

STREET RIGHT-OF-WAY ABANDONMENT

Part of Killion Drive
Adjacent to Block A/6222
Benjamin Merrell Survey, Abstract No. 933
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 818 square foot (0.019 acre) tract of land situated in the Benjamin Merrell Survey, Abstract No. 933, Dallas County, Texas; said tract being part of Killion Drive (a 60-foot wide right-of-way) as dedicated by Walnut Hill Manor, an addition to the City of Dallas, Texas, recorded in Volume 24, Page 67 of the Map Records of Dallas County, Texas, adjacent to Block A/6222 and by Warranty Deed to the City of Dallas recorded in Volume 4089, Page 607 of the Deed Records of Dallas County, Texas; said 818 square foot tract being more particularly described as follows:

COMMENCING, at a point at the intersection of the south right-of-way line of Killion Drive (a 60-foot wide right-of-way, recorded in Volume 4089, Page 607 of said Deed Records and Volume 24, Page 67 of said Map Records) and the west right-of-way line of Gooding Drive (a 60-foot right-of-way, recorded in Volume 4089, Page 607 of said Deed Records and Volume 24, Page 67 of the said Map Records); said point being the northeast corner of Lot 2, Block A/6222 of Thomas Jefferson High School, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200503585306 of the Official Public Records of Dallas County, Texas; from which a 1/2-inch iron rod with "PACHECO KOCH" cap found (controlling monument) for northwest corner of said Lot 2, Block A/6222 bears South 89 degrees, 08 minutes, 29 seconds West, a distance of 928.88 feet and a 1/2-inch iron rod with "PACHECO KOCH" cap found (controlling monument) for the southeast corner of said Lot 2, Block A/6222 bears South 89 degrees, 08 minutes, 29 seconds West, a distance of 928.88 feet and South 00 degrees, 13 minutes, 52 seconds East, a distance of 1,050.36 feet;

THENCE, South 89 degrees, 08 minutes, 29 seconds West, departing the said west line of Gooding Drive, along the said south line of Killion Drive and the north line of said Lot 2, Block A/6222, a distance of 18.96 feet to a 5/8-inch iron rod with "PACHECO KOCH" yellow cap set and being the **POINT OF BEGINNING**;

THENCE, South 89 degrees, 08 minutes, 29 seconds West, continuing along the said south line of Killion Drive and the north line of said Lot 2, Block A/6222, a distance of 545.43 feet to a 5/8-inch iron rod with "PACHECO KOCH" yellow cap set, from which a 1/2-inch iron rod with "PACHECO KOCH" cap found (controlling monument) bears South 89 degrees, 08 minutes, 29 seconds West, 364.49 feet;

THENCE, departing the said south line of Killion Drive and the north line of said Lot 2, Block A/6222, into and across Killion Drive, the following three (3) calls:

North 00 degrees, 51 minutes, 31 seconds West, a distance of 1.50 feet to a 5/8-inch iron rod with "PACHECO KOCH" yellow cap set;

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Reviewed By:	G.S.
Date:	8-7-20
SPRG NO:	5343

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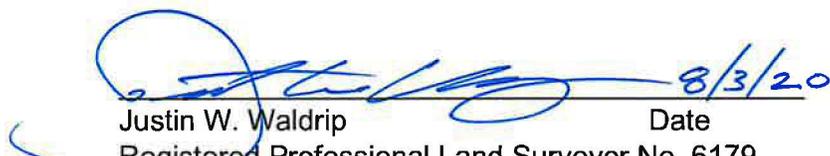
South 00 degrees, 51 minutes, 31 seconds East, a distance of 1.50 feet to the **POINT OF BEGINNING**;

CONTAINING, 818 square feet or 0.019 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip Date 8/3/20
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



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