

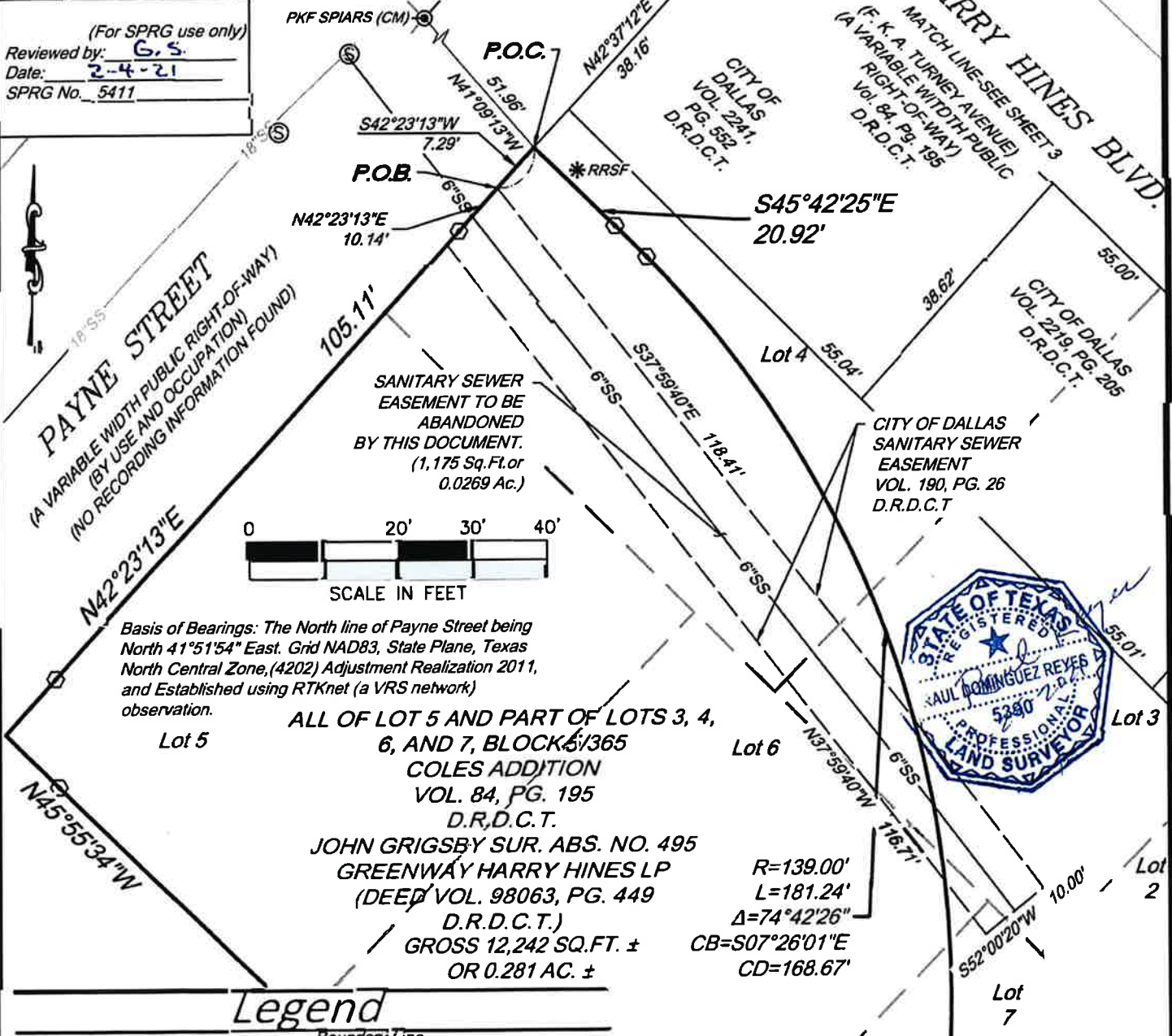
SANITARY SEWER EASEMENT ABANDONMENT**COLES ADDITION**

OVER AND ACROSS LOTS 3, 4, 6, AND 7, BLOCK 5/365
JOHN GRIGSBY SURVEY ABS. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

GENERAL NOTES:

Sanitary Sewer shown hereon are approximate locations gathered from the City of Dallas Infrastructure Information Center

(For SPRG use only)
Reviewed by: G.S.
Date: 2-4-21
SPRG No. 5411

**Legend**

	Boundary Line
	Adjoining Boundary Line
	Right-of-Way Line
	Centerline
	Sewer Manhole (SMH)
	Sanitary Sewer Line
	Found Railroad Spike
	Found PK Nail (As Noted)
	3 1/2" Aluminum Disk Set (PNC BANK ADDITION CEI ENG)
Sq.Ft.	Square Feet
Ac.	Acre
Vol.	Volume
Pg.	Page
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas
C.C.#	County Clerk Number
P.O.B.	Point of Beginning
Inst. No.	Instrument Number
F.K.A.	Formerly Known As
M.R.D.C.T.	Map Records of Dallas County, Texas
C.C.#	County Clerk Number
D.R.D.C.T.	Deed Records of Dallas County, Texas
M.R.D.C.T.	Map Records of Dallas County, Texas

31384	2/14/2020	RDR	CDG	SH	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBI FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

GREENWAY HARRY HINES LP
2635 HARRY HINES BLVD.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SANITARY SEWER ESMT. ABANDONMENT

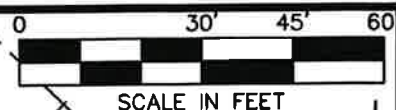
REV DATE	SHEET NO.
1/25/2021	1 OF 5
REV 5	

SANITARY SEWER EASEMENT ABANDONMENT

**COLE ADDITION
OVER AND ACROSS LOTS 3, 4,
6, AND 7 BLOCK 5/365**

**JOHN GRIGSBY SURVEY ABS. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CITY OF DALLAS
VOL. 2278, PG. 140
D.R.D.C.T.



LOT 1A
THOMAS WALKERS ADDITION
WAFRA INVEST MODA LP
INST. NO. 201600037384
O.P.R.D.C.T.

Basis of Bearings: The
North line of Payne Street
being North 41°51'54"
East, Grid NAD83, State
Plane, Texas North
Central Zone, (4202)
Adjustment Realization
2011, and Established
using RTKnet (a VRS
network) observation.

SANITARY SEWER
EASEMENT TO
BE ABANDONED
BY THIS
DOCUMENT.
(1,175 Sq.Ft. or
0.0269 Ac.)

GENERAL NOTES:

Sanitary Sewer shown hereon are
approximate locations gathered from
the City of Dallas Infrastructure
Information Center

LOT 1, BLOCK 367
STUARTS ADDITION
HARWOOD PACIFIC INTL INC.
VOL. 2002073, PG. 4397
D.R.D.C.T.

(For SPRG use only)
Reviewed by: G.S.
Date: 2-4-21
SPRG No. 5411

LOT 2, BLOCK 367
STUARTS ADDITION
CITY PARK A LOT LP
INST. NO. 200600409832
O.P.R.D.C.T.

Legend

	Boundary Line
	Adjoining Boundary Line
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PAYNE STREET
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(NO RECORDING INFORMATION FOUND)

AKARD STREET
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
(NO RECORDING INFORMATION FOUND)

ALL OF LOT 5 AND
PART OF LOTS 3,
4, 6, AND 7,
BLOCK 5/365
COLES ADDITION
VOL. 84, PG. 195
D.R.D.C.T.
JOHN GRIGSBY
SUR. ABS. NO. 495
GREENWAY HARRY
HINES LP
(DEED VOL. 98063,
PG. 449
D.R.D.C.T.)

GROSS 12,242
SQ. FT. ±
OR 0.281 AC. ±



CITY OF DALLAS
VOL. 2241,
PG. 552
D.R.D.C.T.

CITY OF DALLAS
SANITARY SEWER
EASEMENT
VOL. 190, PG. 26
D.R.D.C.T.

FIELD STREET
(F.K.A. COTTONWOOD AVENUE)
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 67153, PG. 1070
VOL. 74143, PG. 1928
D.R.D.C.T.

31384	2/14/2020	RDR	CDG	SH	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R

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3108 SW REGENCY PKWY
BENTONVILLE, AR. 72712 (479) 273-9472
CORPORATE OFFICE TBPLS FIRM: #10031500

3030 LBJ FREEWAY
DALLAS, TX 75234 (972) 488-3737
DALLAS OFFICE TBPLS FIRM: #10194234

GREENWAY HARRY HINES LP
2635 HARRY HINES BLVD.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SANITARY SEWER ESMT. ABANDONMENT

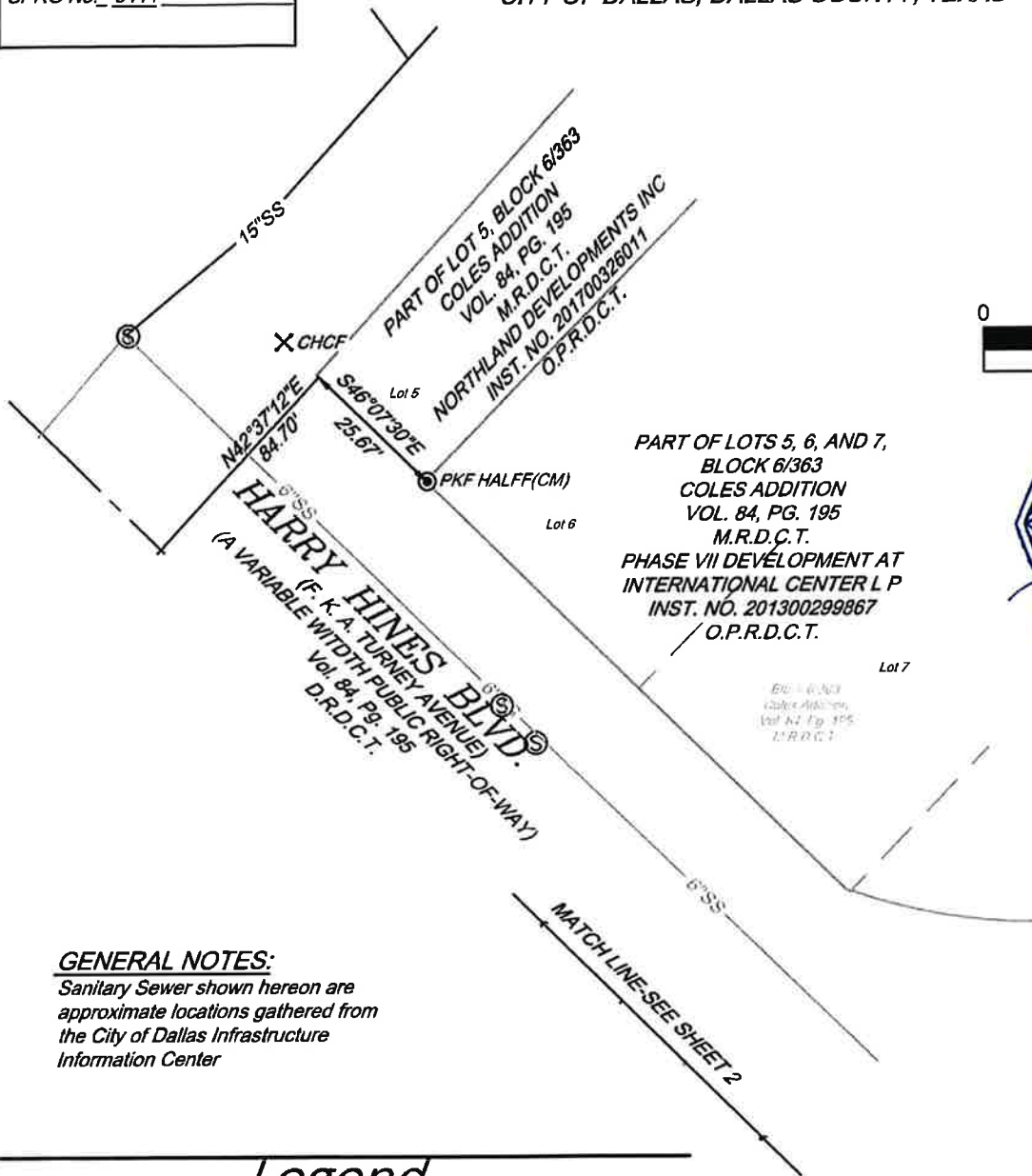
REV DATE 1/25/2021 REV 5	SHEET NO. 2 OF 5
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**SANITARY SEWER EASEMENT ABANDONMENT
COLES ADDITION**

**OVER AND ACROSS LOTS 3, 4, 6, AND 7 BLOCK 5/365
JOHN GRIGSBY SURVEY ABS. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(For SPRG use only)

Reviewed by: G.S.
Date: 2-4-21
SPRG No. 5411



0 30' 45' 60'

SCALE IN FEET

**GENERAL NOTES:**

Sanitary Sewer shown hereon are approximate locations gathered from the City of Dallas Infrastructure Information Center

Basis of Bearings: The North line of Payne Street being North 41°51'54" East. Grid NAD83, State Plane, Texas North Central Zone, (4202) Adjustment Realization 2011, and Established using RTKnet (a VRS network) observation.

Legend

	Boundary Line
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31384	2/14/2020	RDR	CDG	SH	RDR
CEI PROJECT NO.	DATE	PLS	DRW	FLD	CHK'R



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CITY OF DALLAS, DALLAS COUNTY, TEXAS

SANITARY SEWER ESMT. ABANDONMENT

REV DATE 1/25/2021
REV 5
SHEET NO. 3 OF 5

SANITARY SEWER EASEMENT ABANDONMENT
COLES ADDITION
OVER AND ACROSS PART OF LOTS 3 ,4, 6, and 7, BLOCK 5/365
JOHN GRIGSBY SURVEY ABS. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,175 square feet or (0.0269 of an acre) Tract, sanitary sewer easement, (General / Blanket) as conveyed by Deed to the City of Dallas and recorded in Volume 190, Page 26 of the Deed Records of Dallas County, Texas, said sanitary sewer easement being situated in the John Grigsby Survey Abstract Number 495 and being along and across part of Lots 3, 4, 6, and 7, Block 5/365 Coles Addition an addition to the City of Dallas as recorded in Volume 84, Page 195, Deed Records of Dallas County, Texas, sanitary sewer easement also being along and across a tract of land described in Warranty Deed to Greenway Harry Hines, L.P., as recorded in Volume 98063, Page 449, Deed Records, Dallas County, Texas, and the approximate location of said sanitary sewer easement being more particularly described by metes and bounds as follows:

Commencing at the intersection of the southwest right of way line of Payne Street (a variable width public ROW by use and occupation, no recording information found) with the southeast right of way line of Harry Hines Boulevard, formerly Turney Avenue, (variable width public ROW, Volume 84, Page 195, Volume 2241, Page 552, Volume 2219, Page 205, D.R.D.C.T.) from which a PK Nail (controlling monument) found bears North 42 degrees 37 minutes 12 seconds East, a distance of 84.70 feet, and South 46 degrees 07 minutes 30 seconds East, a distance of 25.67 feet said PK Nail being the south corner of that certain tract of land as described in a deed to Northland Developments Inc. and recorded in Instrument No. 201700326011, Official Public Records, Dallas County, Texas common with the west corner of that certain tract of land as described in a deed to Phase VII Development at International Center L.P. and recorded in Instrument No. 201300299867, Official Public Records, Dallas County, Texas, and another PK nail bears North 41 degrees 09 minutes 13 seconds West, a distance of 51.96 feet, said PK nail being the South corner of that certain tract of land as described in a deed to the City of Dallas and recorded in Volume 2278, Page 140, D.R.D.C.T., common with the east corner of that certain tract of land as described in a deed to WAFRA INVEST MODA L.P. and recorded in instrument No. 201600037384, of said Official Public Records.

Thence South 42 degrees 23 minutes 13 seconds West, along the said southwest right of way line of Payne Street, a distance of 7.29 feet to the POINT OF BEGINNING of the herein described existing sanitary sewer line;

(For SPRG use only)

Reviewed by: G.S.

Date: 2-4-21

SPRG No. 5411



SANITARY SEWER EASEMENT ABANDONMENT
COLES ADDITION
OVER AND ACROSS PART OF LOTS 3, 4, 6, and 7, BLOCK 5/365
JOHN GRIGSBY SURVEY ABS. NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Thence South 37 degrees 59 minutes 40 seconds East, departing said southwest right of way line, over and across lots 3, 4, 6 and 7, of Block 5/365, a distance of 118.41 feet to a point;

Thence South 52 degrees 00 minutes 20 seconds West, a distance of 10.00 feet to a point;

Thence North 37 degrees 59 minutes 40 seconds West, a distance of 116.71 feet to a point on said southwest right of way line of Payne Street;

Thence North 42 degrees 23 minutes 13 seconds East, along aforementioned right of way line, a distance of 10.14 feet to the POINT OF BEGINNING containing 1,175 square feet or 0.0269 of an acre of land.

Basis of Bearings: The North line of Payne Street being North 41 degrees 51 minutes 54 seconds East, Grid NAD83, State Plane, Texas North Central Zone, (4202) Adjustment Realization 2011, and Established using RTKnet (a VRS network) observation.

Raul Reyes

Jan 25th 2021

Raul Dominguez Reyes, TX RPLS No. 5390

Date

CEI Engineering Associates, Inc.
3108 SW Regency Prkwy.
Bentonville, AR 72712
TBPLS Firm # 10031500

3030 LBJ Freeway
Dallas, TX 75234
TBPLS Firm # 10194234

(For SPRG use only)

Reviewed by: G.S.
Date: 2-4-21

SPRG No. 5411



Raul Reyes
1-25-2021