

FLOODWAY EASEMENT ABANDONMENT

SHINCHON ADDITION

LOT 1, BLOCK 2/6509

JOHN L. HUNT SURVEY, ABSTRACT NO. 588

CITY OF DALLAS, DALLAS COUNTY, TEXAS

All that certain (12,256 sq. ft., 0.281 acres) lot, tract, or parcel of land, situated in a portion of the John L. Hunt Survey, Abstract No. 588, City of Dallas, Dallas County, Texas, being part of Lot 1, Block 2/6509 as shown in the Final Plat of Shinchon Addition recorded in Instrument No. 20070132427 of the Official Public Records of Dallas County, Texas (OPRDCT), being conveyed in a Special Warranty Deed to Valk Industrial, L.L.C., a Delaware limited liability company recorded in Instrument No. 201700304604 (OPRDCT), being part of that certain Floodway Easement as shown in the Final Plat of said Shinchon Addition, and being more completely described as follows, to-wit:

COMMENCING at 1/2" capped iron rod found stamped "PUBURN" for the Southeast corner of said Lot 1, the Northeast corner of a called 13.169 acre tract described in a deed to NTT Land Co. L.C. recorded in Volume 2004224, Page 12288 (OPRDCT), the Southeast corner of said Floodway Easement, and being in the West right-of-way line of Goodnight Lane (60' right-of-way width) per Volume 2002058, Page 187 of the deed records of Dallas County, Texas (DRDCT), from which a 1/2" capped iron rod found stamped "PUBURN" in the North line of said 13.619 acre tract and the South line of said Lot 1, bears South 89 deg. 37 min. 02 sec. West - 426.89 feet;

THENCE North 00 deg. 23 min. 00 sec. West along the East line of said Lot 1 of Shinchon Addition, the West right-of-way line of said Goodnight Lane, and the East line of said Floodway Easement, a distance of 19.86 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 89 deg. 37 min. 00 sec. West departing said lines and continue through said Lot 1 of Shinchon Addition, a distance of 666.49 feet;

THENCE North 00 deg. 23 min. 00 sec. West, a distance of 13.68 feet to a North line of said Floodway Easement;

THENCE South 79 deg. 33 min. 49 sec. East along said North line, a distance of 72.85 feet;

THENCE North 89 deg. 37 min. 00 sec. East departing said North line, a distance of 17.11 feet back to the North line of said Floodway Easement;

(For SPRG use only)	
Reviewed by:	<u>E.S.</u>
Date:	<u>2-8-21</u>
SPRG No.	<u>4719</u>

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THENCE North 81 deg. 13 min. 08 sec. East along said North line, a distance of 161.88 feet;

THENCE North 89 deg. 37 min. 02 sec. East along said North line, a distance of 417.68 feet to the East line of said Lot 1 of Shinchon Addition, the West right-of-way line of said Goodnight Lane, and the most Easterly Northeast corner of said Floodway Easement;

THENCE South 00 deg. 23 min. 00 sec. East along said East line, West right-of-way line, and the East line of said Floodway Easement, a distance of 23.64 feet to the **POINT OF BEGINNING**, containing 12,256 square feet or 0.281 acres of land, more or less.

Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

Exhibit map attached and made a part hereof.



(For SPRG use only)	
Reviewed by:	<u>G. S.</u>
Date:	<u>2-8-21</u>
SPRG No.	<u>4719</u>

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N00°23'00"W	19.86
L2	N00°23'00"W	13.68
L3	S79°33'49"E	72.85
L4	N89°37'00"E	17.11
L5	N81°13'08"E	161.88
L6	S00°23'00"E	23.64

LEGEND

C.I.R.F.	CAPPED IRON ROD FOUND
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
C.M.	CONTROL MONUMENTS

LOT 1, BLOCK 2/6509
ELM FORK ATHLETIC COMPLEX
INST. NO. 201500332331
O.P.R.D.C.T.

CALLED 1.288 ACRES
VALK INDUSTRIAL, L.L.C.
INST. NO. 201700324532
O.P.R.D.C.T.

LOT 1, BLOCK 2/6509
SHINCHON ADDITION
INST. NO. 20070132427
O.P.R.D.C.T.

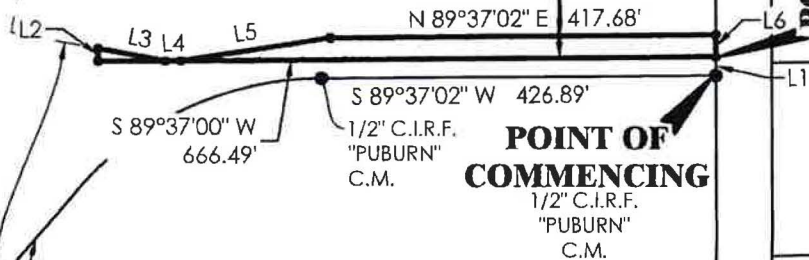
VALK INDUSTRIAL, L.L.C.
INST. NO. 201700304604
O.P.R.D.C.T.

JOHN L. HUNT SURVEY,
ABSTRACT NO. 588

GOODNIGHT LANE
(60' RIGHT-OF-WAY PER VOL. 2002058, PG. 187, D.R.D.C.T.)

POINT OF BEGINNING

**FLOODWAY EASEMENT
ABANDONMENT**
12,256 SQ. FT. / 0.281 AC.



FLOODWAY EASEMENT
INST. NO. 20070132427
O.P.R.D.C.T.

CALLLED 13.169 ACRES
NTT LAND CO. L.C.
VOL. 2004224, PG. 12288
O.P.R.D.C.T.



Bearings are referenced to State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

**FLOODWAY EASEMENT ABANDONMENT
SHINCHON ADDITION**

LOT 1, BLOCK 2/6509
JOHN L. HUNT SURVEY, ABSTRACT NO. 588
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
Reviewed by: G.S.
Date: 2-8-21
SPRG No. 4719

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TBPE REGISTRATION # F-2044
TBPLS # 10021700

Job No.:	10775	Scale:	1"=200'	Sheet
Drafted:	B.A.J.	Checked:	J.N.R.	3
Surveyed on the Ground:	03/27/2018			of
Date Prepared:	9/10/2018			3
Revised: 1/29/2019		Revised: 11/16/2020		



Date Signed: 1/27/2021