

FLOODWAY EASEMENT ABANDONMENT

Lot 1A, Block B/5544, Ursuline Academy of Dallas
 Jesse Moon Survey, Abstract No. 940
 City of Dallas, Dallas County, Texas

DESCRIPTION, of a 4,056 square foot (0.093 acre) tract of land situated in the Jesse Moon Survey, Abstract No. 940, City of Dallas, Dallas County, Texas; said tract being part of Lot 1A, Block B/5544, Ursuline Academy of Dallas, an addition to the City of Dallas, according to the plat recorded in Instrument No. 201500163452 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to Ursuline Academy, recorded in Instrument No. 201500325413 of the said Official Public Records and part of a Floodway Easement dedicated by the said plat of Ursuline Academy of Dallas; said 4,056 square foot (0.093 acre) tract being more particularly described as follows (bearing system for this survey is based on a bearing of North 00 degrees, 15 minutes, 00 seconds West for the east line of Lot 1A, of said Block B/5544, Ursuline Academy of Dallas);

COMMENCING, at a 1/2-inch iron rod with 3 1/4-inch aluminum disk stamped "PACHECO KOCH U.A. 1A/B/5544" found in the west line of Inwood Road formerly County Road No. 79 (a variable width right-of-way); said point also being the southeast corner of said Lot 1A, Block B/5544, the southeast corner of said Floodway Easement and the north line of that certain tract of land described in General Warranty Deed with Vendor's Lien to Andrew Hillman and Erin Hillman, husband and wife, recorded in Instrument No. 201400186046 of said Official Public Records;

THENCE, North 00 degrees, 15 minutes, 00 seconds West, along the said west line of Inwood Road and the east line of said Lot 1A, Block B/5544, a distance of 139.91 feet to a point; said point being the northeast corner of said Floodway Easement;

THENCE, South 65 degrees, 17 minutes, 33 seconds West, departing the said west line of Inwood Road and the said east line of Lot 1A, Block B/5544, into and across said Lot 1A and along the north line of said Floodway Easement a distance of 57.13 feet to a Standard City of Dallas Flood-Management Monument per file No. 424-109 set for **POINT OF BEGINNING**;

THENCE, departing the said north line of the said Floodway Easement and into said Floodway Easement the following (5) five calls:

South 00 degrees, 23 minutes, 29 seconds West, a distance of 9.55 feet to a Standard City of Dallas Flood-Management Monument per file No. 424-109 set;

North 89 degrees, 36 minutes, 31 seconds West, a distance of 18.00 feet to a Standard City of Dallas Flood-Management Monument per file No. 424-109 set;

South 00 degrees, 23 minutes, 30 seconds West, a distance of 34.62 feet to Standard City of Dallas Flood-Management Monument per file No. 424-109 set at the beginning of a tangent curve to the right;

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 07.15.2020

SPRG NO: 5251

FLOODWAY EASEMENT ABANDONMENT

Lot 1A, Block B/5544, Ursuline Academy of Dallas
 Jesse Moon Survey, Abstract No. 940
 City of Dallas, Dallas County, Texas

In a southwest direction, along said curve to the right, having a central angle of 89 degrees, 59 minutes, 56 seconds, a radius of 61.25 feet, a chord bearing and distance of South 45 degrees, 23 minutes, 27 seconds West, 86.62 feet, an arc length of 96.21 feet to a Standard City of Dallas Flood-Management Monument per file No. 424-109 set;

North 89 degrees, 36 minutes, 35 seconds West, a distance of 18.59 feet to a Standard City of Dallas Flood-Management Monument per file No. 424-109 set in the west line of said Floodway Easement;

THENCE, along the west and north lines of said Floodway Easement the following (3) three calls:

North 56 degrees, 09 minutes, 37 seconds East, a distance of 26.83 feet to a point for corner;

North 08 degrees, 02 minutes, 17 seconds East, a distance of 59.10 feet to a point for corner;

North 65 degrees, 17 minutes, 33 seconds East, a distance of 74.86 feet to the **POINT OF BEGINNING**;

CONTAINING, 4,056 square feet or 0.093 acres of land, more or less.

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

The undersigned, Registered Professional Land Surveyor, hereby certifies that the forgoing description accurately sets out the metes and bounds of the floodway easement abandonment tract described.



7/8/2020

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

1247-18.511EX1.doc
 1247-18.511EX1.dwg jan



(For SPRG use only)

Reviewed By: 
 Date: 07.15.2020
 SPRG NO: 5251



0 15 30 60
GRAPHIC SCALE IN FEET

PART OF
URSULINE ACADEMY
(INST. NO. 201500325413)
(O.P.R.D.C.T.)

JESSE MOON SURVEY-
ABSTRACT NO. 940

SEE DETAIL 1
PAGE 4

FMS

74.86'

L2

FMS

FMS

P.O.B.

S 65°17'33" W
57.13'

RIGHT-OF-WAY DEDICATION
(INST. NO. 201500325413)
(O.P.R.D.C.T.)

INWOOD ROAD

(FORMERLY COUNTY ROAD NO. 79)
(VARIABLE WIDTH RIGHT-OF-WAY)

JESSE MOON SURVEY - ABSTRACT NO. 940
JOHN HOWELL SURVEY - ABSTRACT NO. 580

APPROXIMATE LOCATION

LOT 1A, BLOCK B/5544
URSULINE ACADEMY
OF DALLAS
(INST. NO. 201500163452)
(O.P.R.D.C.T.)

PART OF
FLOODWAY EASEMENT
(INST. NO. 201500163452)
(O.P.R.D.C.T.)

PART OF
FLOODWAY EASEMENT
(INST. NO. 201500163452)
(O.P.R.D.C.T.)

**FLOODWAY EASEMENT
ABANDONMENT**
4,056 SF
(0.093 ACRES)

CA=89°59'56"

R=61.25'

L=96.21'

T=61.25'

CB=S 45°23'27" W

CD=86.62'

P.O.C.

1/2-INCH IRON ROD

W/3 1/4-INCH ALUMINUM

DISK STAMPED "PACHECO

KOCH U.A. 1A/B/5544" FOUND

(C.M.)

(NOT TO SCALE)
N 56°09'37" E
32.91'

N 56°09'37" E
26.83'

N 89°36'35" W
18.59'

N 87°44'31" E
353.20'

3/4-INCH IRON
PIPE FOUND
(C.M.)

ANDREW HILLMAN AND ERIN HILLMAN
(INST. NO. 201400186046)
(O.P.R.D.C.T.)

JESSE MOON SURVEY-ABSTRACT NO. 940
CITY BLOCK 5544

(For SPRG use only)

Reviewed By: *[Signature]*

Date: 07.15.2020

SPRG NO: 5251

SEE PAGE 4 FOR NOTES AND
LINE TABLE

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

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
JAN	LMG	1"=30'	JULY 2020	1247-18.511

LEGEND

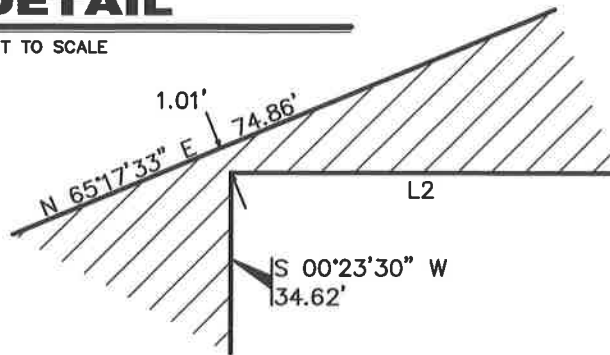
—	PROPERTY LINE	(C.M.) - CONTROLLING MONUMENT
---	EASEMENT ABANDONMENT LINE	P.O.C. - POINT OF COMMENCING
---	EXISTING EASEMENT LINE	P.O.B. - POINT OF BEGINNING
O	POINT FOR CORNER	
FMS	- STANDARD CITY OF DALLAS FLOOD-MANAGEMENT MONUMENT PER FILE NO. 424-109 SET	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
		O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

FLOODWAY EASEMENT ABANDONMENT

LOT 1A, BLOCK B/5544,
URSULINE ACADEMY OF DALLAS
JESSE MOON SURVEY, ABSTRACT NO. 940,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

1 DETAIL

NOT TO SCALE



LINE TABLE

LINE	BEARING	LENGTH
L1	S 00°23'29" W	9.55'
L2	N 89°36'31" W	18.00'

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 North 00° 15' 00" West for the east line of Lot 1A, Block B/5544, Ursuline Academy of Dallas, an addition to the City of Dallas according to the plat recorded in Instrument No. 201500163452 of the Official Public Records of Dallas County, Texas.
3. Coordinates shown are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 on grid coordinate values, no scale and no projection.

(For SPRG use only)

Reviewed By: [Signature]
 Date: 07.15.2020
 SPRG NO: 5251



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

FLOODWAY EASEMENT ABANDONMENT

LOT 1A, BLOCK B/5544,
 URSULINE ACADEMY OF DALLAS
 JESSE MOON SURVEY, ABSTRACT NO. 940,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN	LMG	NONE	JULY 2020	1247-18.511