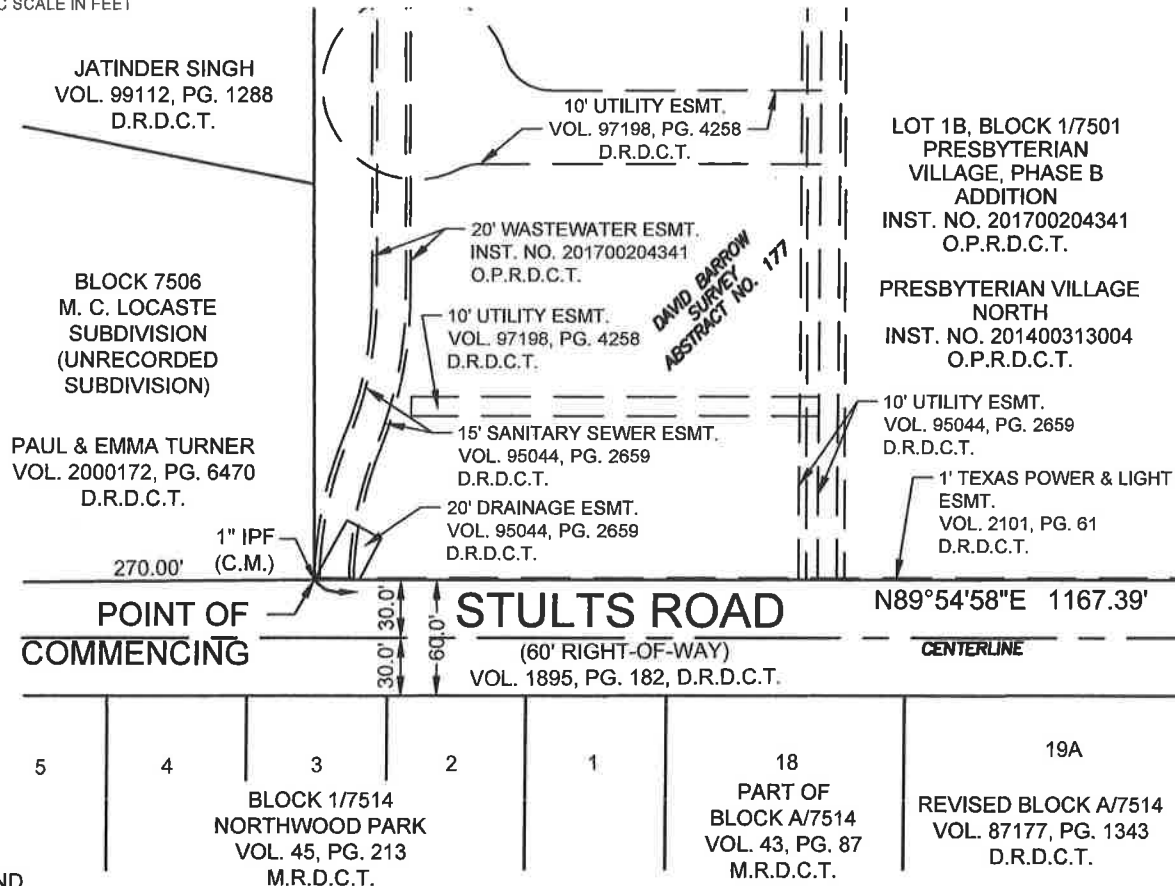
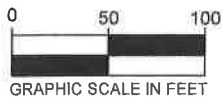
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 LOT 1B, BLOCK 1/7501, PRESBYTERIAN VILLAGE, PHASE B ADDITION
 DAVID BARROW SURVEY, ABSTRACT NO. 177
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



MATCH LINE (SEE SHEET 3)

LEGEND

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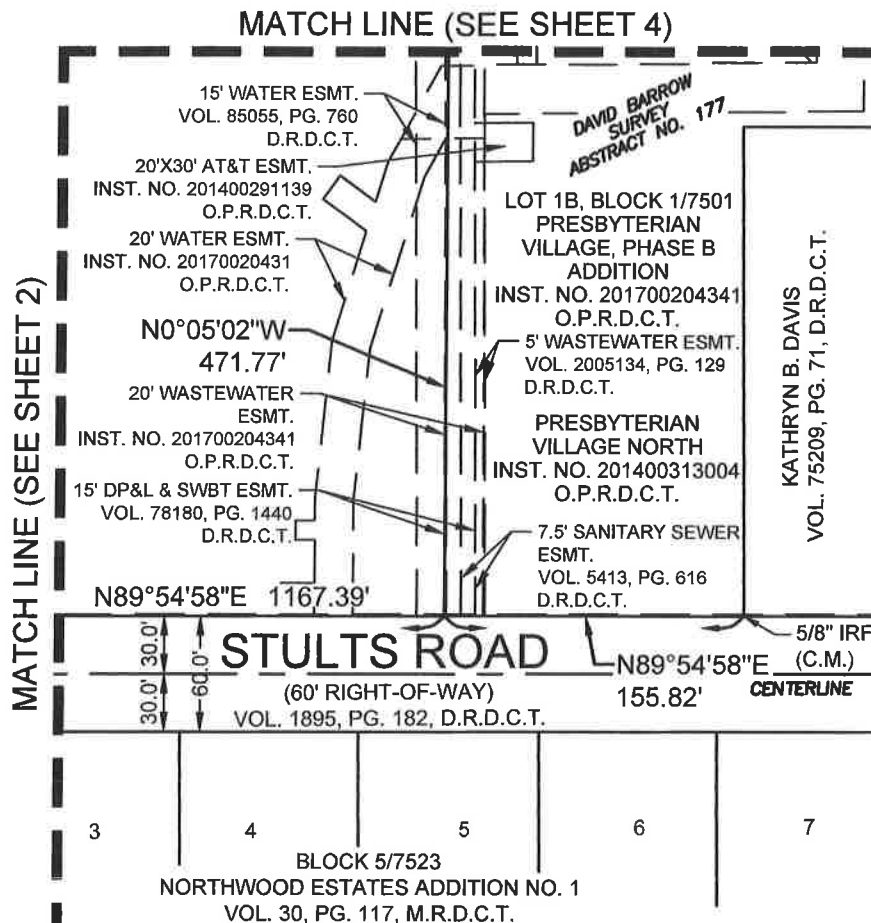
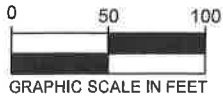
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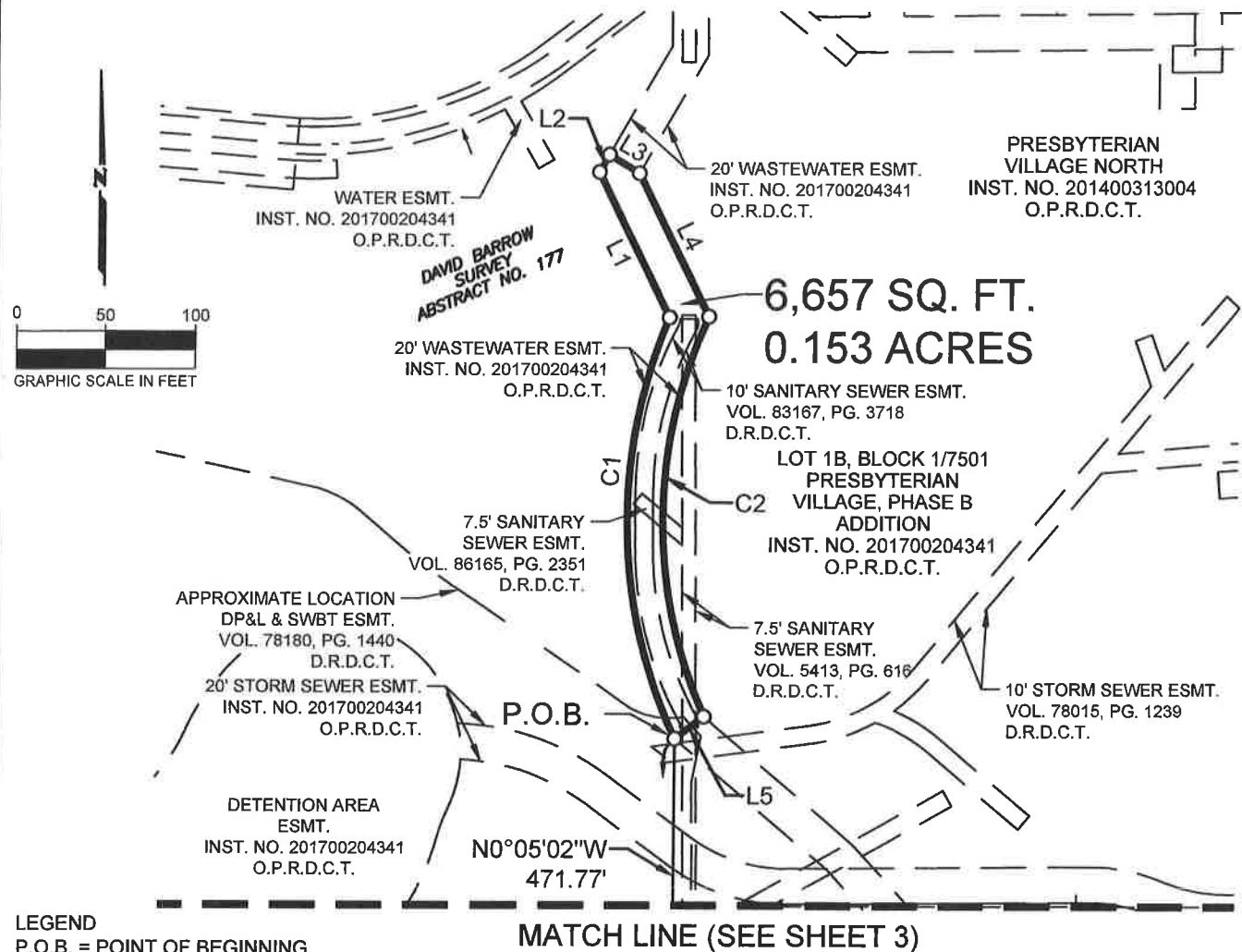
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LINE TABLE		
NO.	BEARING	LENGTH
L1	N26°26'44"W	90.79'
L2	N29°55'32"E	11.21'
L3	S58°39'13"E	20.01'
L4	S26°26'44"E	89.49'
L5	S52°47'08"W	20.47'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	48°24'20"	287.79'	243.14'	N01°10'37"W	235.97'
C2	49°27'04"	267.79'	231.13'	S00°14'38"W	224.02'



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