

SANITARY SEWER EASEMENT ABANDONMENT

EXHIBIT A

Park Lane Community
Part of Lot 19-A, Block 5/5217
William P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,209 square foot (0.051 acre) tract of land situated in the William P. Wyche Survey, Abstract No. 1522, Dallas County, Texas, being part of Lot 19-A, Block 5/5217 of Park Lane Community, an addition to the City of Dallas, Texas according to the plat recorded in Volume 73077, Page 1097 of the Deed Records of Dallas County, Texas, and being part of a tract of land described as "Tract 1" in Special Warranty Deed to Dallas Independent School District recorded in Instrument No. 201700280280 of the Official Public Records of Dallas, County Texas; said tract also being all of a 6-foot Sanitary Sewer Easement dedicated by said plat of Lot 19-A, Block 5/5217 of Park Lane Community; said 2,209 square foot tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod found at the intersection of the south right-of-way line of Park Lane (formerly Spillman Road and formerly Caruth Road, a variable width right-of-way) dedicated by Right-of-Way Deed to the County of Dallas recorded in Volume 1735, Page 551 of said Deed Records and the southwest right-of-way line of Eastridge Drive (formerly Spillman Drive, a 60-foot wide right-of-way) recorded in said Right-of-Way Deed to the county of Dallas; said point also being the northeast corner of said Lot 19-A, from said point a 5/8-inch iron rod found at an angle point in the north line of said Lot 19-A and the said south line of Park Lane, bears North 79 degrees, 12 minutes, 26 seconds West, a distance of 218.82 feet;

THENCE, South 21 degrees, 29 minutes, 29 seconds East, along said southwest line of Eastridge Drive and the northeast line of the said Lot 19-A, a distance of 244.86 feet to a at the southeast corner of a 20-foot Drainage and Utilities Easement, dedicated by said plat of Park Lane Community;

THENCE, departing said southwest line of Eastridge Drive and said northeast line of Lot 19-A, along the south line of said 20-foot Drainage and Utilities Easement, the following four (4) calls:

South 40 degrees, 18 minutes, 03 seconds West, a distance of 53.41 feet to the beginning of a tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 60 degrees, 55 minutes, 29 seconds, a radius of 140.00 feet, a chord bearing and distance of South 70 degrees, 45 minutes, 48 seconds West, 141.95 feet, an arc distance of 148.87 feet to the end of said curve;

North 78 degrees, 46 minutes, 28 seconds West, a distance of 113.34 feet to the beginning of a tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 14 degrees, 54 minutes, 09 seconds, a radius of 140.00 feet, a chord bearing and distance of North 71 degrees, 19 minutes, 23 seconds West, 36.31 feet, an arc distance of 36.41 feet to the **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed By: G.S.
Date: 10-2-19
SPRG NO: 5023

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City of Dallas, Dallas County, Texas

THENCE, departing said south line of the 20-foot Drainage and Utilities Easement and along the east line of said 6-foot Sanitary Sewer Easement, the following four (4) calls:

South 11 degrees, 13 minutes, 34 seconds West, a distance of 157.26 feet to the beginning of tangent curve to the right;

In a southerly direction, along said curve to the right, having a central angle of 35 degrees, 07 minutes, 00 seconds, a radius of 103.00 feet, a chord bearing and distance of South 28 degrees, 47 minutes, 04 seconds West, 62.15 feet, an arc distance of 63.13 feet to the beginning of a reverse curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 37 degrees, 25 minutes, 00 seconds, a radius of 97.00 feet, a chord bearing and distance of South 27 degrees, 38 minutes, 04 seconds West, 62.23 feet, an arc distance of 63.35 feet to the end of said curve;

South 08 degrees, 55 minutes, 34 seconds West, a distance of 83.39 feet to a point for corner in the north line of a 15-foot Utilities Easement, dedicated by said plat of Park Lane Community;

THENCE, North 81 degrees, 10 minutes, 26 seconds West, along said north line of the 15-foot Utilities Easement, a distance of 6.00 feet to a point for corner at the southwest corner of said 6-foot Sanitary Sewer Easement;

THENCE, departing said north line of the 15-foot Utilities Easement and along the west line of said 6-foot Sanitary Sewer Easement, the following four (4) calls:

North 08 degrees, 55 minutes, 34 seconds East, a distance of 83.40 feet to the beginning of a tangent curve to the right;

In a northerly direction, along said curve to the right, having a central angle of 37 degrees, 25 minutes, 00 seconds, a radius of 103.00 feet, a chord bearing and distance of North 27 degrees, 38 minutes, 04 seconds East, 66.07 feet, an arc distance of 67.26 feet to the beginning of a reverse curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 35 degrees, 07 minutes, 00 seconds, a radius of 97.00 feet, a chord bearing and distance of North 28 degrees, 47 minutes, 04 seconds East, 58.53 feet, an arc distance of 59.45 feet to the end of said curve;

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SANITARY SEWER EASEMENT ABANDONMENT

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Part of Lot 19-A, Block 5/5217
William P. Wyche Survey, Abstract No. 1522
City of Dallas, Dallas County, Texas

EXHIBIT A

North 11 degrees, 13 minutes, 34 seconds East, a distance of 159.00 feet to a point for corner in said south line of the 20-foot Drainage and Utilities Easement; said point being the northwest corner of said 6-foot Sanitary Sewer Easement; said point also being on a non-tangent curve to the left;

THENCE, in a southeasterly direction, along said curve to the left, having a central angle of 02 degrees, 33 minutes, 25 seconds, a radius of 140.00 feet, a chord bearing and distance of South 62 degrees, 35 minutes, 36 seconds East, 6.25 feet, an arc distance of 6.25 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,209 square feet or 0.051 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown reported have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

Date

9/24/19



3945-18.251EX1.doc
3945-18.251EX1.dwg CTP

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Reviewed By: G.S.
Date: 10-2-19
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PARK LANE

(For SPRG use only)

Reviewed By: G.S.
 Date: 10-2-19
 SPRG NO: 5023

(VARIABLE WIDTH RIGHT-OF-WAY)
 (FORMERLY SPILLMAN ROAD)
 (FORMERLY CARUTH ROAD)
 (VOL. 1735, PG. 551)(D.R.D.C.T.)

P.O.C.

5/8-INCH IRON
 ROD FOUND
 (C.M.)

LOT 1, BLOCK 6/5217
 NORTH SLOPES
 ADDITION
 (VOL. 15, PG. 249)
 (M.R.D.C.T.)

302.48' N 79°12'26" W 218.82'

5/8-INCH IRON
 ROD FOUND
 (C.M.)

CITY OF DALLAS
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

LOT 19-A, BLOCK 5/5217
 PARK LANE COMMUNITY
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

WILLIAM P. WYCHE SURVEY
 ABSTRACT NO. 1522

EASTRIDGE DRIVE
 (60' RIGHT-OF-WAY)
 (VOL. 1735, PG. 551)(D.R.D.C.T.)
 275.3'
 278.5'
 STREET EASEMENT
 (SEE RECORDING
 INFORMATION
 TABLE- SHEET 6)

DALLAS INDEPENDENT
 SCHOOL DISTRICT
 "TRACT 1"
 (INST. NO. 201700280280)
 (O.P.R.D.C.T.)

DRAINAGE EASEMENT
 (VOL. 2000131, PG. 1835)
 (D.R.D.C.T.)

15' UTILITIES EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

DALLAS POWER AND LIGHT
 AND SOUTHWESTERN BELL
 TELEPHONE COMPANY EASEMENT
 (VOL. 72079, PG. 718)
 (D.R.D.C.T.)

20' DRAINAGE &
 UTILITIES EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

$\Delta=60^{\circ}55'29''$
 $R=140.00'$
 $L=148.87'$
 $T=82.34'$
 $CB=S 70^{\circ}45'48'' W$
 $CD=141.95'$

LEGEND

ABANDONMENT	VOL.	VOLUME
PARCEL LINE	PG.	PAGE
PROPERTY LINE	INST. NO.	INSTRUMENT NUMBER
EASEMENT LINE	SF	SQUARE FOOT
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS	POINT FOR CORNER
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS	POINT OF BEGINNING
		POINT OF COMMENCING

P.O.B.
P.O.C.



0 30 60 120
 GRAPHIC SCALE IN FEET

**SANITARY
 SEWER EASEMENT
 ABANDONMENT
 2,209 SF
 (0.051 ACRES)**

N 11°13'34" E
 159.00'
 6' SANITARY SEWER EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

MATCH LINE (SEE SHEET 5)

$\Delta=02^{\circ}33'25''$
 $R=140.00'$
 $L=6.25'$
 $T=3.12'$
 $CB=S 62^{\circ}35'36'' E$
 $CD=6.25'$
P.O.B.
 $\Delta=14^{\circ}54'09''$
 $R=140.00'$
 $L=36.41'$
 $T=18.31'$
 $CB=N 71^{\circ}19'23'' W$
 $CD=36.31'$

N 78°46'28" W 113.34'
 S 11°13'34" W 157.26'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Justin W. Waldrup
 Registered Professional
 Land Surveyor No. 6179

Date

9/24/19



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

**SANITARY SEWER
 EASEMENT
 ABANDONMENT**
 PARK LANE COMMUNITY
 PART OF LOT 19-A, BLOCK 5/5217
 WILLIAM P. WYCHE SURVEY, ABSTRACT NO. 1522,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 4 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/CTP	JWW/MAP	1"=60'	SEPT. 2019	3945-18.251

(For SPRG use only)

Reviewed By: GS
 Date: 10-2-19
 SPRG NO: 5023

MATCH LINE (SEE SHEET 4)



0 30 60 120
 GRAPHIC SCALE IN FEET

LOT 19-A, BLOCK 5/5217
 PARK LANE COMMUNITY
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

DALLAS INDEPENDENT
 SCHOOL DISTRICT
 "TRACT 1"
 (INST. NO. 201700280280)
 (O.P.R.D.C.T.)

WILLIAM P. WYCHE SURVEY
 ABSTRACT NO. 1522

6' SANITARY SEWER EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

B.B.B. & C.R.R. CO. SURVEY
 ABSTRACT NO. 191

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on a bearing of the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone (4202). Distances shown have been adjusted to surface by applying the Dallas County TxDOT factor of 1.000136506.



7557 RAMBLER ROAD, SUITE 1400
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 TX REG. ENGINEERING FIRM F-469
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LAH/CTP	JWW/MAP	1"=60'	SEPT. 2019	3945-18.251

LEGEND

ABANDONMENT	
PARCEL LINE	
PROPERTY LINE	
EASEMENT LINE	
M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FOOT
○	POINT FOR CORNER
(C.M.)	CONTROLLING MONUMENT
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING

N 11°13'34" E
 159.00'

**SANITARY
 SEWER EASEMENT
 ABANDONMENT
 2,209 SF
 (0.051 ACRES)**

DALLAS POWER AND LIGHT
 AND SOUTHWESTERN BELL
 TELEPHONE COMPANY
 EASEMENT
 (VOL. 72079, PG. 718)
 (D.R.D.C.T.)

S 11°13'34" W
 157.26'

Δ=35°07'00"
 R=97.00'
 L=59.45'
 T=30.69'
 CB=N 28°47'04" E
 CD=58.53'

Δ=35°07'00"
 R=103.00'
 L=63.13'
 T=32.59'

CB=S 28°47'04" W
 CD=62.15'

Δ=37°25'00"
 R=103.00'
 L=67.26'
 T=34.88'
 CB=N 27°38'04" E
 CD=66.07'

Δ=37°25'00"
 R=97.00'
 L=63.35'
 T=32.85'
 CB=S 27°38'04" W
 CD=62.23'

15' UTILITIES EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

N 08°55'34" E
 83.40'

S 08°55'34" W
 83.39'

15' UTILITIES EASEMENT
 (VOL. 73077, PG. 1097)
 (D.R.D.C.T.)

N 81°10'26" W
 6.00'

5/8-INCH IRON ROD
 W/"PACHECO KOCH" CAP FOUND
 (1/2-INCH IRON ROD FOUND
 BEARS S 83°17' E, 1.7')

PAROO LEGACY TRUST
 (INST. NO. 201600112335)
 (O.P.R.D.C.T.)

200.00'

237.50'

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 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 5 OF 6

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***STREET EASEMENT
 RECORDING
 INFORMATION TABLE
 (SEE SHEET 4)***

<i>VOLUME</i>	<i>PAGE</i>	<i>FILING</i>
91060	2687	D.R.D.C.T.
91060	2683	D.R.D.C.T.
91060	2691	D.R.D.C.T.
91060	2695	D.R.D.C.T.
91060	2699	D.R.D.C.T.
91060	2707	D.R.D.C.T.
91060	2711	D.R.D.C.T.
91060	2715	D.R.D.C.T.
91060	2719	D.R.D.C.T.
91060	2723	D.R.D.C.T.
91060	2727	D.R.D.C.T.
91060	2731	D.R.D.C.T.
91060	2735	D.R.D.C.T.
91060	2739	D.R.D.C.T.
91060	2743	D.R.D.C.T.
91060	2747	D.R.D.C.T.
91060	2751	D.R.D.C.T.
91060	2755	D.R.D.C.T.
91060	2759	D.R.D.C.T.
91060	2695	D.R.D.C.T.

**SANITARY SEWER
 EASEMENT
 ABANDONMENT**

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 SHEET 6 OF 6



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<i>DRAWN BY</i>	<i>CHECKED BY</i>	<i>SCALE</i>	<i>DATE</i>	<i>JOB NUMBER</i>
LAH/CTP	JWW/MAP	NONE	SEPT. 2019	3945-18.251