

**SHARED ACCESS AREA EASEMENT  
WEST END ADDITION**

**EXHIBIT C**

**LOTS 1 THRU 4, BLOCK 12/7265 AND  
LOTS 1 THRU 12, BLOCK 9/7265 AND  
ABANDONED WINNETKA AVENUE AND ABANDONED 10 FOOT ALLEY  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 25,368 square foot (0.582 acre) portion of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being out of Lots 1 thru 4, Block 12/7265 and Lots 1 thru 12, Block 9/7265 of the West End Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas, and being part of the same tract of land as described in Deed Without Warranty to GRBK EDGEWOOD, LLC, recorded in Instrument No. 201700202037, Official Public Records, Dallas County, Texas, and being a portion of that portion of the abandoned Winnetka Avenue (formerly Poole Street) as dedicated by said Volume 95, Page 254, Deed Records, Dallas County, Texas, and now as abandoned by Ordinance No. \_\_\_\_\_ and as recorded by Instrument Number \_\_\_\_\_, Official Public Records, Dallas County, Texas, and a portion of the abandoned 10 foot alley as dedicated by said Volume 95, Page 254, Deed Records, Dallas County, Texas, and now as abandoned by Ordinance No. \_\_\_\_\_ and as recorded by Instrument Number \_\_\_\_\_, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod found at the southeast corner of Lot 14, Block 12/7265 of said West End Addition (Controlling Monument) and lying in the north right-of-way line of Bayonne Street (f/k/a William Street)(50 foot right-of-way) as dedicated by said West End Addition and being the southwest corner of said Lot 1, Block 12/7265;

Thence North 88 degrees 24 minutes 34 seconds East, along said north right-of-way line of said Bayonne Street, a distance of 183.38 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and "RPLS 5299" and being the POINT OF BEGINNING;

Thence traversing over and across the aforesaid Lots 1 thru 4, Block 12/7265 and Lots 1 thru 12, Block 9/7265 and abandoned Winnetka Avenue and 10 foot alley, out of the West End Addition, the following bearings and distances:

North 01 degrees 36 minutes 06 seconds West, a distance of 21.14 feet to a point for corner at the beginning of a tangent curve to the left, having a radius of 28.00 feet, a delta angle of 89 degrees 57 minutes 51 seconds, with a chord that bears North 46 degrees 35 minutes 01 seconds West, a chord distance of 39.59 feet;

Thence along said tangent curve to the left, an arc length of 43.96 feet to a point for corner;

South 88 degrees 26 minutes 04 seconds West, a distance of 150.40 feet to a point for corner;

North 01 degrees 36 minutes 06 seconds West, a distance of 20.00 feet to a point for corner;

North 88 degrees 26 minutes 04 seconds East, a distance of 150.36 feet to a point for corner at the beginning of a tangent curve to the left, having a radius of 28.00 feet, a delta angle of 51 degrees 35 minutes 19 seconds, with a chord that bears North 62 degrees 38 minutes 24 seconds East, a chord distance of 24.37 feet;

Thence along said tangent curve to the left, an arc length of 25.21 feet to the beginning of a compound curve to the left having a radius of 2.00 feet, a delta angle of 128 degrees 26 minutes 58 seconds, with a chord that bears North 27 degrees 22 minutes 45 seconds West, a chord distance of 3.60 feet;

Thence along said compound curve to the left, an arc length of 4.48 feet to a point for corner;

South 88 degrees 23 minutes 54 seconds West, a distance of 12.36 feet to a point for corner;

Reviewed by: JD  
Date: 9/3/2020  
SPRG: 5000



TEXAS HERITAGE SURVEYING, INC.  
10610 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
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Firm #10169300

Gary E. Johnson, R.P.L.S. #5299

Bearings are based on the State Plane  
Coordinate System, Texas North Central  
Zone 4202, North American Datum of 1983,  
Realization of 2011.

Job# 1701319-12  
Date: 08/07/19  
Revised Date: 08/27/20  
Drawn: CN  
Scale: 1" = 40'  
Page 1 of 8

**SHARED ACCESS AREA EASEMENT  
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**LOTS 1 THRU 4, BLOCK 12/7265 AND  
LOTS 1 THRU 12, BLOCK 9/7265 AND  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**

North 01 degrees 36 minutes 06 seconds West, a distance of 18.00 feet to a point for corner;

North 88 degrees 23 minutes 54 seconds East, a distance of 15.50 feet to the beginning of a tangent curve to the left having a radius of 4.50 feet, a delta angle of 180 degrees 00 minutes 00 seconds, with a chord that bears North 01 degrees 36 minutes 06 seconds West, a chord distance of 9.00 feet;

Thence along said tangent curve to the left, an arc length of 14.14 feet to a point for corner;

South 88 degrees 23 minutes 54 seconds West, a distance of 15.50 to a point for corner;

North 01 degrees 36 minutes 06 seconds West, a distance of 18.00 feet to a point for corner;

North 88 degrees 23 minutes 54 seconds East, a distance of 12.36 feet to the beginning of a tangent curve to the left having a radius of 2.00 feet, a delta angle of 128 degrees 26 minutes 54 seconds, with a chord that bears North 24 degrees 10 minutes 30 seconds East, a chord distance of 3.60 feet;

Thence along said tangent curve to the left, an arc length of 4.48 feet to the beginning of a compound curve to the left having a radius of 28.00 feet, a delta angle of 51 degrees 31 minutes 00 seconds, with a chord that bears North 65 degrees 48 minutes 26 seconds West, a chord distance of 24.34 feet;

Thence along said compound curve to the left, an arc length of 25.18 feet to a point for corner;

South 88 degrees 26 minutes 04 seconds West, a distance of 150.40 feet to a point for corner;

North 01 degrees 36 minutes 06 seconds West, a distance of 20.00 feet to a point for corner;

North 88 degrees 26 minutes 04 seconds East, a distance of 150.36 feet to the beginning of a tangent curve to the left having a radius of 28.00 feet, a delta angle of 90 degrees 02 minutes 10 seconds, with a chord that bears North 43 degrees 24 minutes 58 seconds East, a chord distance of 39.61 feet;

Thence along said tangent curve to the left, an arc length of 44.00 feet to a point for corner;

North 01 degrees 36 minutes 06 seconds West, a distance of 8.98 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and "RPLS 5299", from which a 1/2 inch iron rod found (controlling monument) bears North 88 degrees 07 minutes 59 seconds West, 183.72 feet;

North 88 degrees 26 minutes 04 seconds East, a distance of 26.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and "RPLS 5299";

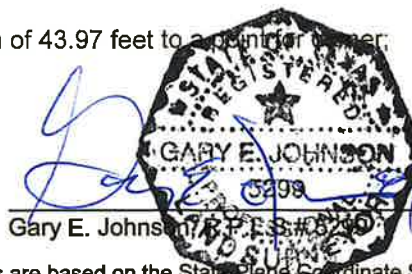
South 01 degrees 36 minutes 06 seconds East, a distance of 9.02 feet to the beginning of a tangent curve to the left having a radius of 28.00 feet, a delta angle of 89 degrees 57 minutes 53 seconds, with a chord that bears South 46 degrees 35 minutes 02 seconds East, a chord distance of 39.59 feet;

Thence along said tangent curve to the left, an arc length of 43.97 feet to a point for corner;

Reviewed by: <u>JD</u>
Date: <u>9/3/2020</u>
SPRG: <u>5000</u>



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Job# 1701319-12  
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**SHARED ACCESS AREA EASEMENT  
WEST END ADDITION  
LOTS 1 THRU 4, BLOCK 12/7265 AND  
LOTS 1 THRU 12, BLOCK 9/7265 AND  
ABANDONED WINNETKA AVENUE AND ABANDONED 10 FOOT ALLEY  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT C**

North 88 degrees 26 minutes 04 seconds East, a distance of 230.02 feet to a point for corner;

South 01 degrees 32 minutes 53 seconds East, a distance of 20.00 feet to a point for corner;

South 88 degrees 26 minutes 04 seconds West, a distance of 229.97 feet to the beginning of a tangent curve to the left having a radius of 27.74 feet, a delta angle of 52 degrees 02 minutes 59 seconds, with a chord that bears South 62 degrees 44 minutes 58 seconds West, a chord distance of 24.35 feet;

Thence along said tangent curve to the left, an arc length of 25.20 feet to the beginning of a compound curve to the left having a radius of 2.00 feet, a delta angle of 128 degrees 26 minutes 53 seconds, with a chord that bears South 27 degrees 22 minutes 42 seconds East, a chord distance of 3.60 feet;

Thence along said compound curve to the left, an arc length of 4.48 feet to a point for corner;

North 88 degrees 23 minutes 54 seconds East, a distance of 12.36 feet to a point for corner;

South 01 degrees 36 minutes 06 seconds East, a distance of 18.00 feet to a point for corner;

South 88 degrees 23 minutes 54 seconds West, a distance of 15.50 feet to the beginning of a tangent curve to the left having a radius of 4.50 feet, a delta angle of 180 degrees 00 minutes 00 seconds, with a chord that bears South 01 degrees 36 minutes 06 seconds East, a chord distance of 9.00 feet;

Thence along said tangent curve to the left, an arc length of 14.14 feet to a point for corner;

North 88 degrees 23 minutes 54 seconds East, 15.50 feet to a point for corner;


South 01 degrees 36 minutes 06 seconds East, 18.00 feet to a point for corner;

South 88 degrees 23 minutes 54 seconds West, 12.36 feet to the beginning of a tangent curve to the left having a radius of 2.00 feet, a delta angle of 128 degrees 42 minutes 33 seconds, with a chord that bears South 24 degrees 02 minutes 38 seconds West, a chord distance of 3.61 feet;

Thence along said tangent curve to the left, an arc length of 4.49 feet to the beginning of a compound curve to the left having a radius of 28.26 feet, a delta angle of 51 degrees 43 minutes 02 seconds, with a chord that bears South 66 degrees 02 minutes 52 seconds East, a chord distance of 24.65 feet;

Thence along said compound curve to the left, an arc length of 25.51 feet to a point for corner;

North 88 degrees 26 minutes 04 seconds East, a distance of 229.60 feet to a point for corner;

  
Gary E. Johnson, R.P.L.S. #6200



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Page 3 of 8



**SHARED ACCESS AREA EASEMENT  
WEST END ADDITION  
LOTS 1 THRU 4, BLOCK 12/7265 AND  
LOTS 1 THRU 12, BLOCK 9/7265 AND  
ABANDONED WINNETKA AVENUE AND ABANDONED 10 FOOT ALLEY  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

South 01 degrees 32 minutes 53 seconds East, a distance of 20.00 feet to a point for corner;

South 88 degrees 26 minutes 04 seconds West, a distance of 229.88 feet to the beginning of a tangent curve to the left having a radius of 28.00 feet, a delta angle of 90 degrees 02 minutes 10 seconds, with a chord that bears South 43 degrees 24 minutes 59 seconds West, a chord distance of 39.61 feet;

Thence along said tangent curve to the left, an arc length of 44.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and "RPLS 5299";

South 01 degrees 36 minutes 06 seconds East, a distance of 21.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" and "RPLS 5299" lying in said north right-of-way line of said Bayonne Street;

Thence South 88 degrees 24 minutes 34 seconds West, along said north right-of-way line of said Bayonne Street, a distance of 26.00 feet to the POINT OF BEGINNING and containing 25,368 square feet or 0.582 acres of land.

  
Gary E. Johnson, R.P.L.S. #5299

 08/20/20

Reviewed by: <u>JD</u>
Date: <u>9/3/2020</u>
SPRG: <u>5000</u>



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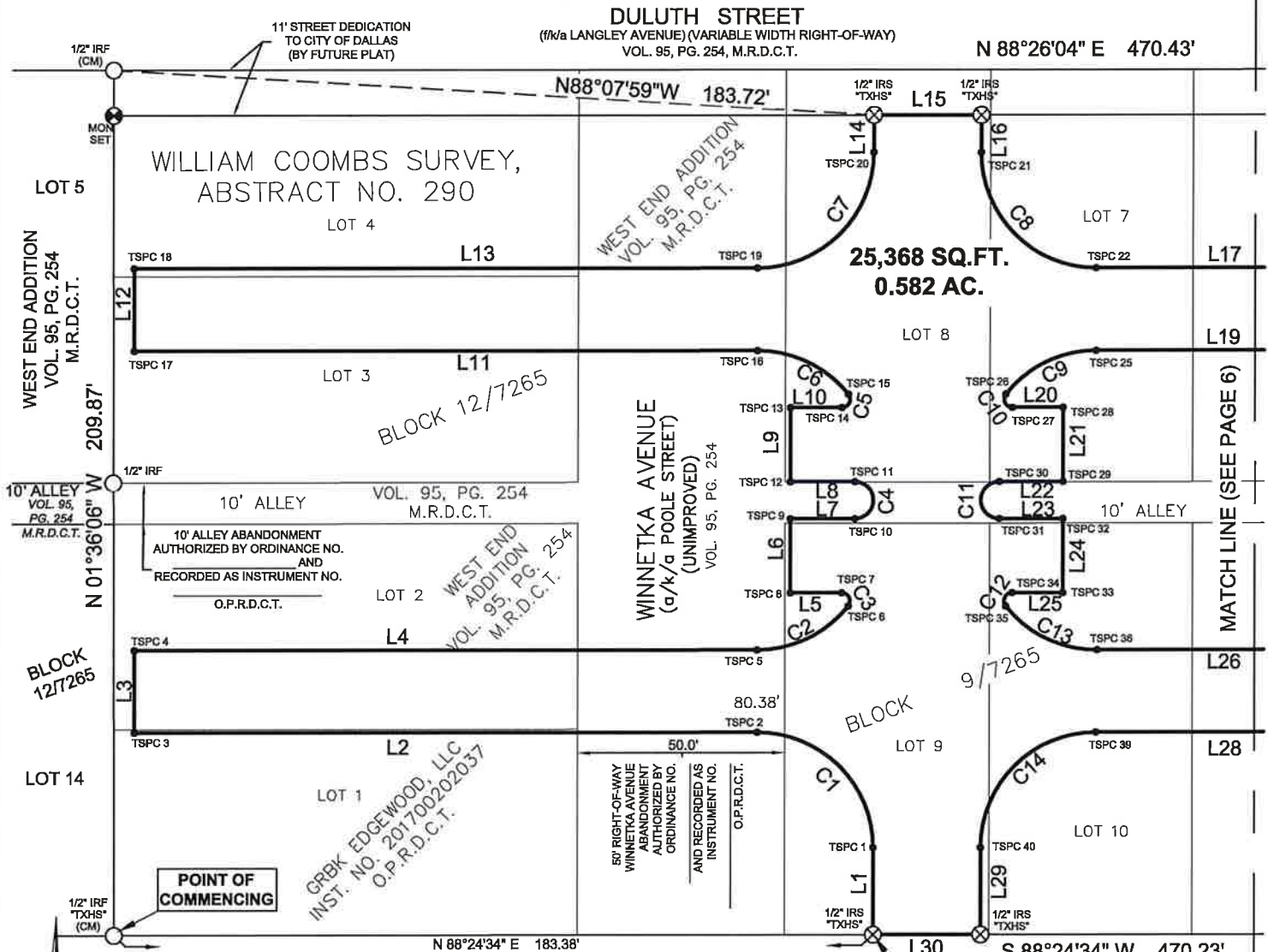
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Page 4 of 8

# SHARED ACCESS AREA EASEMENT WEST END ADDITION

# EXHIBIT C

**LOTS 1 THRU 4, BLOCK 12/7265 AND  
LOTS 1 THRU 12, BLOCK 9/7265 AND  
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WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



**LEGEND:**  
CM Controlling Monument  
IRF Iron Rod Found  
SQ.FT. / AC. Square Feet / Acre(s)  
D.R.D.C.T. Deed Records, Dallas County, Texas  
M.R.D.C.T. Map Records, Dallas County, Texas  
O.P.R.D.C.T. Official, Public Records, Dallas County, Texas  
MON SET 3 inch aluminum cap stamped "TT" and "RPLS 5299" or 1/2" iron rod set  
1/2 inch iron rod set with yellow plastic cap stamped "TXHS"  
1/2 inch iron rod found with yellow plastic cap stamped "TXHS"

**BAYONNE STREET**  
(f/k/a WILLIAM STREET)  
(50' RIGHT-OF-WAY)  
VOL. 95, PG. 254, M.R.D.C.T.

Reviewed by: JD  
Date: 9/3/2020  
SPRG: 5000



SCALE - 1" = 40'

Job# 1701319-12  
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Bearings are based on the State Plane  
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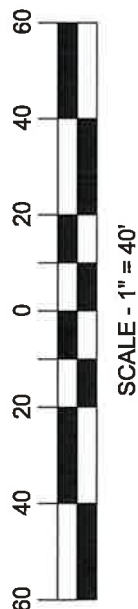
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Page 5 of 8

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# EXHIBIT C



CM	Controlling Monument	(f/k/a WILLIAMS)
IRF	Iron Rod Found	(50' RIGHT)
SQ.FT. / AC.	Square Feet / Acre(s)	VOL. 95, PG. 2
D.R.D.C.T	Deed Records, Dallas County, Texas	
M.R.D.C.T.	Map Records, Dallas County, Texas	
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas	
MON SET	3 inch aluminum cap stamped "TT" and "RPLS 5299" on 1/2 iron rod set	
IRS	1/2 inch iron rod set with yellow plastic cap stamped "TXHS"	
IRF "TXHS"	1/2 inch iron rod found with yellow plastic cap stamped "TXHS"	



**DULUTH STREET**  
(f/k/a LANGLEY AVENUE)  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOL. 85, PG. 254, M.R.D.C.T.

11' STREET DEDICATION  
TO CITY OF DALLAS  
(BY FUTURE PLAT)

1/2" IRF  
TXHS

 MC  
SE

GRBK EDGEWOOD, LLC  
INST. NO.  
201700202037  
O.P.R.D.C.T

N 88°26'04" E 470.43'

N 88°26'04" E	470.42'
---------------	---------

LOT 6

LOT 5

L17

LOT 4

TSPC 23

**L18**

19

LOT 3

TSPC 24

WILLIAM COOMBS SURVEY,  
ABSTRACT NO. 290

VOL. 95, PG. 254  
M.R.D.C.T.

10' ALLEY ABANDONMENT  
AUTHORIZED BY ORDINANCE NO. \_\_\_\_\_ AND  
RECORDED AS INSTRUMENT NO. \_\_\_\_\_  
O.P.R.D.C.T.

BLOCK 9/7265

3 01°32'53" E 209.67'  
CONKLIN STREET  
(f/k/a NATHAN STREET)  
(50' RIGHT-OF-WAY)  
VOL. 95, PG. 254, M.R.D.C.T.

L26

LOT 2

TSPC 37

127

28

TSPC 38

LOT  
11

LOT 12

LOT 1

WEST END ADDITION  
VOL. 95, PG. 254  
M.R.D.C.T.

S 88°24'34" W 470.23'

BAYONNE STREET

(f/k/a WILLIAM STREET)  
(50' RIGHT-OF-WAY)  
VOL. 95, PG. 254, M.R.D.C.T.

Reviewed by: JD  
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Page 6 of 8

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WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SHARED ACCESS AREA EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.14'	N1°36'06"W
L2	150.40'	S88°26'04"W
L3	20.00'	N1°36'06"W
L4	150.36'	N88°26'04"E
L5	12.36'	S88°23'54"W
L6	18.00'	N1°36'06"W
L7	15.50'	N88°23'54"E
L8	15.50'	S88°23'54"W
L9	18.00'	N1°36'06"W
L10	12.36'	N88°23'54"E
L11	150.40'	S88°26'04"W
L12	20.00'	N1°36'06"W
L13	150.36'	N88°26'04"E
L14	8.98'	N1°36'06"W
L15	26.00'	N88°26'04"E
L16	9.02'	S1°36'06"E
L17	230.02'	N88°26'04"E
L18	20.00'	S1°32'53"E
L19	229.97'	S88°26'04"W
L20	12.36'	N88°23'54"E

SHARED ACCESS AREA EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	18.00'	S1°36'06"E
L22	15.50'	S88°23'54"W
L23	15.50'	N88°23'54"E
L24	18.00'	S1°36'06"E
L25	12.36'	S88°23'54"W
L26	229.60'	N88°26'04"E
L27	20.00'	S1°32'53"E
L28	229.88'	S88°26'04"W
L29	21.10'	S1°36'06"E
L30	26.00'	S88°24'34"W

SHARED ACCESS AREA EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	43.96'	28.00'	89°57'51"	N46° 35' 01"W 39.59'
C2	25.21'	28.00'	51°35'19"	N62° 38' 24"E 24.37'
C3	4.48'	2.00'	128°26'58"	N27° 22' 45"W 3.60'
C4	14.14'	4.50'	180°00'00"	N1° 36' 06"W 9.00'
C5	4.48'	2.00'	128°26'54"	N24° 10' 30"E 3.60'
C6	25.18'	28.00'	51°31'00"	N65° 48' 26"W 24.34'
C7	44.00'	28.00'	90°02'10"	N43° 24' 58"E 39.61'
C8	43.97'	28.00'	89°57'53"	S46° 35' 02"E 39.59'
C9	25.20'	27.74'	52°02'57"	S62° 44' 57"W 24.35'
C10	4.48'	2.00'	128°26'53"	S27° 22' 42"E 3.60'
C11	14.14'	4.50'	180°00'00"	S1° 36' 06"E 9.00'
C12	4.49'	2.00'	128°42'33"	S24° 02' 38"W 3.61'
C13	25.51'	28.26'	51°43'02"	S65° 02' 52"E 24.65'
C14	44.00'	28.00'	90°02'10"	S43° 24' 59"W 39.61'

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TEXAS STATE PLANE COORDINATES		
TSPC #	NORTHING	EASTING
1	6,969,224.4862	2,478,762.8905
2	6,969,251.6933	2,478,734.1364
3	6,969,247.5840	2,478,583.7949
4	6,969,267.5762	2,478,583.2359
5	6,969,271.6845	2,478,733.5422
6	6,969,282.335	2,478,755.1843
7	6,969,286.0820	2,478,753.5278
8	6,969,285.7365	2,478,741.1700
9	6,969,303.7295	2,478,740.6669
10	6,969,304.1627	2,478,756.1609
11	6,969,313.1592	2,478,755.9093
12	6,969,312.7260	2,478,740.4153
13	6,969,330.7189	2,478,739.9122
14	6,969,331.0645	2,478,755.2701
15	6,969,334.3506	2,478,753.7452

TEXAS STATE PLANE COORDINATES		
TSPC #	NORTHING	EASTING
16	6,969,344.3237	2,478,731.5463
17	6,969,340.2145	2,478,581.2048
18	6,969,360.2067	2,478,580.6458
19	6,969,364.3150	2,478,730.9521
20	6,969,393.0872	2,478,758.1760
21	6,969,393.7624	2,478,784.1674
22	6,969,366.5554	2,478,812.9217
23	6,969,372.8401	2,479,042.8574
24	6,969,352.8474	2,479,043.3977
25	6,969,346.5642	2,478,813.5159
26	6,969,335.4167	2,478,791.8722
27	6,969,332.2181	2,478,793.5286
28	6,969,332.5637	2,478,805.8864
29	6,969,314.5707	2,478,806.3896
30	6,969,314.1375	2,478,790.8956

TEXAS STATE PLANE COORDINATES		
TSPC #	NORTHING	EASTING
31	6,969,305.1410	2,478,791.1472
32	6,969,305.5742	2,478,806.6411
33	6,969,287.5813	2,478,807.1442
34	6,969,287.2357	2,478,794.7864
35	6,969,283.9426	2,478,793.3172
36	6,969,273.9341	2,478,815.8472
37	6,969,280.2073	2,479,045.3609
38	6,969,260.2146	2,479,045.9012
39	6,969,253.9337	2,478,816.1058
40	6,969,225.1615	2,478,788.8818

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