

**SANITARY SEWER EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129

D. A. MURDOCK SURVEY ABSTRACT NO. 998

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 5,630 square foot tract of land situated in the D A Murdock Survey, Abstract No. 998, and being in Block 6129 of the City of Dallas, Dallas County, Texas, said tract being out of the tract described as "Tract 1" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being all of the same easement described as "Easement Strip No. 1" in the Sanitary Sewer Easement to the City of Dallas, recorded in Volume 5237, Page 429 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch steel rod found in the southerly right-of-way line of Samuel Boulevard, said rod being the northwest corner of said "Tract 1" from which a 3/4 inch steel rod found for an angle point in the westerly boundary line thereof bears South 06 degrees 21 minutes 57 seconds West at 871.71 feet; Thence South 80 degrees 57 minutes 01 seconds East with said southerly right-of-way line and with the northerly boundary line of said "Tract 1" a distance of 102.54 feet to the northwest corner of said "Easement Strip No. 1" and being point of beginning of the tract described herein;

Thence South 80 degrees 57 minutes 01 seconds East continuing with said southerly right-of-way line and with the northerly boundary line of said "Easement Strip No. 1" a distance of 10.02 feet to the northeast corner thereof;


Thence South 05 degrees 15 minutes 00 seconds West with the easterly boundary line of said "Easement Strip No. 1" a distance of 562.67 feet to the southeast corner thereof;

Thence North 84 degrees 45 minutes 00 seconds West with the southerly boundary line of said "Easement Strip No. 1" a distance of 10.00 feet to the southwest corner thereof;

Thence North 05 degrees 15 minutes 00 seconds East with the easterly boundary line of said "Easement Strip No. 1" a distance of 563.33 feet to point of beginning and containing 0.1292 acre, or 5,630 square feet of land, more or less.

Note: The basis of the bearing is the westerly boundary line of the tract described as "Tract 1" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 O.P.R.D.C.T. being South 06 degrees 21 minutes 57 seconds West.

**LEGEND:**

•	=	found monument
Inst. No.	=	instrument number
SRF	=	steel rod found
IPF	=	iron pipe found
TxDMF	=	TxDOT monument found
O.P.R.D.C.T.	=	Official Public Records Dallas County, Texas
M.R.D.C.T.	=	Map Records Dallas County, Texas
	=	Control Monument

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Reviewed By: JDDate: 6/24/2020

SPRG No. 5283



6-22-2020



Sheet 1 of 2

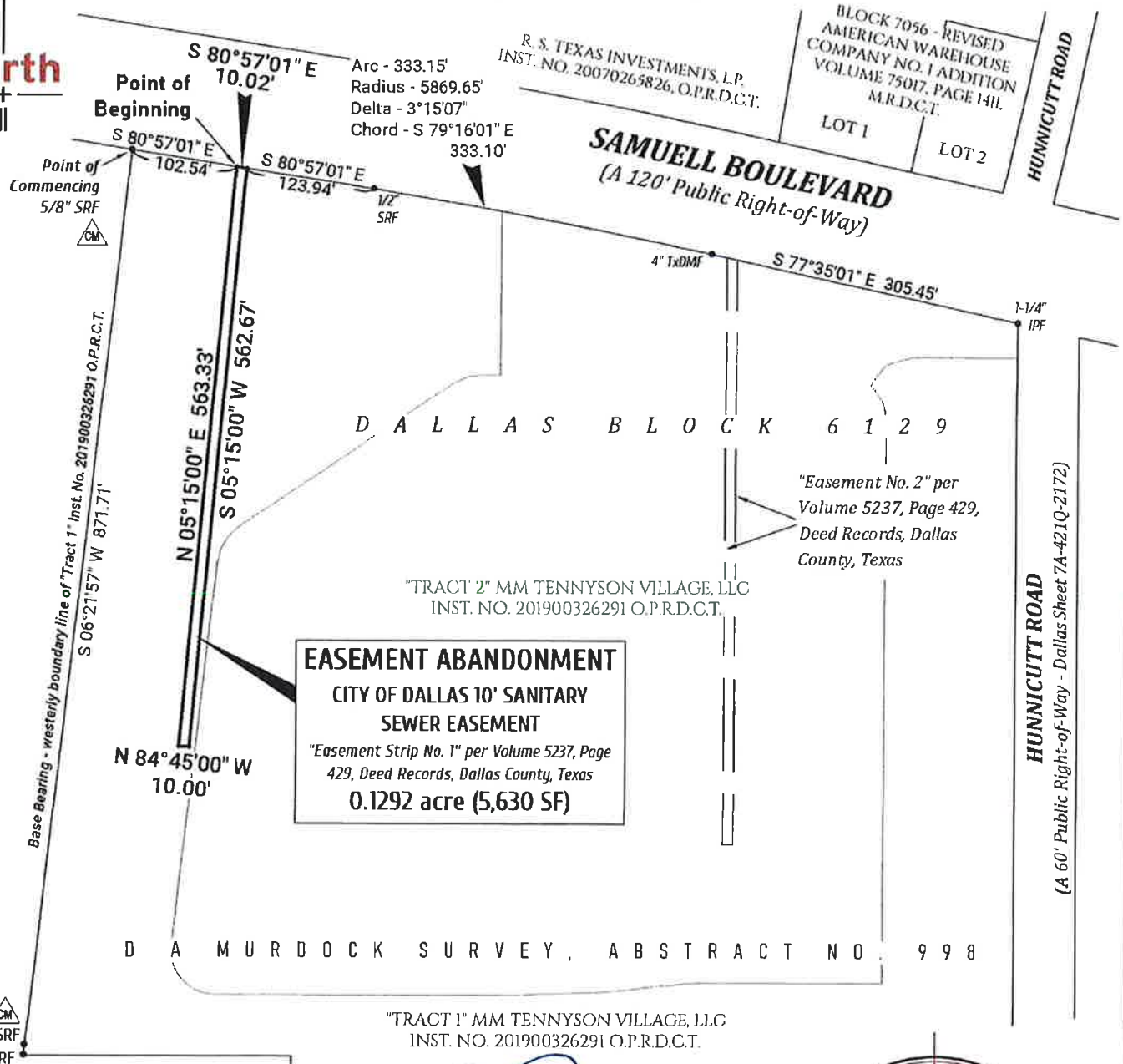
Job No. 18081 • Plot File 18081 Esmt Abdt 2

**SANITARY SEWER EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129

D. A. MURDOCK SURVEY ABSTRACT NO. 998

CITY OF DALLAS, DALLAS COUNTY, TEXAS

**North****LEGEND:**

•	=	found monument
Inst. No.	=	instrument number
SRF	=	steel rod found
IPF	=	iron pipe found
TxDMF	=	TxDOT monument found
O.P.R.D.C.T.	=	Official Public Records Dallas County, Texas
M.R.D.C.T.	=	Map Records Dallas County, Texas
△	=	Control Monument



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SPRG No. 5283



**SANITARY SEWER EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129

D. A. MURDOCK SURVEY ABSTRACT NO. 998

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 5,680 square foot tract of land situated in the D A Murdock Survey, Abstract No. 998, and being in Block 6129 of the City of Dallas, Dallas County, Texas, said tract being a portion of the tract described as "Tract 2" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being all of the same easement described as "Easement Strip No. 2" in the Sanitary Sewer Easement to the City of Dallas, recorded in Volume 5237, Page 429 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Commencing at a 1-1/4 inch iron pipe found at the intersection of the westerly right-of-way line of Hunnicutt Road and the southerly right-of-way line of Samuel Boulevard, said pipe being the northeast corner of said "Tract 2" from which a 1/2 inch capped steel rod found for the southeast corner thereof bears South 00 degrees 00 minutes 33 seconds West at 1277.94 feet; Thence North 77 degrees 35 minutes 01 seconds West with said southerly right-of-way line and with the northerly boundary line of said "Tract 2" a distance of 280.20 feet to the northeast corner of said "Easement Strip No. 2" and being point of beginning of the tract described herein;

Thence SOUTH with the easterly boundary line of said "Easement Strip No. 2" a distance of 566.90 feet to the southeast corner thereof;

Thence WEST with the southerly boundary line of said "Easement Strip No. 2" a distance of 10.00 feet to the southwest corner thereof;

Thence NORTH with the westerly boundary line of said "Easement Strip No. 2" a distance of 569.10 feet to said southerly right-of-way line and the northwest corner of said "Easement Strip No. 2";

Thence South 77 degrees 35 minutes 01 seconds East with said southerly right-of-way line and with the northerly boundary line of said "Easement Strip No. 2" a distance of 10.24 feet to the point of beginning and containing 0.1304 acre, or 5,680 square feet of land, more or less.

*Note: The basis of the bearing is the easterly boundary line of the tract described as "Tract 1" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 O.P.R.D.C.T. being South 00 degrees 00 minutes 33 seconds West.*

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SPRG No. 5284



6-22-2020

**LEGEND:**

•	=	found monument
Inst. No.	=	instrument number
SRF	=	steel rod found
IPF	=	iron pipe found
TxDMF	=	TxDOT monument found
O.P.R.D.C.T.	=	Official Public Records Dallas County, Texas
M.R.D.C.T.	=	Map Records Dallas County, Texas
	=	Control Monument



**SANITARY SEWER EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129  
D. A. MURDOCK SURVEY ABSTRACT NO. 998  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**North**

BLOCK 7056 - REVISED  
AMERICAN WAREHOUSE  
COMPANY NO. 1 ADDITION  
VOLUME 75017, PAGE 141,  
M.R.D.C.T.

LOT 1

LOT 2

HUNNICUTT ROAD

R. S. TEXAS INVESTMENTS, L.P.  
INST. NO. 20070265826, O.P.R.D.C.T.

**SAMUELL BOULEVARD**  
(A 120' Public Right-of-Way)

Point of Beginning

Point of Commencing

1-1/4" IPF

"Easement Strip No. 1"  
per Volume 5237, Page  
429, Deed Records,  
Dallas County, Texas

D A L L A S B L O C K 6 1 2 9

"TRACT 2" MM TENNYSON VILLAGE, LLC  
INST. NO. 201900326291 O.P.R.D.C.T.

**EASEMENT ABANDONMENT**

CITY OF DALLAS 10' SANITARY  
SEWER EASEMENT

"Easement Strip No. 2" per Volume 5237, Page  
429, Deed Records, Dallas County, Texas  
**0.1304 acre (5,680 SF)**

NORTH 569.10'  
SOUTH 566.90'  
WEST 10.00'

D A M U R D O C K S U R V E Y , A B S T R A C T N O . 9 9 8

"TRACT 1" MM TENNYSON VILLAGE, LLC  
INST. NO. 201900326291 O.P.R.D.C.T.

1/2" CSRF (southeast  
corner of "TRACT 1"  
201900326291  
O.P.R.D.C.T.)

HUNNICUTT ROAD

(A 60' Public Right-of-Way - Dallas Sheet 7A-421Q-2172)

**LEGEND:**

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SRF	=	steel rod found
IPF	=	iron pipe found
TxDMF	=	TxDOT monument found
O.P.R.D.C.T.	=	Official Public Records Dallas County, Texas
M.R.D.C.T.	=	Map Records Dallas County, Texas
△	=	Control Monument

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SPRG No. 5284

0 Feet 150 300

1" = 150' on Original Print

**MILLER**

SURVEYING, INC.

Professional Precision.

430 Mid Cities Blvd • Hurst, Texas 76054

817-577-1052 • TxLSF No. 10100400

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Sheet 2 of 2

Job No. 18081 • Plot File 18081 Esmt Abdt 2

**PUBLIC UTILITY EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129

D. A. MURDOCK SURVEY ABSTRACT NO. 998

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 6,505 square foot tract of land situated in the D.A. Murdock Survey, Abstract No. 998, and being in Block 6129 of the City of Dallas, Dallas County, Texas, said tract being a portion of the tract described as "TRACT 1" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said tract being a portion of the same easement described as "Easement No. 2" in the Public Utility Easement to the City of Dallas, recorded in Volume 645, Page 1236 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" capped steel rod found for the southeasterly corner of said Tract 1, said rod also being in the westerly right-of-way line of Hunnicutt Road (a 60 foot public right-of-way);

Thence South 89 degrees 58 minutes 06 seconds West with the southerly boundary line of said Tract 1 a distance of 134.91 feet to a 1/2" capped steel rod found for an angle point therein, said rod also being in the northerly boundary line of Block 26/6129, Enclave at Grove Hill No.2, recorded as Instrument Number 2004131233, Deed Records of Dallas County, Texas;

Thence South 00 degrees 08 minutes 16 seconds West continuing with said southern boundary line a distance of 13.59 feet to a cross in concrete found for an angle point therein;

Thence South 89 degrees 52 minutes 42 seconds West continuing with said southerly boundary line and said with said northerly boundary of Block 26/6129 a distance of 420.02 feet to the southwest corner of said easement;

Thence North 00 degrees 07 minutes 18 seconds West with the westerly boundary line of said easement a distance of 15.00 feet to the northwest corner thereof;

Thence North 89 degrees 52 minutes 42 seconds East with the northerly boundary line of said easement a distance of 555.00 feet to the easterly boundary line of said Tract 1 and said westerly right-of-way line of Hunnicutt Road;

Thence South 00 degrees 00 minutes 33 seconds West with said easterly boundary line and said westerly right-of-way line a distance of 1.62 feet to the point of beginning containing 0.1493 acre of land, or 6,505 square feet, more or less;

*Note: The basis of the bearing is the southerly boundary line of the tract described as "Tract 1" in the Warranty Deed to MM Tennyson Village, LLC recorded as Instrument No. 201900326291 O.P.R.D.C.T. being South 89 degrees 52 minutes 42 seconds West.*



7-15-2020

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Date: 7/23/2020  
SPRG No. 5285



**PUBLIC UTILITY EASEMENT ABANDONMENT**

PART OF 16.2719 ACRES IN DALLAS BLOCK 6129

D. A. MURDOCK SURVEY ABSTRACT NO. 998

CITY OF DALLAS, DALLAS COUNTY, TEXAS

D A L L A S B L O C K 6 1 2 9

**EASEMENT ABANDONMENT**

CITY OF DALLAS 10' PUBLIC UTILITY EASEMENT

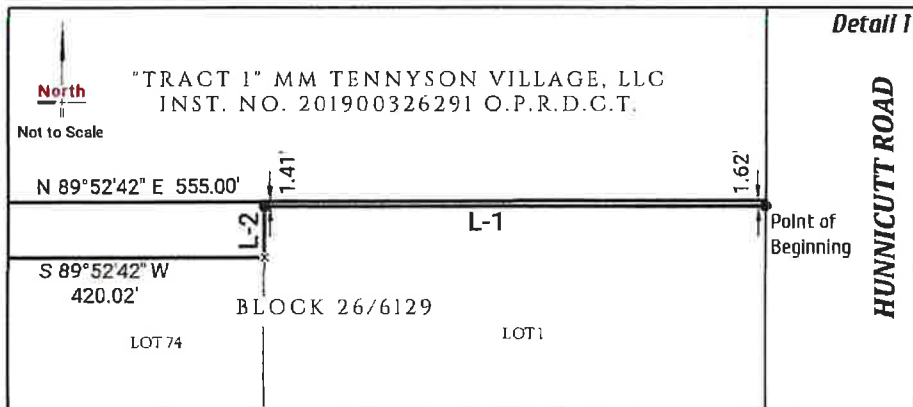
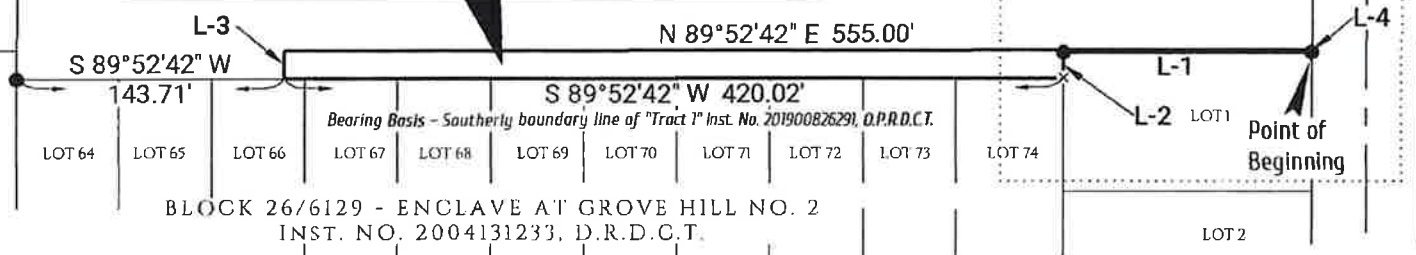
**15' Utility Easement described as "Easement No. 2"**  
**in the Public Utility Easement per Volume 645, Page**  
**1236, Deed Records, Dallas County, Texas**  
**0.1493 acre (6,505 SF)**

"TRACT 1" MM TENNYSON  
 VILLAGE, LLC  
 INST. NO. 201900326291  
 O.P.R.D.C.T.

**HUNNICUTT ROAD**

(A 60' Public Right-of-Way - Dallas Sheet 7A-421Q-2172)

See Detail 1

**LEGEND:**

×	=	Cross in concrete found
●	=	Steel Rod Found
Inst. No.	=	Instrument Number
O.P.R.D.C.T.	=	Official Public Records, Dallas County, Texas
M.R.D.C.T.	=	Map Records, Dallas County, Texas

Line	Bearing	Distance
L-1	S 89°58'06" W	134.91'
L-2	S 00°08'16" W	13.59'
L-3	N 00°07'18" W	15.00'
L-4	S 00°00'33" W	1.62'

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SPRG No. 5285



7-15-2020

