

STREET EASEMENT ABANDONMENT

Bruton Heights Addition
Lots 10-14, Block 3/6228,
Richard Bruton Survey, Abstract No. 79
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 14,826 square foot (0.340 acre) tract of land situated in the Richard Bruton Survey, Abstract No. 79, City of Dallas, Dallas County, Texas; said tract being part of Lots 10-14, Block 3/6228, Bruton Heights Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 11, Page 45 in the Map Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Warranty Deed to City of Dallas recorded in Volume 3525, Page 83 in the Deed Records of Dallas County, Texas and all of that certain tract of land described as Street Easement to the City of Dallas recorded in Volume 3526, Page 191 in said Deed Records; said 14,826 square foot (0.340 acre) tract being more particularly described as follows;

COMMENCING, at an "+" cut in concrete found (Controlling Monument) at the intersection of the north right-of-way line of Stonehurst Street (a variable width right-of-way, 52 feet wide at this point recorded in Volume 17, Page 157, of said Map Records) and the west right-of-way line of Prichard Lane (a 50-foot wide right-of-way) recorded in Volume 11, Page 45 of said Map Records); said point also being the southeast corner of Lot 1, Block 3/6228 of said Bruton Heights Addition and the southeast corner of that certain tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 4171, Page 372 of the said Deed Records;

THENCE, South 89 degrees, 25 minutes, 14 seconds West, departing the said west line of Prichard Lane and along the said north line of Stonehurst Street and the south line of said Dallas Independent School District tract, a distance of 741.47 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the **POINT OF BEGINNING**; said point being the southeast corner of the said Street Easement;

THENCE, South 89 degrees, 25 minutes, 14 seconds West, continuing along the said north line of Stonehurst Street, a distance of 173.54 feet to a point for corner;

THENCE, departing the said north line of Stonehurst Street into and across said Lots 12-14 and along the southwest line of said Street Easement, the following six (6) calls:

North 00 degrees, 34 minutes, 46 seconds West, a distance of 17.01 feet to a point for corner at the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 48 degrees, 30 minutes, 00 seconds, a radius of 30.00 feet, a chord bearing and distance of North 24 degrees, 49 minutes, 46 seconds West, 24.64 feet, an arc distance of 25.39 feet to a point for corner at the end of said curve, said point being the beginning of a reverse curve to the right;

Along said curve to the right, having a central angle of 21 degrees, 05 minutes, 01 seconds, a radius of 276.80 feet, a chord bearing and distance of North 38 degrees, 32 minutes, 16 seconds West, 101.28 feet, an arc distance of 101.86 feet to a point for corner at the end of said curve;

North 27 degrees, 59 minutes, 56 seconds West, a distance of 106.41 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 07 degrees, 24 minutes, 00 seconds, a radius of 963.80 feet, a chord bearing and distance of North 24 degrees, 17 minutes, 56 seconds West, 124.39 feet, an arc distance of 124.48 feet to a point for corner at the beginning of a reverse curve to the left;

Along said curve to the left, having a central angle of 83 degrees, 18 minutes, 22 seconds, a radius of 30.13 feet, a chord bearing and distance of North 62 degrees, 21 minutes, 23 seconds West, 40.04 feet, an arc distance of 43.80 feet to a point for corner in the south right-of-way line of Umphress Road (a 60-foot wide right-of-way recorded in Volume 11, Page 45 of said Map Records and the north line of said Lot 14; said point being a non-tangent curve to the right;

(For SPRG use only)

Reviewed By: G.S.
Date: 12-31-19
SPRG NO: 5088

STREET EASEMENT ABANDONMENT

Bruton Heights Addition
Lots 10-14, Block 3/6228,
Richard Bruton Survey, Abstract No. 79
City of Dallas, Dallas County, Texas

THENCE, in a northeasterly direction along the said south line of Umphress Road, the said north line of Lot 14 and said curve to the right, having a central angle of 05 degrees, 23 minutes, 52 seconds, a radius of 606.80 feet, a chord bearing and distance of North 68 degrees, 31 minutes, 05 seconds East, 57.14 feet, an arc distance of 57.17 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found (Controlling Monument) in the south right-of-way line of Umphress Road and the north line of said Lot 14; said point also being the northwest corner of said Dallas Independent School District tract and also being the northeast corner of said Street Easement and the northwest corner of that certain tract of land described as "Tract 2" in Street Easement to the City of Dallas recorded in Volume 3525, Page 593 of said Deed Records; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said south line of Umphress Road, the said north line Lot 14, over and across said Lots 10-14 and along the northeast line of said Street Easement and the said southwest line of said Street Easement "Tract 2" the following three (3) calls:

Along said curve to the left, having a central angle of 09 degrees, 18 minutes, 30 seconds, a radius of 933.80 feet, a chord bearing and distance of South 23 degrees, 24 minutes, 54 seconds East, 151.54 feet, an arc distance of 151.71 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap found (Controlling Monument)

South 28 degrees, 04 minutes, 09 seconds East, a distance of 106.41 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 62 degrees, 27 minutes, 53 seconds, a radius of 247.02 feet, a chord bearing and distance of South 59 degrees, 18 minutes, 57 seconds East, 256.17 feet, an arc distance of 269.30 feet to the **POINT OF BEGINNING**;

CONTAINING: 14,826 square feet or 0.340 acres of land, more or less.

(Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment 2011), Texas North Central, Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination scale 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 easement abandonment tract described.



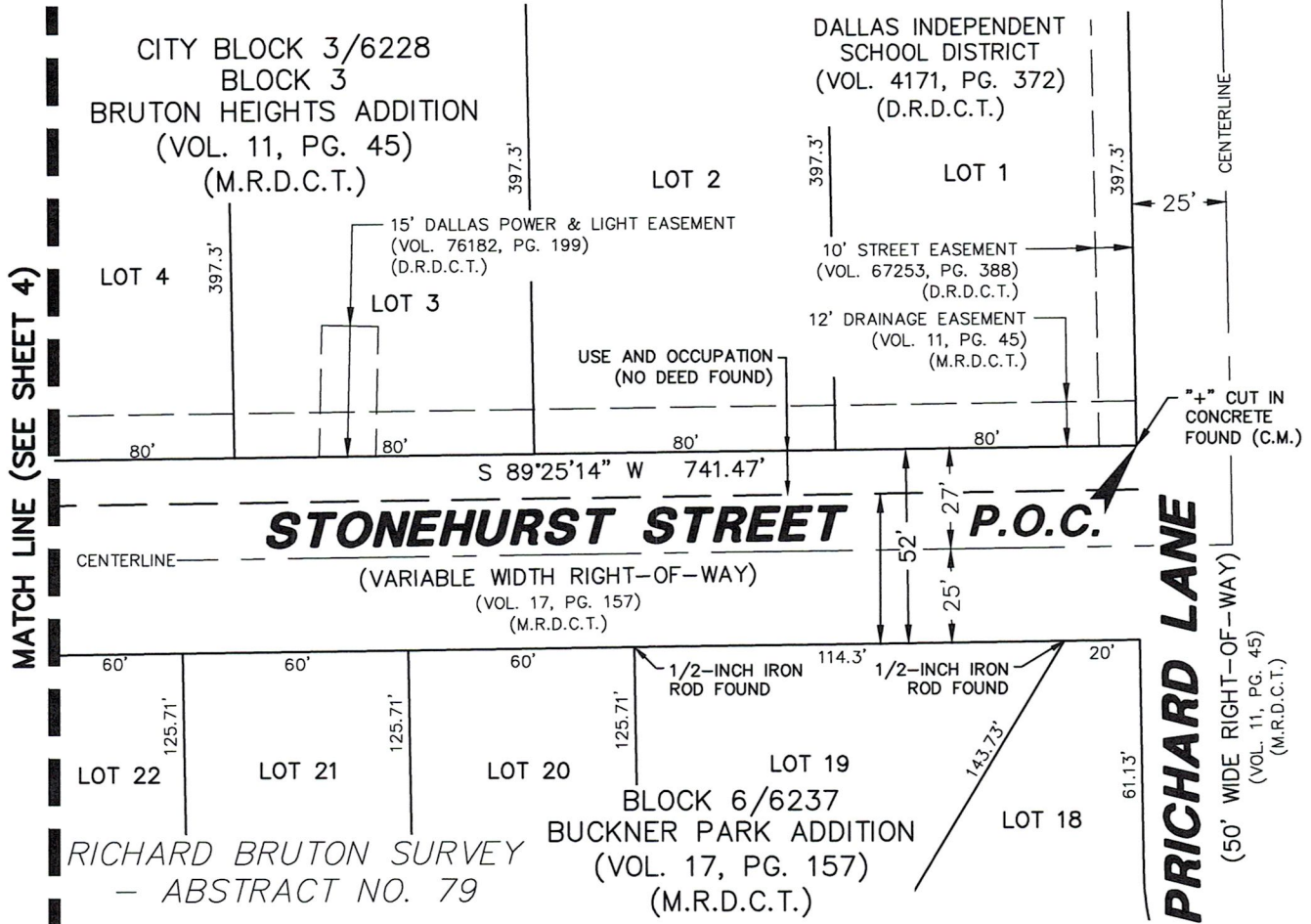
12/20/19

Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

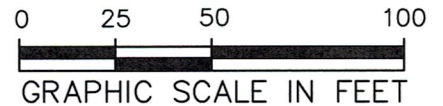


2999-19.083EX2.doc JM
2999-19.083EX2.dwg JM

(For SPRG use only)	
Reviewed By:	G.S.
Date:	12-31-19
SPRG NO:	5088



LEGEND			
—	PROPERTY LINE	VOL. - VOLUME	PG. - PAGE
—	STREET EASEMENT	SF - SQUARE FEET	
—	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF	DALLAS COUNTY, TEXAS
---	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF	DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.C. - POINT OF COMMENCING	
(C.M.)	- CONTROLLING MONUMENT	P.O.B. - POINT OF BEGINNING	
R.O.W.	- RIGHT-OF-WAY		



(For SPRG use only)

Reviewed By: G.S.

Date: 12-31-19

SPRG NO: 5088

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 the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment 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 abandonment tract described.

Kyle Coleman Harris 12/20/19
 Registered Professional Land Surveyor No. 6266



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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC/KCH	1"=50'	DEC. 2019	2999-19.083

STREET EASEMENT ABANDONMENT

BRUTON HEIGHTS ADDITION
 LOTS 10-14, BLOCK 3/6228,
 RICHARD BRUTON SURVEY, ABSTRACT NO. 79
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 7

0 25 50 100

GRAPHIC SCALE IN FEET

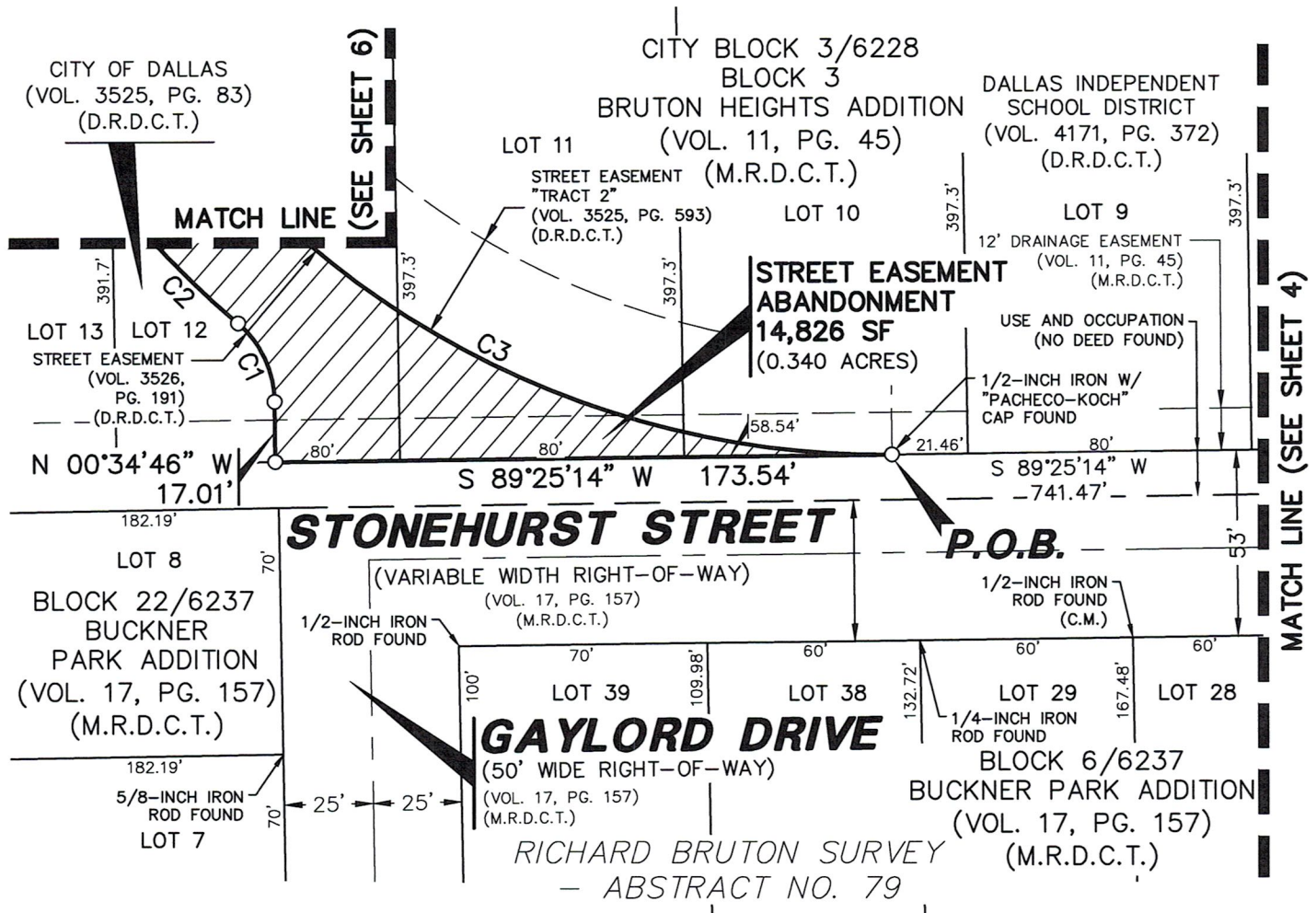


BRUTON HEIGHTS ADDITION
LOTS 10-14, BLOCK 3/6228,
RICHARD BRUTON SURVEY, ABSTRACT NO. 79
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 7



0 25 50 100
GRAPHIC SCALE IN FEET

LEGEND			
	PROPERTY LINE	VOL. - VOLUME	PG. - PAGE
	STREET EASEMENT	SF - SQUARE FEET	
	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF	DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF	DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.C. - POINT OF COMMENCING	
(C.M.)	- CONTROLLING MONUMENT	P.O.B. - POINT OF BEGINNING	
R.O.W.	- RIGHT-OF-WAY		



NOTES:

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Reviewed By: G.S.
Date: 12-31-19
SPRG NO: 5088



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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC/KCH	1"=50'	DEC. 2019	2999-19.083

STREET EASEMENT ABANDONMENT

BRUTON HEIGHTS ADDITION
LOTS 10-14, BLOCK 3/6228,
RICHARD BRUTON SURVEY, ABSTRACT NO. 79
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 7

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC/KCH	1"=50'	DEC. 2019	2999-19.083

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	48°30'00"	30.00'	25.39'	13.51'	N 24°49'46" W	24.64'
C2	21°05'01"	276.80'	101.86'	51.51'	N 38°32'16" W	101.28'
C3	62°27'53"	247.02'	269.30'	149.79'	S 59°18'57" E	256.17'

(For SPRG use only)

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 Date: 12-31-19
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7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC/KCH	NONE	DEC. 2019	2999-19.083

STREET EASEMENT ABANDONMENT

BRUTON HEIGHTS ADDITION
 LOTS 10-14, BLOCK 3/6228,
 RICHARD BRUTON SURVEY, ABSTRACT NO. 79
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 7 OF 7

STREET EASEMENT ABANDONMENT

Bruton Heights Addition
Part of Lots 10-14, Block 3/6228,
Richard Bruton Survey, Abstract No. 79
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

DESCRIPTION, of a 15,511 square foot (0.356 acre) tract of land situated in the Richard Bruton Survey, Abstract No. 79, City of Dallas, Dallas County, Texas; said tract being part of Lots 10-14, Block 3/6228, Bruton Heights Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 11, Page 45 of Map Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 4171, Page 372 of the Deed Records of Dallas County, Texas and all of that certain tract of land described as "Tract 2" in Street Easement to the City of Dallas as recorded in Volume 3525, Page 593 of the said Deed Records; said 15,510 square foot (0.356 acre) tract being more particularly described as follows:

COMMENCING, at an "+" cut in concrete found at the intersection of the north right-of-way line of Stonehurst Street (a variable width right-of-way, 52 feet wide at this point) recorded in Volume 17, Page 157 of the said Map Records and the west right-of-way line of Prichard Lane (a 50-foot wide right-of-way) recorded in Volume 11, Page 45 of the said Map Records; said point also being the southeast corner of Lot 1 of said Bruton Heights Addition and the southeast corner of said Dallas Independent School District tract;

THENCE, South 89 degrees, 25 minutes, 14 seconds West, departing the said west line of Prichard Lane, along the said north line of Stonehurst Street and the south line of said Dallas Independent School District tract, a distance of 741.47 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the **POINT OF BEGINNING**; said point being the southeast corner of the said Street Easement "Tract 2" and the beginning of a tangent curve to the right;

THENCE, departing the said north line of Stonehurst Street over and across Lots 10-14 and along the southwest line of said Street Easement "Tract 2" and the northeast line of that certain tract of land described in Street Easement to the City of Dallas recorded in Volume 3526, Page 191 of said Deed Records, the following three (3) calls:

Along said curve to the right, having a central angle of 62 degrees, 31 minutes, 38 seconds, a radius of 247.02 feet, a chord bearing and distance of North 59 degrees, 20 minutes, 50 seconds West, 256.40 feet, an arc distance of 269.58 feet to a point at the end of said curve;

North 28 degrees, 04 minutes, 09 seconds West, a distance of 106.41 feet to a 1/2-inch iron rod with "PACHECO-KOCH" cap found at the beginning of a tangent curve to the right;

Along said curve to the right, having a central angle of 09 degrees, 18 minutes, 30 seconds, a radius of 933.80 feet, a chord bearing and distance of North 23 degrees, 24 minutes, 54 seconds West, 151.54 feet, an arc distance of 151.71 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found in the south right-of-way line of Umphress Road (a 60-foot wide right-of-way) recorded in Volume 11, Page 45 of the said Map Records and the north line of said Lot 14; said point also being the northwest corner of said Dallas Independent School District tract and also being the northwest corner of said Street Easement "Tract 2" and the northeast corner of said Street Easement and the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction along the said south line of Umphress Road, the said north line of Lots 13 and 14, and said curve to the right, having a central angle of 06 degrees, 01 minutes, 57 seconds, a radius of 606.80 feet, a chord bearing and distance of North 74 degrees, 14 minutes, 00 seconds East, 63.86 feet, an arc distance of 63.89 feet to a point at the end of said curve; said point being the beginning of a reverse curve to the left;

(For SPRG use only)

Reviewed By: G.S.

Date: 11-5-19

SPRG NO: 4995

STREET EASEMENT ABANDONMENT

Bruton Heights Addition
Part of Lots 10-14, Block 3/6228,
Richard Bruton Survey, Abstract No. 79
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

THENCE, departing the said south line of Umphress Road, the said north line Lot 13 and along the northeast line of said Street Easement "Tract 2", over and across said Lots 10-13, the following five (5) calls:

Along said curve to the left, having a central angle of 98 degrees, 11 minutes, 09 seconds, a radius of 30.00 feet, a chord bearing and distance of South 28 degrees, 09 minutes, 24 seconds West, 45.35 feet, an arc distance of 51.41 feet to a point at the end of said curve; said point being the beginning of a compound curve to the left;

Along said curve to the left, having a central angle of 07 degrees, 07 minutes, 58 seconds, a radius of 903.80 feet, a chord bearing and distance of South 24 degrees, 30 minutes, 10 seconds East, 112.44 feet, an arc distance of 112.51 feet to a point at the end of said curve;

South 28 degrees, 04 minutes, 09 seconds East, a distance of 106.41 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 62 degrees, 34 minutes, 50 seconds, a radius of 216.80 feet, a chord bearing and distance of South 59 degrees, 21 minutes, 34 seconds East, 225.20 feet, an arc distance of 236.80 feet to a point at the end of said curve; said point being the easternmost northeast corner of the said Street Easement "Tract 2";

South 00 degrees, 38 minutes, 59 seconds East, a distance of 30.06 feet to the **POINT OF BEGINNING**;

CONTAINING: 15,511 square feet or 0.356 acres of land, more or less.

(State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination scale 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 easement abandonment tract described.



Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

10/29/19

Date



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(For SPRG use only)

Reviewed By: G.S.

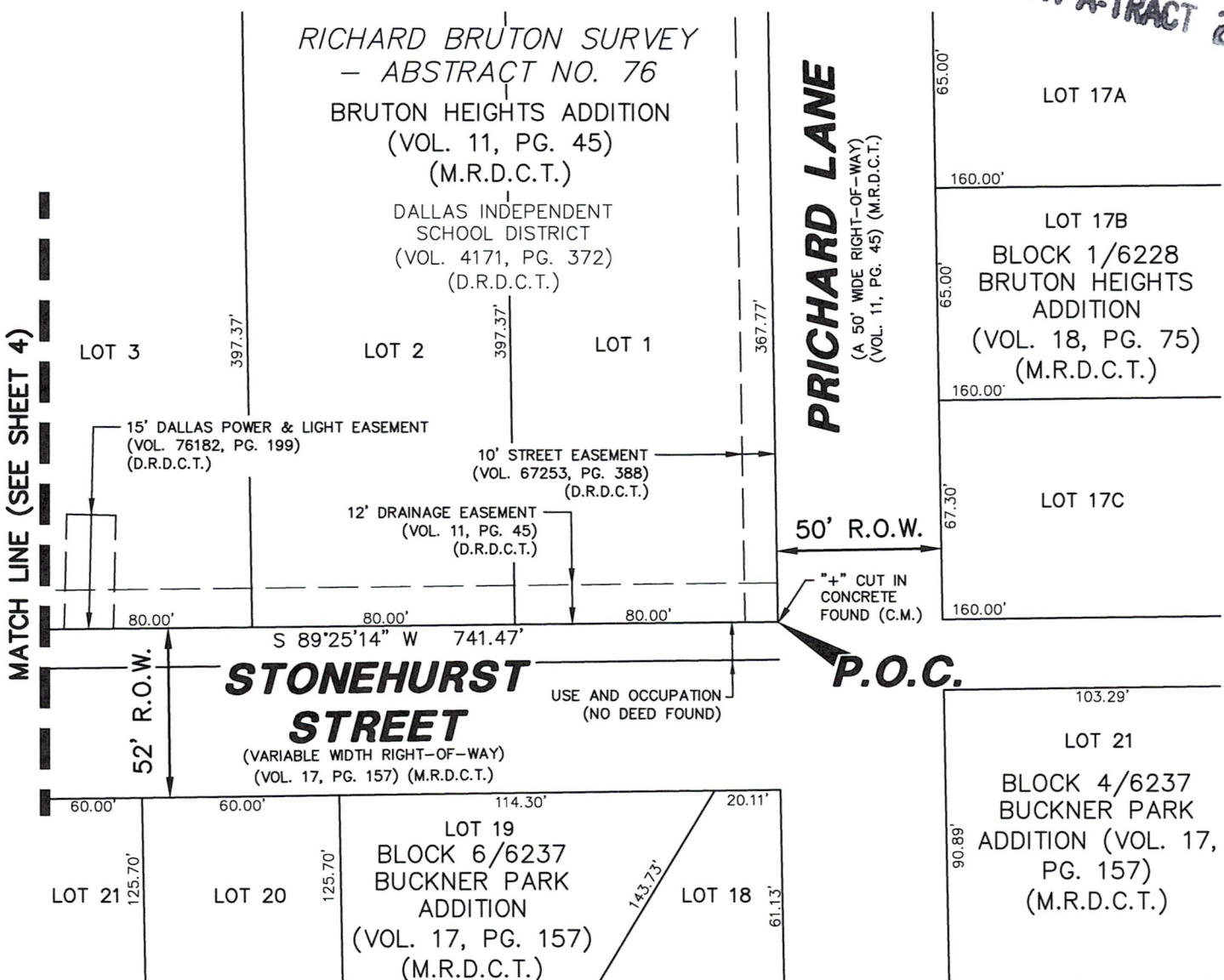
Date: 11-5-19

SPRG NO: 4995

RICHARD BRUTON SURVEY
- ABSTRACT NO. 76
BRUTON HEIGHTS ADDITION
(VOL. 11, PG. 45)
(M.R.D.C.T.)
DALLAS INDEPENDENT
SCHOOL DISTRICT
(VOL. 4171, PG. 372)
(D.R.D.C.T.)

PRICHARD LANE
(A 50' WIDE RIGHT-OF-WAY)
(VOL. 11, PG. 45) (M.R.D.C.T.)

MATCH LINE (SEE SHEET 4)



LEGEND

—	PROPERTY LINE	VOL. - VOLUME	PG. - PAGE
—	STREET EASEMENT	SF - SQUARE FEET	
---	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF	DALLAS COUNTY, TEXAS
---	EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF	DALLAS COUNTY, TEXAS
---	CENTERLINE	R.O.W. - RIGHT-OF-WAY	
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.C. - POINT OF COMMENCING	
(C.M.)	- CONTROLLING MONUMENT	P.O.B. - POINT OF BEGINNING	

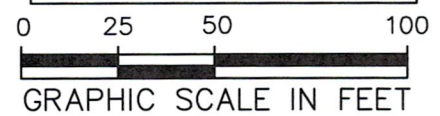


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Reviewed By: G.S.

Date: 11-5-19

SPRG NO: 4995



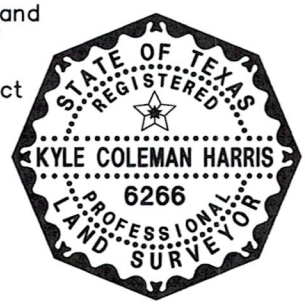
NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 Adjustment Realization 2011. Distances shown have been adjusted by applying the Dallas County TxDOT combination 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 abandonment tract described.


Kyle Coleman Harris
Registered Professional
Land Surveyor No. 6266

10/29/19
Date



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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=50'	OCT. 2019	2999-19.083

**STREET EASEMENT
ABANDONMENT**

BRUTON HEIGHTS ADDITION
PART OF LOTS 10-14, BLOCK 3/6228,
RICHARD BRUTON SURVEY, ABSTRACT NO. 79,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 7

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 3)

EXHIBIT A-TRACT 2

RICHARD BRUTON SURVEY
- ABSTRACT NO. 76

LOT 6 LOT 5 LOT 4

BLOCK 3/6228
BRUTON HEIGHTS ADDITION
(VOL. 11, PG. 45)
(M.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
(VOL. 4171, PG. 372)
(D.R.D.C.T.)

12' DRAINAGE EASEMENT
(VOL. 11, PG. 45)
(D.R.D.C.T.)

80.00' 80.00' 80.00' 80.00' 80.00' 80.00'

S 89°25'14" W 741.47'

**STONEHURST
STREET**

(VOL. 17, PG. 157) (M.R.D.C.T.)

USE AND OCCUPATION
(NO DEED FOUND)

52' R.O.W.

60.00' 60.00' 60.00' 60.00' 60.00' 60.00' 60.00'

125.70' 125.70' 125.70' 125.70' 125.70'

LOT 26 LOT 25 LOT 24 LOT 23 LOT 22 LOT 21

LOT 27

BLOCK 6/6237
BUCKNER PARK ADDITION
(VOL. 17, PG. 157)
(M.R.D.C.T.)



0 25 50 100

GRAPHIC SCALE IN FEET

NOTES:

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(For SPRG use only)

Reviewed By: G.S.
Date: 11-5-19
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LEGEND

—	PROPERTY LINE	VOL. — VOLUME	PG. — PAGE
—	STREET EASEMENT	SF — SQUARE FEET	
—	ABANDONMENT LINE	D.R.D.C.T. — DEED RECORDS OF	DALLAS COUNTY, TEXAS
—	EASEMENT LINE	M.R.D.C.T. — MAP RECORDS OF	DALLAS COUNTY, TEXAS
—	CENTERLINE	R.O.W. — RIGHT-OF-WAY	
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.C. — POINT OF COMMENCING	
(C.M.)	CONTROLLING MONUMENT	P.O.B. — POINT OF BEGINNING	

Pacheco Koch

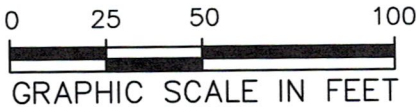
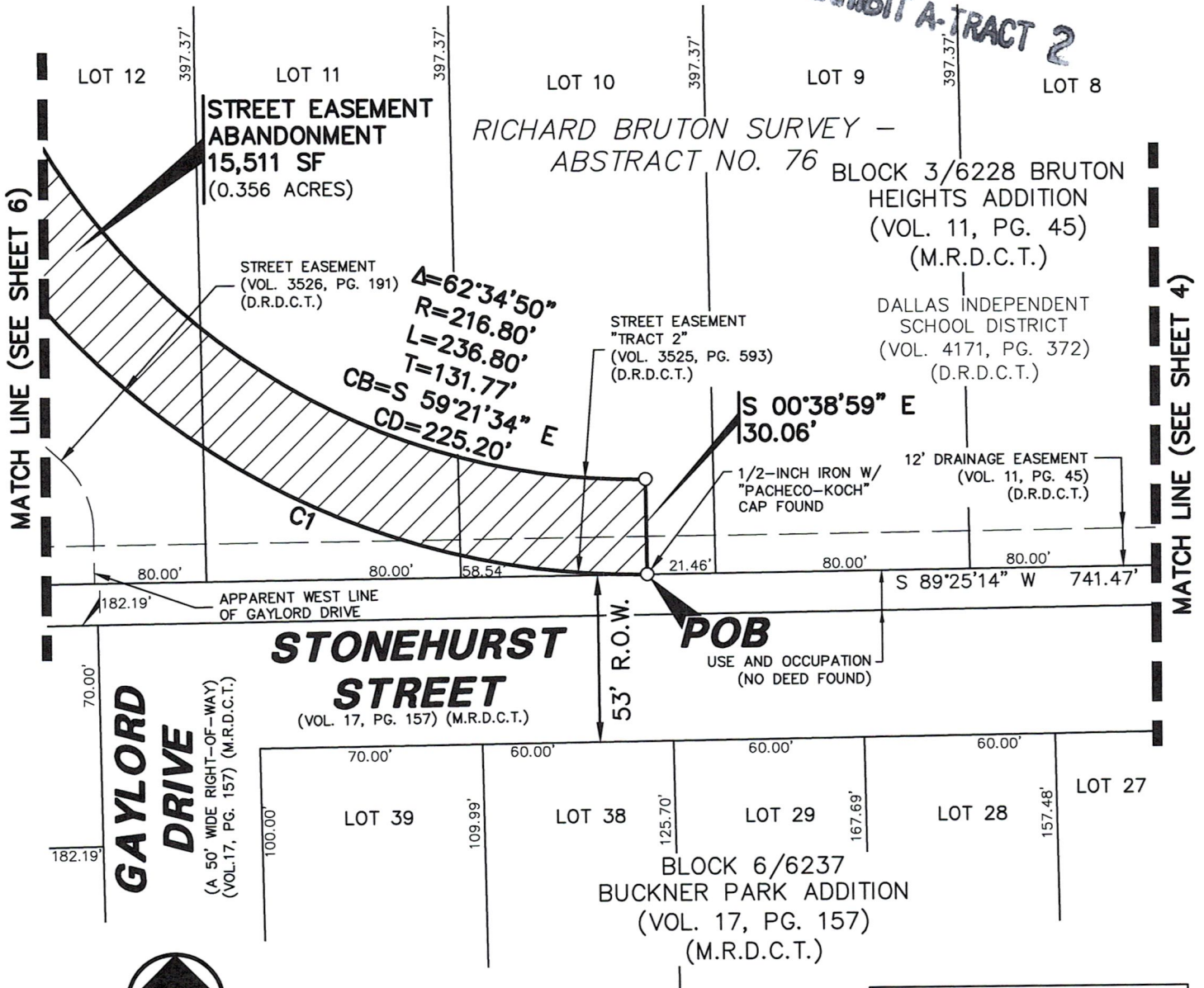
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=50'	OCT. 2019	2999-19.083

**STREET EASEMENT
ABANDONMENT**

BRUTON HEIGHTS ADDITION
PART OF LOTS 10-14, BLOCK 3/6228,
RICHARD BRUTON SURVEY, ABSTRACT NO. 79,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 7

EXHIBIT A-TRACT 2



NOTES:

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(For SPRG use only)
 Reviewed By: G.S.
 Date: 11-5-19
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LEGEND	
—	PROPERTY LINE
—	STREET EASEMENT
—	ABANDONMENT LINE
—	EASEMENT LINE
—	CENTERLINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
VOL. -	VOLUME
PG. -	PAGE
SF -	SQUARE FEET
D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. -	MAP RECORDS OF DALLAS COUNTY, TEXAS
R.O.W. -	RIGHT-OF-WAY
P.O.C. -	POINT OF COMMENCING
P.O.B. -	POINT OF BEGINNING



7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
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STREET EASEMENT ABANDONMENT
 BRUTON HEIGHTS ADDITION
 PART OF LOTS 10-14, BLOCK 3/6228,
 RICHARD BRUTON SURVEY, ABSTRACT NO. 79,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 5 OF 7

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=50'	OCT. 2019	2999-19.083

UMPHRESS ROAD
(A 60' WIDE RIGHT-OF-WAY)
(VOL. 11, PG. 45) (M.R.D.C.T.)

$\Delta=6^{\circ}01'57''$
 $R=606.80'$
 $L=63.89'$
 $T=31.97'$
 $CB=N 74^{\circ}14'00'' E$
 $CD=63.86'$

1/2-INCH IRON
W/"PACHECO KOCH" CAP
FOUND (C.M.)

$\Delta=9^{\circ}18'30''$
 $R=933.80'$
 $L=151.71'$
 $T=76.02'$
 $CB=N 23^{\circ}24'54'' E$
 $CD=151.54'$

BLOCK 3/6228
BRUTON HEIGHTS ADDITION
(VOL. 11, PG. 45)
(M.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
(VOL. 4171, PG. 372)
(D.R.D.C.T.)

LOT 15
BLOCK 3/6228
BRUTON HEIGHTS ADDITION
(VOL. 11, PG. 45)
(M.R.D.C.T.)

CITY OF DALLAS
(VOL. 3525, PG. 83)
(D.R.D.C.T.)

RICHARD BRUTON SURVEY -
ABSTRACT NO. 76

LOT 14

STREET EASEMENT
ABANDONMENT
15,511 SF
(0.356 ACRES)

GAYLORD DRIVE

STREET EASEMENT
(VOL. 3526, PG. 191)
(D.R.D.C.T.)

LOT 13

APPARENT WEST LINE
OF GAYLORD DRIVE

LOT 12

MATCH LINE (SEE SHEET 5)

LEGEND

—	PROPERTY LINE	VOL. - VOLUME	PG. - PAGE
—	STREET EASEMENT	SF - SQUARE FEET	
---	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF	DALLAS COUNTY, TEXAS
---	EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF	DALLAS COUNTY, TEXAS
---	CENTERLINE	R.O.W. - RIGHT-OF-WAY	
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.C. - POINT OF COMMENCING	
(C.M.)	CONTROLLING MONUMENT	P.O.B. - POINT OF BEGINNING	

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 Adjustment Realization 2011. Distances shown have been adjusted by applying the Dallas County TxDOT combination factor of 1.000136506.



(For SPRG use only)
Reviewed By: G.S.
Date: 11-5-19
SPRG NO: 4995

0 25 50 100
GRAPHIC SCALE IN FEET

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

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	1"=50'	OCT. 2019	2999-19.083

STREET EASEMENT ABANDONMENT

BRUTON HEIGHTS ADDITION
PART OF LOTS 10-14, BLOCK 3/6228,
RICHARD BRUTON SURVEY, ABSTRACT NO. 79,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 6 OF 7

EXHIBIT A-TRACT 2

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	062°31'38"	247.02'	269.58'	149.98'	N 59°20'50" W	256.40'
C2	098°11'09"	30.00'	51.41'	34.62'	S 28°09'24" W	45.35'

(For SPRG use only)

Reviewed By: G.S.
 Date: 11-5-19
 SPRG NO: 4995

NOTES:

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2. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 Adjustment Realization 2011. Distances shown have been adjusted by applying the Dallas County TxDOT combination factor of 1.000136506.

LEGEND

	PROPERTY LINE	VOL. - VOLUME	PG. - PAGE
	STREET EASEMENT	SF - SQUARE FEET	
	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF	DALLAS COUNTY, TEXAS
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STREET EASEMENT ABANDONMENT

BRUTON HEIGHTS ADDITION
 PART OF LOTS 10-14, BLOCK 3/6228,
 RICHARD BRUTON SURVEY, ABSTRACT NO. 79,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 7 OF 7



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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	KCH	NONE	OCT. 2019	2999-19.083