

**6' SANITARY SEWER EASEMENT ABANDONMENT**  
**MILLER AND STEMMONS ADDITION**  
**LOT 9, BLOCK 19/3341**  
**E. ROBERTSON SURVEY, ABSTRACT NO. 1211**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 395 square foot (0.0091 acre) tract of land situated in the E. Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas and being part of Lot 9, Block 19/3341, of Miller and Stemmons Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 1, Page 25, Map Records of Dallas County, Texas; part of a 6-foot wide Sanitary Sewer Easement to the City of Dallas, recorded in Volume 79088, Page 1104, Deed Records of Dallas County, Texas; part of a 0.21 acre tract of land described in Special Warranty Deed to Triton Zang, LLC, recorded in Instrument No. 201400322527, Official Public Records of Dallas County, Texas and being more particularly described as follows:

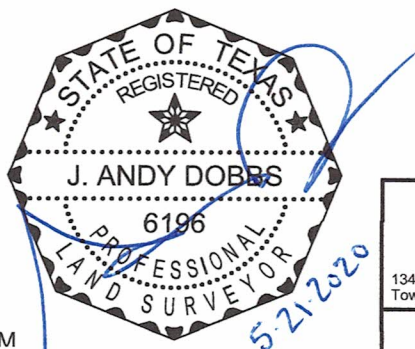
**COMMENCING** at a PK nail found at the intersection of the northwest right-of-way line of Zang Boulevard (a 110-foot wide right-of-way, formerly Zangs Boulevard, City of Dallas, Volume 1, Page 25, Map Records of Dallas County, Texas, City of Dallas, Volume 85187, Page 5648, Deed Records of Dallas County, Texas) and the northeast right-of-way line of Madison Avenue (an 80-foot wide right-of-way, City of Dallas, Volume 1, Page 25, Map Records of Dallas County, Texas) at the southeast corner of the remainder of Lot 12, of said Block 19/3341 and at the southeast corner of said 0.21 acre tract;

**THENCE** with said northwest right-of-way line of Zang Boulevard, the southeast line of said block 19/3341 and the southeast line of said 0.21 acre tract, North 43°47'58" East, a distance of 99.36 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east line of the remainder of said Lot 9, Block 19/3341 at the southernmost corner of said part of sanitary sewer easement for the **POINT OF BEGINNING**;

**THENCE** departing said northwest right-of-way line of Zang Boulevard, the southeast line of the remainder of said Lot 9, Block 19/3341 and the southeast line of said 0.21 acre tract, with the southwest line of said sanitary sewer easement, over and across said Lot 9, Block 19/3341, over and across said 0.21 acre tract, North 70°15'48" West, a distance of 65.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the southeast right-of-way line of a 20-foot wide alley (City of Dallas, Volume 1, Page 25, Map Records of Dallas County, Texas) in the northwest line of said Lot 9, Block 19/3341 and the northwest line of said 0.21 acre tract at the westernmost corner of said sanitary sewer easement; from said point a 60D nail found bears South 43°47'58" West, a distance of 117.19 feet;

**THENCE** with said southeast right-of-way line of the 20-foot wide alley, the northwest line of said Lot 9, Block 19/3341, the northwest line of said 0.21 acre tract and the northwest line of said sanitary sewer easement, North 43°47'58" East, a distance of 6.57 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER,  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: JD  
 Date: 6/1/2020  
 SPRG NO: 5282

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	MAY 2020	064543800	1 OF 3

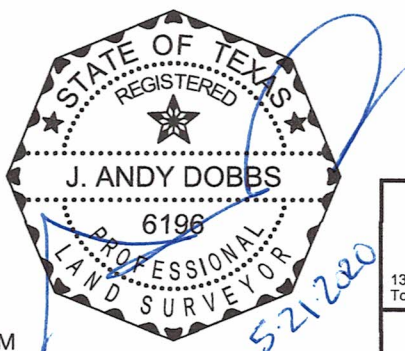
**6' SANITARY SEWER EASEMENT ABANDONMENT**  
**MILLER AND STEMMONS ADDITION**  
**LOT 9, BLOCK 19/3341**  
**E. ROBERTSON SURVEY, ABSTRACT NO. 1211**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** departing said southeast right-of-way line of the 20-foot wide alley, the northwest line of said Lot 9, Block 19/3341, and the northwest line of said 0.21 acre tract, with the northeast line of said sanitary sewer easement, over and across said Lot 9, Block 19/3341, over and across said 0.21 acre tract, South 70°15'48" East, a distance of 65.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said northwest right-of-way line of Zang Boulevard, in the southeast line of the remainder of said Lot 9, Block 19/3341 and in the southwest line of said 0.21 acre tract at the easternmost corner of said part of sanitary sewer easement;

**THENCE** with said northwest right-of-way line of Zang Boulevard, the southeast line of the remainder of said Lot 9, Block 19/3341, the southwest line of said 0.21 acre tract and the southeast line of said part of sanitary sewer easement, South 43°47'58" West, a distance of 6.57 feet to the **POINT OF BEGINNING** and containing 395 square feet or 0.0091 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

J. ANDY DOBBS  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6196  
 13455 NOEL ROAD  
 TWO GALLERIA OFFICE TOWER,  
 SUITE 700  
 DALLAS, TEXAS 75240  
 PH. (972) 770-1300  
 ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)

Reviewed By: JD  
 Date: 6/1/2020  
 SPRG NO: 5282

**Kimley»Horn**

13455 Noel Road, Two Galleria Office  
 Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300  
 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	MAY 2020	064543800	2 OF 3



**BLOCK 19/3341  
MILLER & STEMMONS  
ADDITION**  
VOL. 1, PG. 25  
M.R.D.C.T.

**TRACT 2: PARCEL A  
TRITON ZANG, LLC**  
INST. NO. 201400322491  
O.P.R.D.C.T.

**TRACT 2: PARCEL B  
TRITON ZANG, LLC**  
INST. NO. 201400322491  
O.P.R.D.C.T.

**REMAINDER  
LOT 9  
TRITON ZANG, LLC**  
INST. NO. 201400322527  
O.P.R.D.C.T.

**BLOCK 19/3341  
MILLER & STEMMONS  
ADDITION**  
VOL. 1, PG. 25  
M.R.D.C.T.

**ZANG BOULEVARD**  
FORMERLY ZANGS BOULEVARD  
CITY OF DALLAS  
VOL. 1, PG. 25, M.R.D.C.T.  
100' R.O.W.

**MADISON AVENUE**  
80' R.O.W., CITY OF DALLAS  
VOL. 1, PG. 25, M.R.D.C.T.

**LOT 7** TRACT 2: PARCEL A  
TRITON ZANG, LLC  
INST. NO. 201400322491  
O.P.R.D.C.T.

**LOT 8**

**LOT 9** TRITON ZANG, LLC  
INST. NO. 201400322527  
O.P.R.D.C.T.

**LOT 10**

**LOT 11**

**LOT 12**

**E. ROBERTSON SURVEY**  
ABSTRACT NO. 1211

**DALLAS POWER AND LIGHT  
COMPANY EASEMENT**  
VOL. 79077, PG. 751, D.R.D.C.T.

**DALLAS POWER AND LIGHT  
COMPANY EASEMENT**  
VOL. 79164, PG. 3212, D.R.D.C.T.

**60D NAIL FOUND**

**PKF (C.M.)**

**IRSC**

**CENTERLINE**

**DEED LINE**

**N43°47'58"E**  
**6.57'**

**S70°15'48"W**  
**65.92'**

**S43°47'58"W**  
**6.57'**

**P.O.B.**

**N70°15'48"W**  
**65.92'**

**N43°47'58"E**  
**99.36'**

**85187, PG. 5848, D.R.D.C.T.**

**50.00'**

**S82°49'54"E**  
**75.00'**

**N82°49'54"W**  
**24.92'**

**40.00'**

**PKF (C.M.)**

**GRAPHIC SCALE IN FEET**  
0 20 40

**NORTH**

**LEGEND**

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

SPRG NO: 5282

# Kimley»»Horn

13455 Noel Road, Two Galleria Office  
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500  
Tel. No. (972) 770-1300  
Fax No. (972) 239-3820

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 40'	SRD	JAD	MAY 2020	064543800	3 OF 3