

**UTILITY EASEMENT ABANDONMENT  
IN LOT 1C, BLOCK 1/6368  
MOBIL PLACE ADDITION NO. 3  
THOMAS E. MANNIN SURVEY, ABSTRACT NO. 958  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 4,949 square foot (0.1136 acre) tract of land situated in the Thomas E. Mannin Survey, Abstract Number 958, City of Dallas, Dallas County, Texas, being a part of a 15-foot wide utility easement created by Plat of Expressway Industrial District Addition, as recorded in Volume 117, Page 2150, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a part of that tract of land described in Special Warranty Deed to Pegasus Place, LLC, as recorded in Instrument Number 201500222935, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being in City Block 1/6368 and a part of Lot 1C of Mobil Place Addition No. 3, an addition to the City of Dallas as recorded in Instrument Number 201700140499, (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 3-inch aluminum monument stamped "Mobil No. 3 – 3689" found for the easterly northwest corner of said Lot 1C, said point being the east end of a corner clip located at the intersection of the southeast right-of-way line of Stemmons Freeway (IH-35E) (a variable width right-of-way recorded in Volume 4504, Page 511), D.R.D.C.T., with the southwest right-of-way line of Pegasus Park Drive (a 53 foot wide right-of-way, originally dedicated as 50-feet wide by plat recorded in Volume 117, Page 2150, D.R.D.C.T., and widened an additional 3 feet by said Mobil Place Addition No. 3 plat);

THENCE South 08 degrees 47 minutes 16 seconds East, along said southwest right-of-way line of Pegasus Park Drive, and an east line of said Lot 1C, a distance of 13.47 feet to a 3-inch aluminum monument stamped "Mobil No. 3 – 3689" for the point of curvature of a tangent curve to the left having a radius of 87.97 feet and whose chord bears South 27 degrees 46 minutes 22 seconds East, a distance of 57.24 feet;

THENCE Southeasterly, continuing along said southwest right-of-way line, and along said curve to the left, through a central angle of 37 degrees 58 minutes and 12 seconds, an arc distance of 58.30 feet to the POINT OF BEGINNING of the herein described tract, being on the northwest line of said 15-foot wide utility easement;

THENCE continuing southeasterly along said curving southwest right-of-way line, through a central angle of 09 degrees 54 minutes and 19 seconds, an arc distance of 15.21 feet to a point on the southeast line of said 15-foot wide utility easement;

THENCE South 47 degrees 20 minutes 47 seconds West, departing said southwest right-of-way line, across said Lot 1C and with said 15-foot wide utility easement southeast line, a distance of 331.34 feet to a point for corner;

(For SPRG use only)

Reviewed By:     JL      
Date:     3-10-20      
SPRG NO.:     5220

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THENCE North 42 degrees 39 minutes 13 seconds West, departing said southeast line, a distance of 15.00 feet to a point on the said 15-foot wide utility easement northwest line, from which said point a 3-inch aluminum monument stamped "Mobil No. 3 – 3689" at a re-entrant corner of said Lot 1C and the east corner of Lot 5, Block 1/6368 of the aforementioned Expressway Industrial District Addition, bears South 47 degrees 20 minutes 47 seconds West, a distance of 1.00 feet;

THENCE North 47 degrees 20 minutes 47 seconds East, with said utility easement northwest line, a distance of 328.95 feet to the POINT OF BEGINNING AND CONTAINING 4,949 square feet or 0.1136 acres of land, more or less.

Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.

Andrew J. Shafer 03/03/2020  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPLS FIRM NO. 10029600



(For SPRG use only)  
Reviewed By: JL  
Date: 3-10-20  
SPRG NO.: 5220

**STEMMONS FREEWAY  
(I.H. 35E)**  
(VARIABLE WIDTH R.O.W.)  
(VOL. 4504, PG. 511 - Tract 2) D.R.D.C.T.

STREET EASEMENT TO  
CITY OF DALLAS  
(VOL. 89002, PG. 5202)  
D.R.D.C.T.

$\Delta=37^{\circ}58'12''$   
 $R=87.97'$   
 $T=30.27'$   
 $L=58.30'$   
 $CL=57.24'$   
 $CB=S27^{\circ}46'22''E$

$S08^{\circ}47'16''E$   
13.47'

**PEGASUS PARK DR.**  
(53-FOOT WIDE R.O.W.)  
(VOL. 117, PG. 2150) D.R.D.C.T.  
(INST. NO. 201700140499) O.P.R.D.C.T.

3' STREET R.O.W. DEDICATION  
(INST. NO. 201700140499)  
O.P.R.D.C.T.

$\Delta=09^{\circ}54'19''$   
 $R=87.97'$   
 $T=7.62'$   
 $L=15.21'$   
 $CL=15.19'$   
 $CB=S51^{\circ}42'38''E$

POINT OF COMMENCING

POINT OF BEGINNING

0 30 60 90 120  
SCALE: 1"=60'



*Andrew J. Shafer*  
03/03/2020

FND.  
MON.  
(C.M.)

MOBIL PLACE ADDITION NO. 3  
LOTS 1C & 1D, BLOCK 1/6368  
(INST. NO. 201700140499)  
O.P.R.D.C.T.

LOT 1C  
CITY  
BLOCK 1/6368

(OWNER)  
PEGASUS PLACE, LLC  
(INST. NO. 201500222935)  
O.P.R.D.C.T.

THOMAS E. MANNIN SURVEY,  
ABSTRACT NO. 958

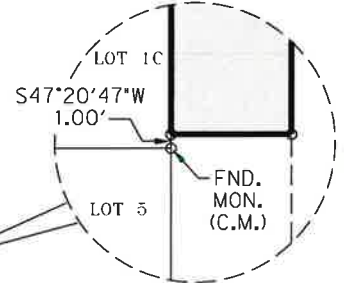
CITY  
BLOCK 1/6368  
EXPRESSWAY INDUSTRIAL DISTRICT  
LOT 5, BLOCK 1/6368  
(VOL. 117, PG. 2150)  
D.R.D.C.T.

15' UTILITY EASEMENT  
(VOL. 117, PG. 2150)  
M.R.D.C.T.

UTILITY EASEMENT  
ABANDONMENT  
4,949 SQUARE FEET  
(0.1136 ACRES)

MOBIL PLACE ADDITION NO. 3  
LOTS 1C & 1D, BLOCK 1/6368  
(INST. NO. 201700140499)  
O.P.R.D.C.T.

LOT 1C  
CITY  
BLOCK 1/6368



$N42^{\circ}39'13''W$   
15.00'

15' UTILITY EASEMENT  
(VOL. 117, PG. 2150)  
D.R.D.C.T.

# LEGEND

(C.M.)	CONTROL MONUMENT
1/2" FIR	ONE HALF INCH FOUND IRON ROD
FND. MON.	FOUND 3-INCH ALUMINUM MONUMENT
	STAMPED "MOBIL-3689"
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY

(For SPRG use only)

Reviewed By: JS  
Date: 3-10-20  
SPRG NO.: 5220

## NOTES:

1. Basis of Bearings is the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 (2011 Adjustment).
2. This exhibit was prepared with a metes and bounds description of even date.
3. This survey was prepared without the benefit of a title commitment.

**UTILITY EASEMENT ABANDONMENT**  
**LOT 1C CITY OF DALLAS BLOCK NUMBER 1/6368**  
**MOBIL PLACE ADDITION NO. 3**  
**THOMAS E. MANNIN SURVEY, ABSTRACT NO. 958**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**



**HALFF**

TBPE FIRM #F-312  
TBPLS FIRM NO.10029600  
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095

DATE: JAN., 2020

AVO.: 37249

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