

**UTILITY EASEMENT ABANDONMENT
CAPELLA PARK PHASE 1 REVISED
LOT 7A & 7B, BLOCK Q/8710
WILLIAM O'GWINN SURVEY, ABSTRACT NO. 1104
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,100 square feet, 0.025 acre parcel of land located in the City of Dallas, Dallas County, Texas, a part of the William O'Gwinn Survey, Abstract No. 1104, and being part of Lot 7A and 7B, Block Q/8710, Capella Park Phase 1 Revised, an addition to the City of Dallas, as recorded in Instrument Number 20080042331, Official Public Records of Dallas County, Texas, and being all of a 10' Utility Easement recorded in Instrument Number 20080042331, Official Public Records of Dallas County, Texas, and also being a part of that tract of land described in Special Warranty Deed to Arcadia Land Partners 20, Ltd. As recorded in Volume 2005140, Page 4802, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found in the southwest line of said Lot 7A, said point being in the northeast right-of-way line of Sistine Mews, a 20 foot right-of-way as recorded in Instrument Number 20070022123, Official Public Records of Dallas County, Texas;

THENCE North 25 degrees 25 minutes 11 seconds West, 3.48 feet along the southwest line of said Lot 7A, Block Q/8710 and along the northeast right-of-way line of Sistine Mews to a point for corner;

THENCE North 64 degrees 34 minutes 49 seconds East, 110.00 feet to a point for corner in the northeast line of said Lot 7A, Block Q/8710, said point also being in the southwest right-of-way line of Patience Boulevard, a 36 foot right-of-way as recorded in Instrument Number 20070022123, Official Public Records of Dallas County, Texas;

THENCE South 25 degrees 25 minutes 11 seconds East, 10.00 feet to a point for corner in the northeast line of said Lot 7B, said point also being in the southwest right-of-way line of Patience Boulevard, from which a one-half inch iron rod found for corner bears South 25 degrees 25 minutes 11 seconds East, 1.62 feet along the northeast line of said Lot 7B and along the southwest right-of-way line of Patience Boulevard;

THENCE South 64 degrees 34 minutes 49 seconds West, 110.03 feet to a point for corner in the southwest line of said Lot 7B, said point being in the northeast right-of-way line of Sistine Mews;

THENCE Northwesterly, 6.52 feet along the northeast right-of-way line of Sistine Mews following a non-tangent curve to the left having a central angle of 00 degrees 36 minutes 10 seconds, a radius of 620.00 feet, a tangent of 3.26 feet, and whose chord bears North 25 degrees 07 minutes 06 seconds West, 6.52 feet to the POINT OF BEGINNING and containing 1,100 square feet or 0.025 acres of land.

BASIS OF BEARING IS THE SOUTHWEST LINE OF PATIENCE BOULEVARD (BEING SOUTH 25 DEGREES 25 MINUTES 11 SECONDS EAST) AS RECORDED IN INSTRUMENT NUMBER 20070022123, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.



(For SPRG use only)

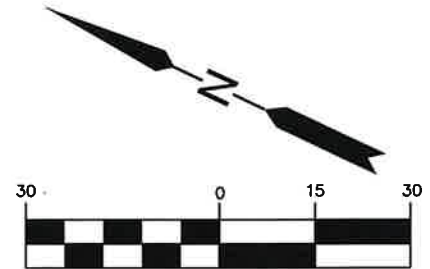
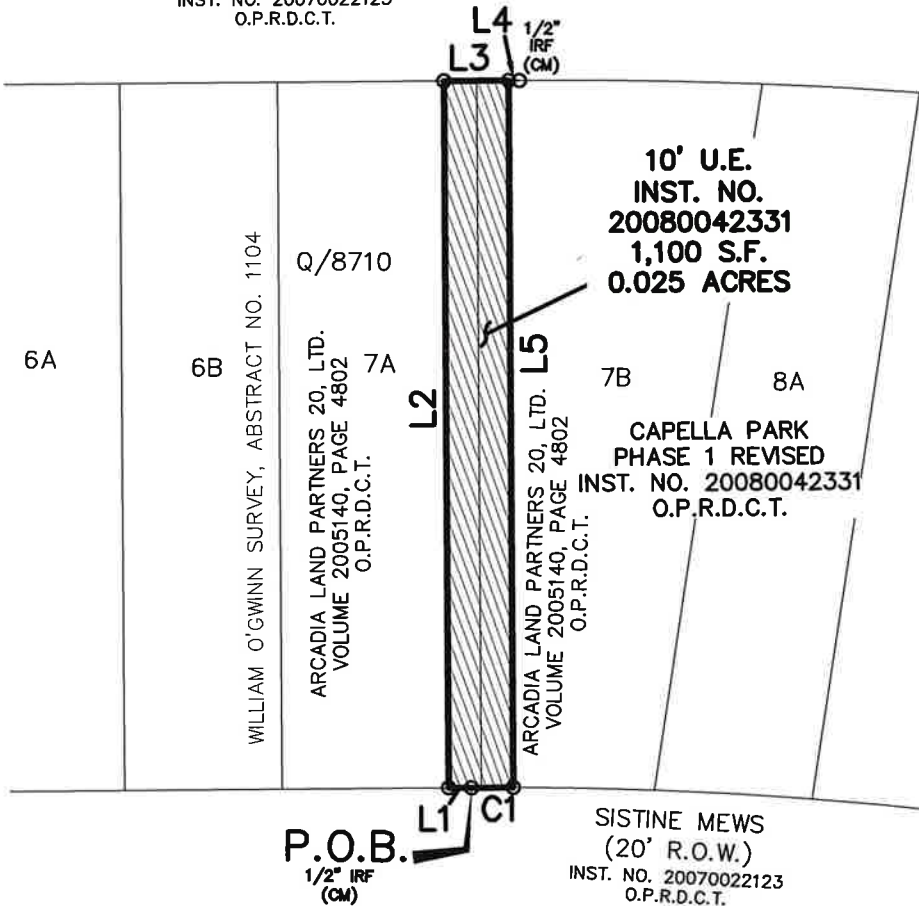
Reviewed by: G.S.
Date: 12-16-19
SPRG No. 5127


MARK W. HARP, R.P.L.S. NO. 6425
DECEMBER 3, 2019

**UTILITY EASEMENT ABANDONMENT
CAPELLA PARK PHASE 1 REVISED
LOT 7A & 7B, BLOCK Q/8710
WILLIAM O'GWINN SURVEY, ABSTRACT NO. 1104
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit A

PATIENCE BLVD
(36' R.O.W.)
INST. NO. 20070022123
O.P.R.D.C.T.



(IN FEET)
1 inch = 30 ft.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N25°25'11"W	3.48'
L2	N64°34'49"E	110.00'
L3	S25°25'11"E	10.00'
L4	S25°25'11"E	1.62'
L5	S64°34'49"W	110.03'

LEGEND

POB POINT OF BEGINNING
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET
U.E. UTILITY EASEMENT
INST. NO. INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
OF DALLAS COUNTY,
TEXAS
R.O.W. RIGHT-OF-WAY

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	6.52'	00°36'10"	620.00'	3.26'	N25°07'06"W	6.52'

BASIS OF BEARING IS THE SOUTHWEST LINE OF PATIENCE BOULEVARD
(BEING SOUTH 25 DEGREES 25 MINUTES 11 SECONDS EAST) AS RECORDED
IN INSTRUMENT NUMBER 20070022123, OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS.

Mark W. Harp
MARK W. HARP, R.P.L.S. NO. 6425
DECEMBER 3, 2019



(For SPRG use only)

Reviewed by: G.S.

Date: 12-16-19

SPRG No. 5127

JB PARTNERS		UTILITY EASEMENT ABANDONMENT	
		WM. O'GWINN SURVEY, ABSTRACT NO. 1104	
CITY OF DALLAS, DALLAS COUNTY, TEXAS			
OPER. NAME	FILE NAME	SCALE	DATE
MWH	ESMT-UE ABNDT-2	1"=30'	12/03/19
SURV. TECH	FOLDER	FILE NUMBER	
WBD	PAGE 2 OF 2		