

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
 City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 12,024 square foot (0.276 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of that certain drainage easement retained by City of Dallas Ordinance No. 10184 recorded in Volume 797, Page 1148 of the Deed Records of Dallas County, Texas; said 12,024 square foot (0.276 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, of said Deed Records and at the northernmost corner of said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 387.77 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and the northernmost corner of that certain tract of land described in Warranty Deed with Vendor's Lien to J. Kenneth Lee recorded in Volume 96215, Page 1806, in said Deed Records; said point also being the northernmost corner of Lot 18, Block 35/5755 of the said Official Numbers of the City of Dallas;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, departing the last said southwest line of Lot 1, Block A/2372 and along a southeast line of said Board of Regents of the University of Texas System tract and the northwest line of said J. Kenneth Lee tract and Lot 18, a distance of 209.25 feet to a point for corner at the **POINT OF BEGINNING**; said point being at the north end of the northwest terminus of Gregg Street (a 40-foot wide right-of-way, Volume 5, Page 101, in the Map Records of Dallas County, Texas) and the westernmost corner of said J. Kenneth Lee tract;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, along the said northwest terminus of Gregg Street and continuing along the last said southeast line of the Board of Regents of the University of Texas System tract, a distance of 40.00 feet to a point for corner; said point being at the south end of said northwest terminus of Gregg Street and a reentrant corner of said Board of Regents of the University of Texas System tract; from said point a "+" cut in concrete found (Controlling Monument) bears the following three (3) calls:

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5573

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

**THENCE**, departing the said northwest terminus of Gregg Street and the last said southeast line of the Board of Regents of the University of Texas System tract, and into, over and across said Board of Regents of the University of Texas System tract, the following three (3) calls:

North 46 degrees, 12 minutes, 42 seconds West, a distance of 300.69 feet to a point for corner;

North 43 degrees, 51 minutes, 51 seconds East, a distance of 40.00 feet to a point for corner;

South 46 degrees, 12 minutes, 42 seconds East, a distance of 300.52 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 12,024 square feet or 0.276 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

*Luis M. Gonzalez* *4/13/2021*  
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000

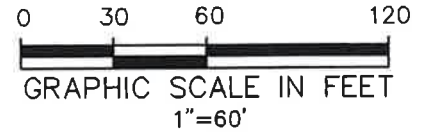


2305-20.573-EX6.docx mcc  
 2305-20.573-EX6.dwg JN

(For SPRG use only)	
Reviewed By:	<u><i>G.S.</i></u>
Date:	<u><i>4-28-21</i></u>
SPRG NO:	<u><i>5573</i></u>

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

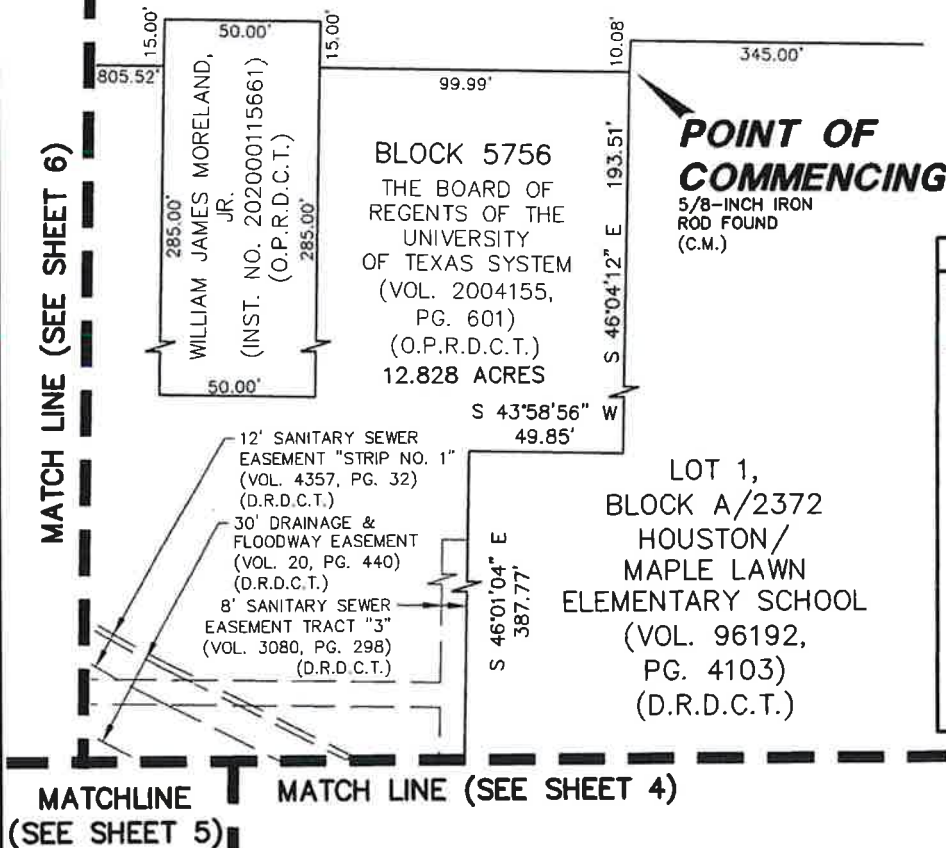


## INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533



### LEGEND

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	ABSTRACT SURVEY LINE
	POINT FOR CORNER
(UNLESS OTHERWISE NOTED)	
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
D.E.A.	DRAINAGE EASEMENT ABANDONMENT
SF	SQUARE FEET
<b>P.O.B.</b>	POINT OF BEGINNING

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.



Luis M. Gonzalez  
Texas Registered Professional  
Land Surveyor No. 6793

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5573

**Pacheco Koch**

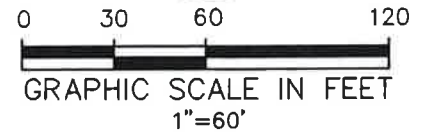
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**DRAINAGE EASEMENT ABANDONMENT**  
PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 6

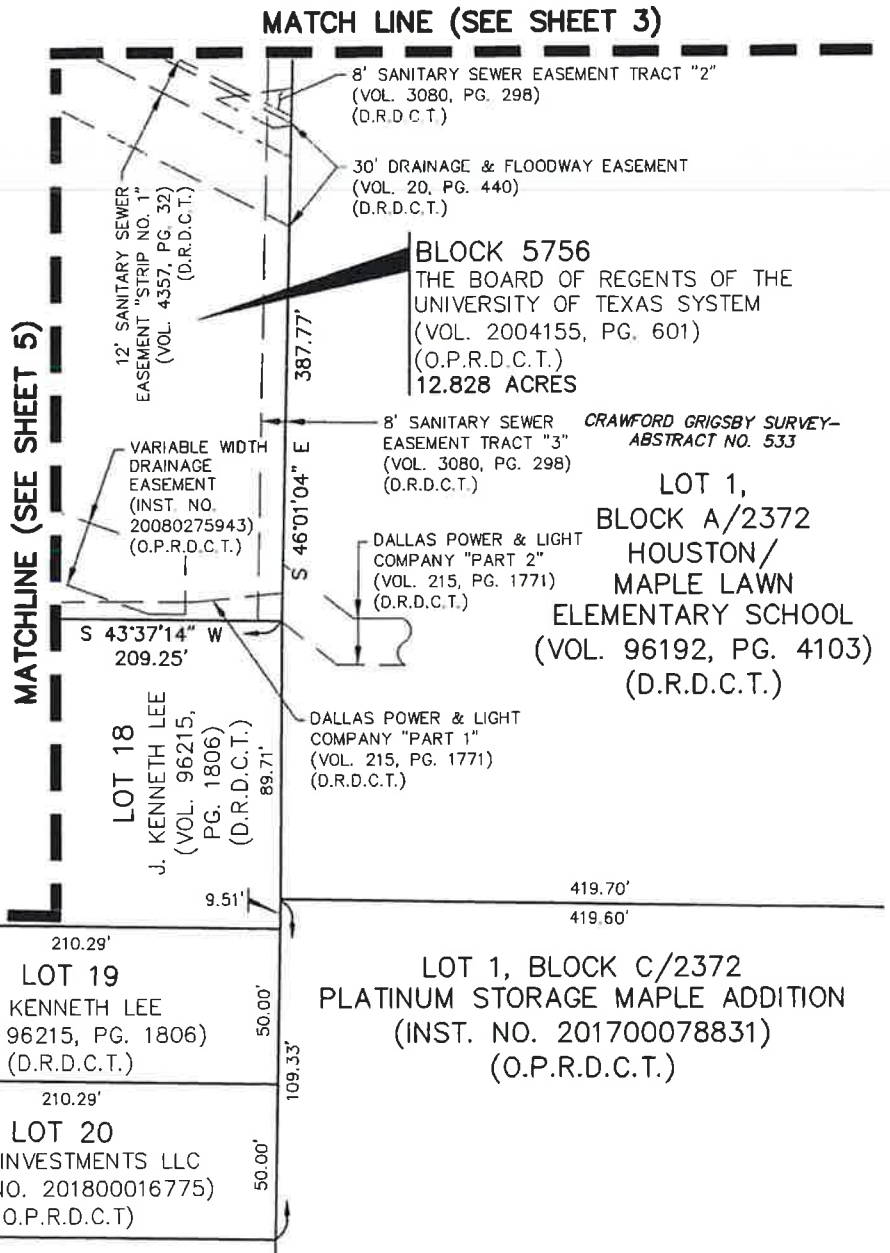
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	MARCH 2021	2305-20.573

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202.
3. The survey abstract line shown hereon is approximate and not located on the ground.



LEGEND	
	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	ABSTRACT SURVEY LINE
	POINT FOR CORNER
	(UNLESS OTHERWISE NOTED)
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
D.E.A.	DRAINAGE EASEMENT ABANDONMENT
SF	SQUARE FEET
<b>P.O.B.</b>	POINT OF BEGINNING



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5573



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	MARCH 2021	2305-20.573

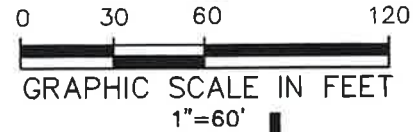
## DRAINAGE EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6



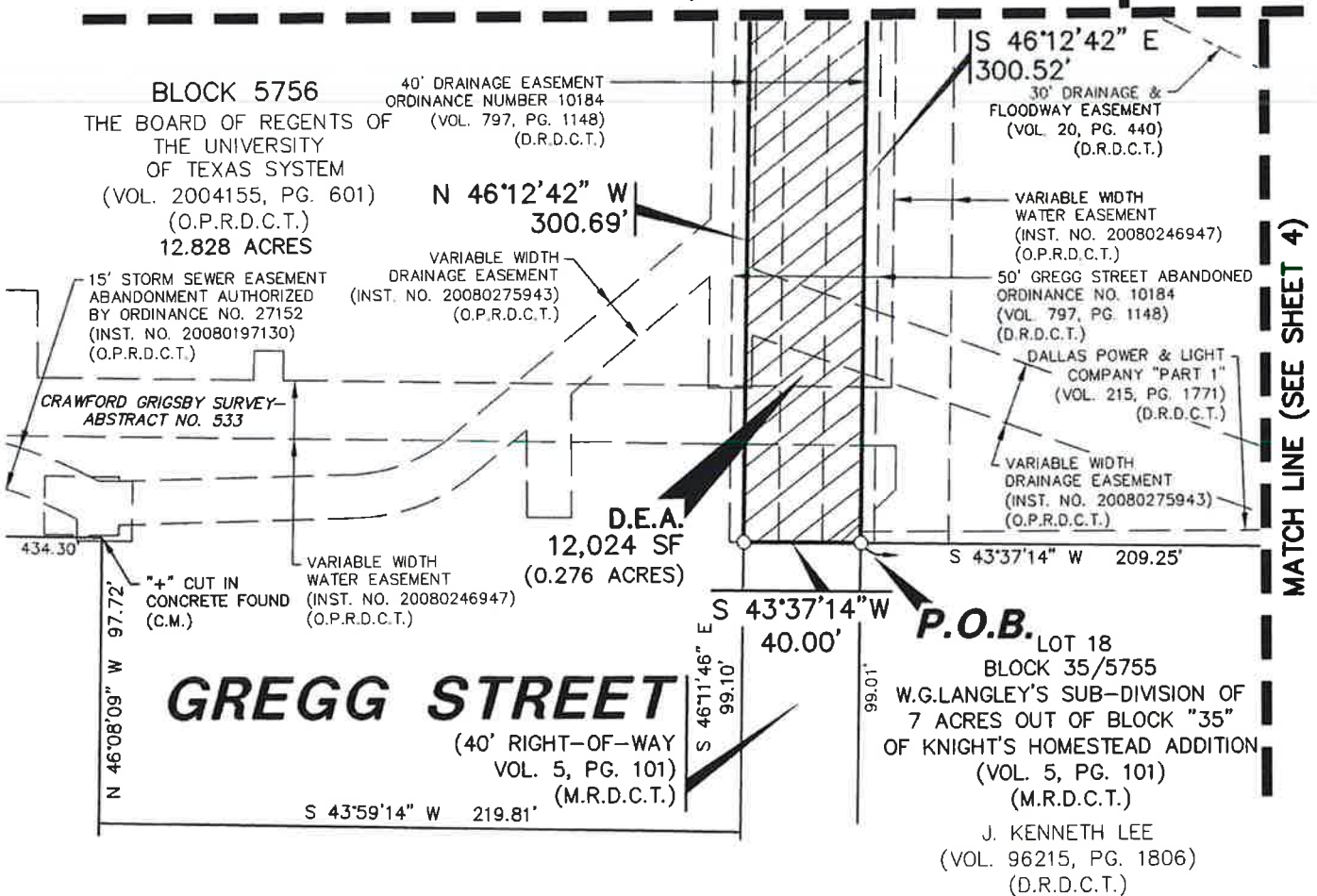
**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.



MATCHLINE  
(SEE  
SHEET 3)

MATCH LINE (SEE SHEET 6)

**LEGEND**

—	PROPERTY LINE	M.R.D.C.T. — MAP RECORDS OF
---	EASEMENT ABANDONMENT	DALLAS COUNTY, TEXAS
---	LINE	INST. NO. — INSTRUMENT NUMBER
---	EXISTING EASEMENT LINE	(C.M.) — CONTROLLING MONUMENT
---	ABSTRACT SURVEY LINE	D.E.A. — DRAINAGE EASEMENT
○	POINT FOR CORNER	ABANDONMENT
	(UNLESS OTHERWISE NOTED)	SF — SQUARE FEET
VOL./PG. —	VOLUME/PAGE	P.O.B. — POINT OF BEGINNING
O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS	
	OF DALLAS COUNTY, TEXAS	
D.R.D.C.T. —	DEED RECORDS OF	
	DALLAS COUNTY, TEXAS	

(For SPRG use only)

Reviewed By: C.S.

Date: 4-28-21

SPRG NO: 5573



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

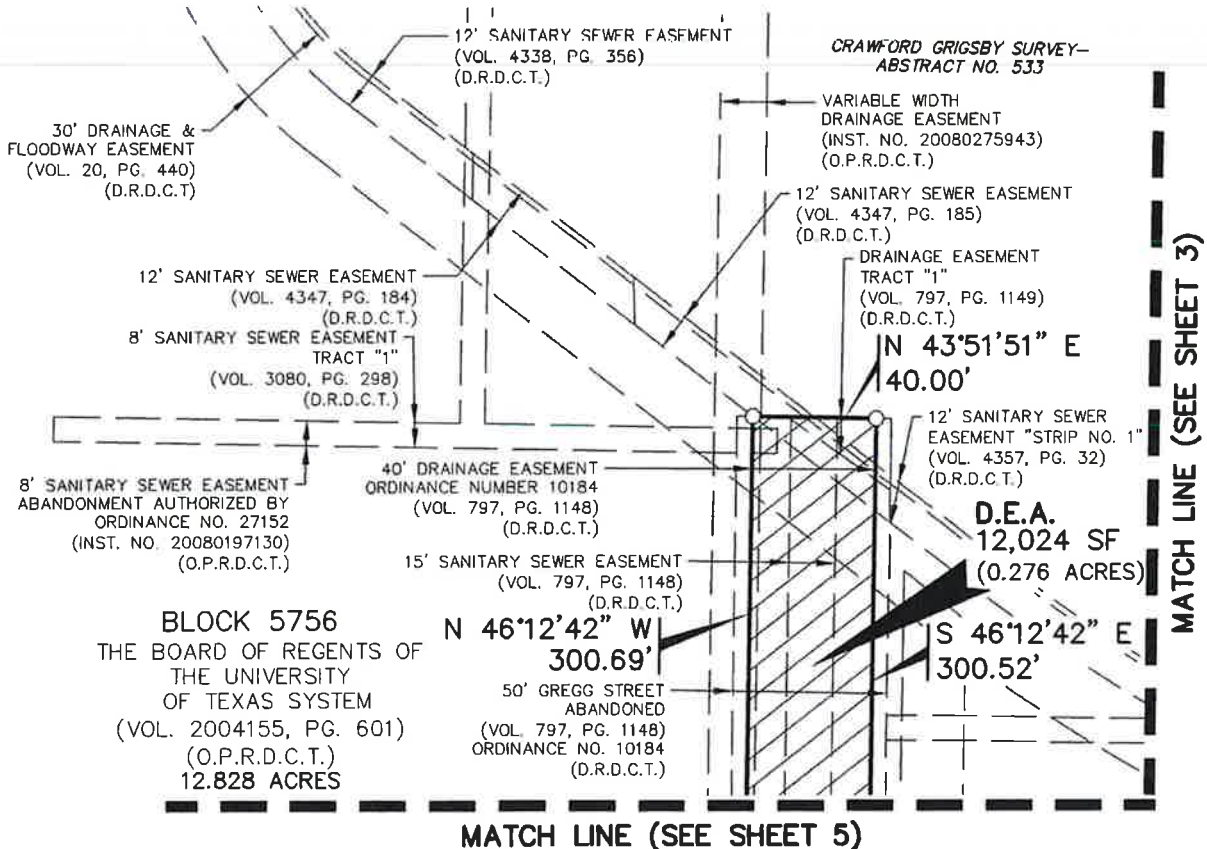
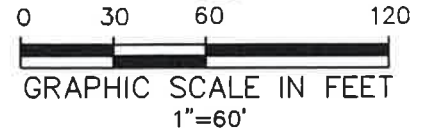
**DRAINAGE EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	MARCH 2021	2305-20.573

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

**LEGEND**

—	PROPERTY LINE	M.R.D.C.T. -	MAP RECORDS OF
---	EASEMENT ABANDONMENT LINE	INST. NO. -	DALLAS COUNTY, TEXAS
- - -	EXISTING EASEMENT LINE	(C.M.) -	CONTROLLING MONUMENT
- . - . -	ABSTRACT SURVEY LINE	D.E.A. -	DRAINAGE EASEMENT ABANDONMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF -	SQUARE FEET
VOL./PG. -	VOLUME/PAGE	P.O.B. -	POINT OF BEGINNING
O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		
D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS		

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5573



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
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**DRAINAGE EASEMENT ABANDONMENT**  
PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 6 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	MARCH 2021	2305-20.573

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 390 square foot (0.009 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and being a Drainage Easement to the City of Dallas recorded in Volume 797, Page 1148 of the Deed Records of Dallas County, Texas; said 390 square foot (0.009 acre) tract being more particularly described as follows:

**COMMENCING**, at a point being the northernmost corner of Lot 18, Block 35/5755, W. G. Langley's Sub-Division of 7 acres out of Block "35" of Knight's Homestead Addition, an addition to the City of Dallas, Texas recorded in Volume 5, Page 101 of the Map, Records of Dallas County, Texas, said point also being in the said Block 5756 and the southwest line of Block A/2372 of the Official Block Numbers of the City of Dallas, Texas, for the east corner of the said Board of Regents of the University of Texas System tract; from said point a 5/8-inch iron rod found (Controlling Monument) bears the following three (3) calls:

North 46 degrees, 01 minutes, 04 seconds West, a distance of 387.77 feet to a point;

North 43 degrees, 58 minutes, 56 seconds East, a distance of 49.85 feet to a point:

North 46 degrees, 04 minutes, 12 seconds West, a distance of 193.51 feet;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, departing the said northeast line of Block 5756 and the said southwest line of Block A/2372, along the southeast line of the said Board of Regents of the University of Texas System tract, distance of 204.73 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following four (4) calls:

South 43 degrees, 37 minutes, 14 seconds West, a distance of 44.52 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

**THENCE**, departing the said southeast line of the said Board of Regents of the University of Texas System tract, over and across the said Board of Regents of the University of Texas System tract, the following four (4) calls:

North 46 degrees, 08 minutes, 09 seconds West, a distance of 277.49 feet the **POINT OF BEGINNING**;

South 78 degrees, 03 minutes, 46 seconds West, a distance of 40.94 feet to a point for corner;

North 43 degrees, 51 minutes, 51 seconds East, a distance of 33.86 feet to a point for corner;

(For SPRG use only)

Reviewed By: G. S.Date: 4-28-21SPRG NO: 5574

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

South 46 degrees, 08 minutes, 09 seconds East, a distance of 23.01 feet to the **POINT OF BEGINNING**;

**CONTAINING:** 390 square feet or 0.009 acre of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

 4/13/2021  
Luis M. Gonzalez Date  
Registered Professional Land Surveyor No. 6793  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000



2305-20.573-EX4.docx JN  
2305-20.573-EX4.dwg JN

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>4-28-21</u>
SPRG NO:	<u>5574</u>



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4/8/2021 2:48 PM  
JNICHOLSON

LEGEND

PROPERTY LINE

EASEMENT ABANDONMENT LINE

EXISTING EASEMENT LINE

SURVEY ABSTRACT LINE

O POINT FOR CORNER (UNLESS OTHERWISE NOTED)

(C.M.) - CONTROLLING MONUMENT

VOL. - VOLUME

PG. - PAGE

M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS

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. - INSTRUMENT

NO. - NUMBER

SF. - SQUARE FEET

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCING

MATCH LINE (SEE SHEET 5)

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez*  
Luis M. Gonzalez  
Registered Professional  
Land Surveyor No. 6793

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5574

SEE SHEET 6 OF 6 FOR NOTES

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

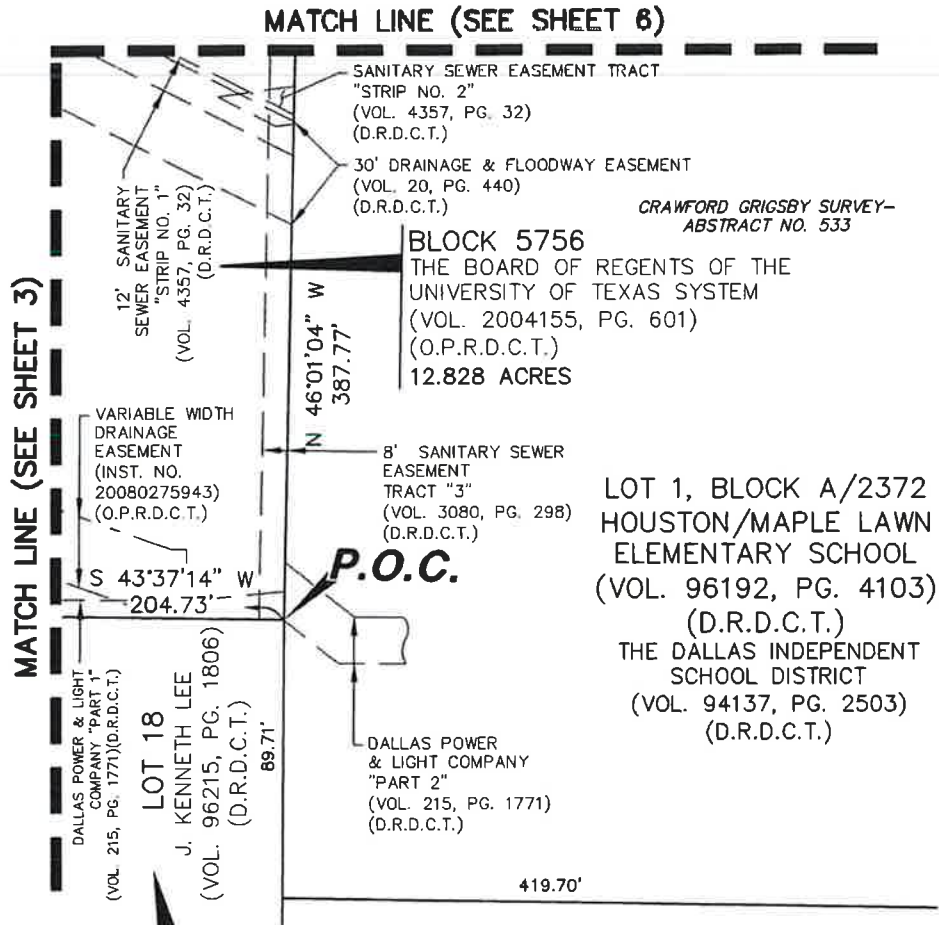
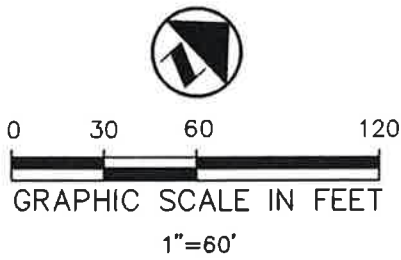
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

**DRAINAGE EASEMENT ABANDONMENT**

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THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 6

**LEGEND**

	PROPERTY LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	EASEMENT ABANDONMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	SURVEY ABSTRACT LINE	INST. - INSTRUMENT NO. - NUMBER SF. - SQUARE FEET
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	<b>P.O.B.</b> - POINT OF BEGINNING
<b>(C.M.)</b>	- CONTROLLING MONUMENT	<b>P.O.C.</b> - POINT OF COMMENCING
<b>VOL.</b>	- VOLUME	
<b>PG.</b>	- PAGE	



**BLOCK 35/5755**  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5574

SEE SHEET 6 OF 6 FOR NOTES



**Pacheco Koch**

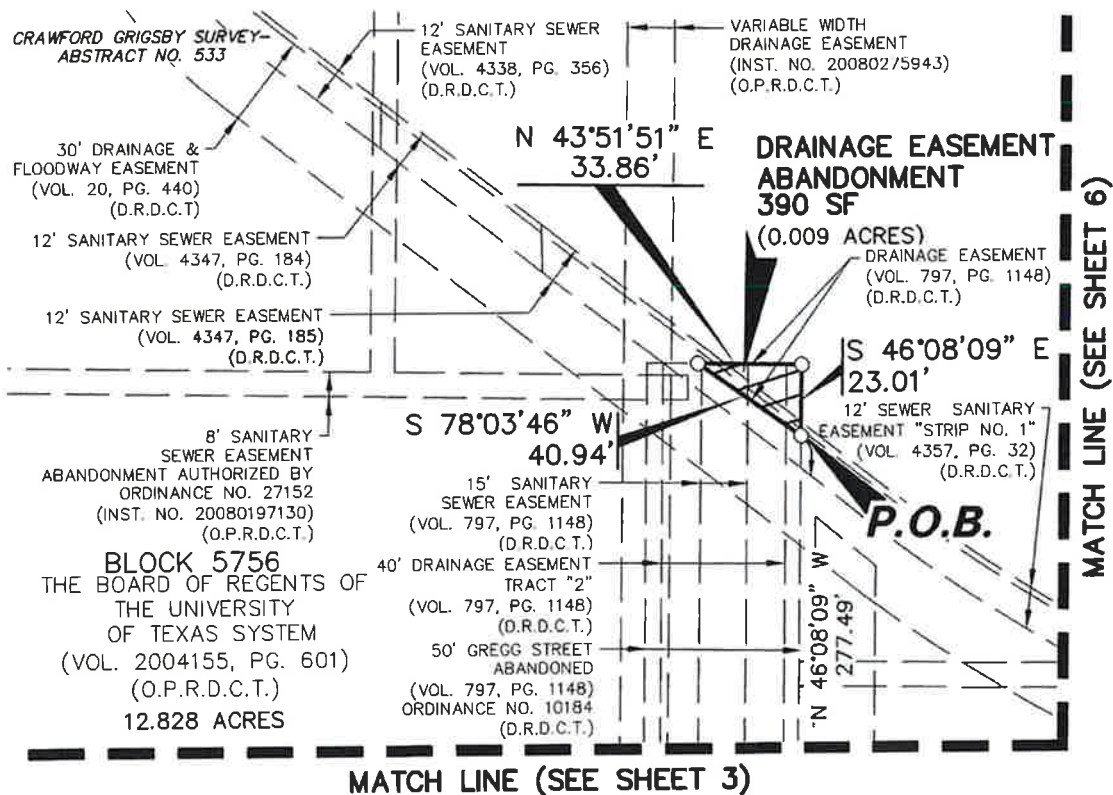
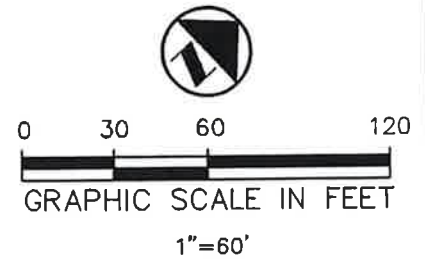
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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THE CITY OF DALLAS, TEXAS  
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CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6

LEGEND	
	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
VOL.	- VOLUME
PG.	- PAGE
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
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.	- INSTRUMENT
NO.	- NUMBER
SF.	- SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING
<b>P.O.C.</b>	- POINT OF COMMENCING



(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

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SEE SHEET 6 OF 6 FOR NOTES



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6

LEGEND

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○

(C.M.)

VOL.

PG.

PROPERTY LINE

EASEMENT ABANDONMENT

LINE

EXISTING EASEMENT

LINE

SURVEY ABSTRACT

LINE

POINT FOR CORNER

(UNLESS OTHERWISE NOTED)

CONTROLLING MONUMENT

VOLUME

PAGE

M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS

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. - INSTRUMENT

NO. - NUMBER

SF. - SQUARE FEET

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCING



0

30

60

120

GRAPHIC SCALE IN FEET

1"=60'

INWOOD ROAD

-(VARIABLE WIDTH RIGHT-OF-WAY)-

(FORMERLY PARK AVE./MAPLE LAWN ROAD)

(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

805.52'

15.00'

50.00'

285.00'

50.00'

285.00'

15.00'

WILLIAM JAMES MORELAND, JR.  
(INST. NO. 202000115661)  
(O.P.R.D.C.T.)

99.99'

10.08'

345.00'

5/8-INCH IRON ROD FOUND (C.M.)

12' SANITARY SEWER EASEMENT "STRIP NO. 1" (VOL. 4357, PG. 32) (D.R.D.C.T.)

30' DRAINAGE & FLOODWAY EASEMENT (VOL. 20, PG. 440) (D.R.D.C.T.)

8' SANITARY SEWER EASEMENT TRACT "3" (VOL. 3080, PG. 298) (D.R.D.C.T.)

THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRES

LOT 1, BLOCK A/2372 HOUSTON/MAPLE LAWN ELEMENTARY SCHOOL  
(VOL. 96192, PG. 4103)  
(D.R.D.C.T.)

THE DALLAS INDEPENDENT SCHOOL DISTRICT  
(VOL. 94137, PG. 2503)  
(D.R.D.C.T.)

N 43°58'56" E 49.85'

N 46°04'12" W 193.51'

N 46°01'04" W 387.77'

MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 4)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plot of survey.

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

3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By:

G.S.

Date:

4-28-21

SPRG NO:

5574

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

DRAINAGE EASEMENT

ABANDONMENT

PART OF A 12.828 ACRE TRACT

PART OF BLOCK 5756, OFFICIAL NUMBERS OF THE CITY OF DALLAS, TEXAS

CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533

CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET 6 OF 6

JNICHOLSON 4/8/2021 2:50 PM M:\DWG-23\2305-20.573\DWG\SURVEY C3D 2018\2305-20.573-EX4.DWG



**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 14,433 square foot (0.331 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described in Drainage Easement to the City of Dallas recorded in Instrument Number 20080275943, of said Official Public Records; said 14,433 square foot (0.331 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete (Controlling Monument) found in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, of the Deed Records of Dallas County, Texas) at the westernmost corner of said Board of Regents of the University of Texas System tract, said point also being the north corner of Lot 1 Block A/5757 M.C.D. Inwood No. 4 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85161, Page 3418 of said Deed Records;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 234.28 feet to a point for corner at the beginning of a non-tangent curve to the right;

**THENCE**, departing the said southeast right-of-way line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract and into, over and across said Board of Regents of the University of Texas System tract, the following twenty-four (24) calls:

In an easterly direction, along said curve to the right, having a central angle of 23 degrees, 56 minutes, 27 seconds, a radius of 67.50 feet, a chord bearing and distance of North 75 degrees, 04 minutes, 40 seconds East, 28.00 feet, an arc distance of 28.20 feet to a point for corner at the end of said curve and the beginning of a reverse curve to the left;

In a northeasterly direction, along said reverse curve to the left, having a central angle of 43 degrees, 09 minutes, 40 seconds, a radius of 52.50 feet, a chord bearing and distance of North 65 degrees, 28 minutes, 07 seconds East, 38.62 feet, an arc distance of 39.55 feet to a point for corner at the end of said curve;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 121.52 feet to a point for corner; said point being the **POINT OF BEGINNING**;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 154.60 feet to a point for corner at the beginning of a tangent curve to the right, from said point a 5/8-inch iron rod found (Controlling Monument) bears the following six (6) calls:

North 46 degrees, 06 minutes, 37 seconds West, a distance of 28.70 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 235.25 feet;

(For SPRG use only)	
Reviewed By:	<u>C.S.</u>
Date:	<u>4-28-21</u>
SPRG NO:	<u>5575</u>

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

North 46 degrees, 07 minutes, 12 seconds West, a distance of 15.00 feet;

North 43 degrees, 52 minutes, 48 seconds East, a distance of 50.00 feet;

South 46 degrees, 07 minutes, 12 seconds East, a distance of 15.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 99.99 feet;

In an easterly direction, along said curve to the right, having a central angle of 89 degrees, 59 minutes, 48 seconds, a radius of 87.50 feet, a chord bearing and distance of North 88 degrees, 53 minutes, 22 seconds East, 123.74 feet, an arc distance of 137.44 feet to a point for corner at the end of said curve;

South 46 degrees, 06 minutes, 37 seconds East, a distance of 372.56 feet to a point for corner;

North 62 degrees, 21 minutes, 30 seconds East, a distance of 108.53 feet to a point for corner;

South 46 degrees, 06 minutes, 38 seconds East, a distance of 22.67 feet to a point for corner;

South 62 degrees, 21 minutes, 30 seconds West, a distance of 108.54 feet to a point for corner;

South 46 degrees, 06 minutes, 37 seconds East, a distance of 18.13 feet to a point for corner;

South 43 degrees, 53 minutes, 23 seconds West, a distance of 15.00 feet to a point for corner;

North 46 degrees, 06 minutes, 37 seconds West, a distance of 37.88 feet to a point for corner;

South 03 degrees, 12 minutes, 45 seconds West, a distance of 62.11 feet to a point for corner;

South 46 degrees, 56 minutes, 34 seconds East, a distance of 16.66 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5575

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

South 43 degrees, 52 minutes, 41 seconds West, a distance of 15.00 feet to a point for corner;

North 46 degrees, 56 minutes, 34 seconds West, a distance of 3.94 feet to a point for corner;

South 03 degrees, 12 minutes, 45 seconds West, a distance of 6.04 feet to a point for corner;

North 43 degrees, 52 minutes, 41 seconds West, a distance of 23.08 feet to a point for corner at the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 01 degrees, 04 minutes, 29 seconds, a radius of 57.50 feet, a chord bearing and distance of North 05 degrees, 28 minutes, 34 seconds East, 1.08 feet, an arc distance of 1.08 feet to a point for corner at the end of said curve;

North 03 degrees, 12 minutes, 45 seconds East, a distance of 117.01 feet to a point for corner;

North 46 degrees, 06 minutes, 37 seconds West, a distance of 355.70 feet to a point for corner at the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 89 degrees, 59 minutes, 58 seconds, a radius of 72.50 feet, a chord bearing and distance of South 88 degrees, 53 minutes, 22 seconds West, 102.53 feet, an arc distance of 113.88 feet to a point for corner at the end of said curve;

South 43 degrees, 53 minutes, 23 seconds West, a distance of 154.60 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5575

**DRAINAGE EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
 City of Dallas, Dallas County, Texas

North 46 degrees, 06 minutes, 37 seconds West, a distance of 14.99 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 14,433 square feet or 0.331 acre of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

Luis M. Gonzalez 4/13/2021  
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000

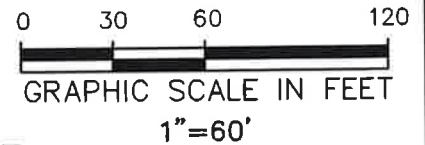


2305-20.573-EX1.docx JM  
 2305-20.573-EX1-1.dwg JM

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5575





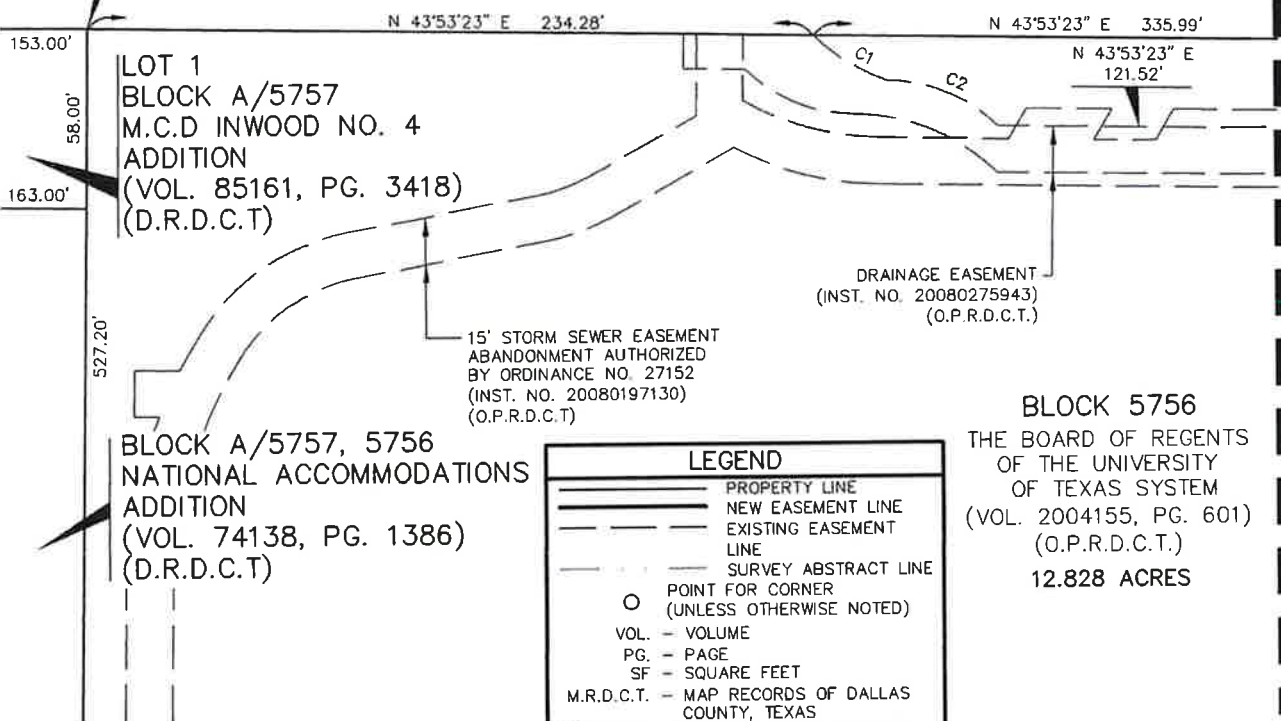
# POINT OF COMMENCING

"+" CUT IN CONCRETE  
FOUND (C.M.)

# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-ABSTRACT NO. 52  
CRAWFORD GRIGSBY SURVEY- ABSTRACT NO. 533



## LEGEND

- PROPERTY LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- SURVEY ABSTRACT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- VOL. - VOLUME
- PG. - PAGE
- SF - SQUARE FEET
- M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
- 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
- (C.M.) - CONTROLLING MONUMENT

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.



Luis M. Gonzalez  
Registered Professional  
Land Surveyor No. 6793

SEE SHEET 8 OF 9 FOR NOTES,  
LINE, AND CURVE TABLES

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-29-21  
SPRG NO: 5575

## DRAINAGE EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 9



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)

(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-

ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY-

ABSTRACT NO. 533

MATCH LINE  
(SEE SHEET 9)

0 30 60 120

GRAPHIC SCALE IN FEET

$\Delta=89^{\circ}59'48''$   
 $R=87.50'$   
 $L=137.44'$   
 $T=87.49'$   
 $CB=N\ 88^{\circ}53'22''\ E$   
 $CD=123.74'$

**DRAINAGE EASEMENT  
ABANDONMENT**  
 14,433 SF  
 (0.331 ACRES)

BLOCK 5756  
 THE BOARD OF REGENTS  
 OF THE UNIVERSITY  
 OF TEXAS SYSTEM  
 (VOL. 2004155, PG. 601)  
 (O.P.R.D.C.T.)  
 12.828 ACRES

DRAINAGE EASEMENT  
 TRACT "1"  
 (VOL. 797, PG. 1149)  
 (D.R.D.C.T.)

12' SANITARY SEWER EASEMENT  
 "STRIP NO. 1"  
 (VOL. 4357, PG. 32)  
 (D.R.D.C.T.)

8' SANITARY SEWER  
 EASEMENT  
 TRACT "2"  
 (VOL. 3080, PG. 298)  
 (D.R.D.C.T.)

15' SANITARY SEWER EASEMENT  
 (VOL. 797, PG. 1148)  
 (D.R.D.C.T.)

40' DRAINAGE EASEMENT  
 TRACT "2"  
 (VOL. 797, PG. 1148)  
 (D.R.D.C.T.)

VARIABLE WIDTH  
 WATER EASEMENT  
 (INST. NO. 20080246947)  
 (O.P.R.D.C.T.)

50' GREGG STREET ABANDONED  
 (VOL. 797, PG. 1148)  
 ORDINANCE NO. 10184  
 (D.R.D.C.T.)

MATCH LINE (SEE SHEET 7)

SEE SHEET 8 OF 9 FOR NOTES,  
 LINE, AND CURVE TABLES

**DRAINAGE EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 6 OF 9

BLOCK 5756  
 THE BOARD OF REGENTS OF  
 THE UNIVERSITY  
 OF TEXAS SYSTEM  
 (VOL. 2004155, PG. 601)  
 (O.P.R.D.C.T.)  
 12.828 ACRES

**LEGEND**

	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	VOLUME
	PAGE
	SQUARE FEET
	MAP RECORDS OF DALLAS COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	DEED RECORDS OF DALLAS COUNTY, TEXAS
	INSTRUMENT NUMBER
	CONTROLLING MONUMENT

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5575

**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

(For SPRG use only)

Reviewed By: C.S.  
 Date: 4-28-21  
 SPRG NO: 5575



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

SEE SHEET 8 OF 9 FOR NOTES,  
 LINE, AND CURVE TABLES

MATCH LINE (SEE SHEET 6)

CRAWFORD GRIGSBY SURVEY-  
 ABSTRACT NO. 533

VARIABLE WIDTH  
 WATER EASEMENT  
 (INST. NO. 20080246947)  
 (O.P.R.D.C.T.)

15' STORM SEWER EASEMENT  
 ABANDONMENT AUTHORIZED  
 BY ORDINANCE NO. 27152  
 (INST. NO. 20080197130)  
 (O.P.R.D.C.T.)

**DRAINAGE  
 EASEMENT  
 ABANDONMENT**  
 14,433 SF  
 (0.331 ACRES)

BLOCK 5756  
 THE BOARD OF REGENTS OF  
 THE UNIVERSITY  
 OF TEXAS SYSTEM  
 (VOL. 2004155, PG. 601)  
 (O.P.R.D.C.T.)  
 12.828 ACRES

DRAINAGE EASEMENT  
 (INST. NO. 20080275943)  
 (O.P.R.D.C.T.)

50' GREGG STREET ABANDONED  
 (VOL. 797, PG. 1118)  
 (ORDINANCE NO. 10184)  
 (D.R.D.C.T.)

40' DRAINAGE EASEMENT  
 TRACT "2"  
 (VOL. 797, PG. 1148)  
 (D.R.D.C.T.)

DRAINAGE EASEMENT  
 (INST. NO. 20080275943)  
 (O.P.R.D.C.T.)

SEE DETAIL ①

**GREGG  
 STREET**  
 (40' RIGHT-OF-WAY  
 VOL. 5, PG. 101)  
 (M.R.D.C.T.)

1/2-INCH IRON  
 ROD FOUND

LOT 18  
 J. KENNETH LEE  
 (VOL. 96215, PG. 1806)  
 (D.R.D.C.T.)

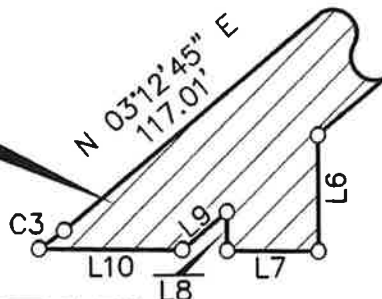
DALLAS POWER &  
 LIGHT COMPANY  
 "PART 1"  
 (VOL. 215, PG. 1771)  
 (D.R.D.C.T.)

BLOCK 35/5755  
 W.G. LANGLEY'S SUB-DIVISION  
 OF 7 ACRES OUT OF BLOCK  
 "35" KNIGHT'S HOMESTEAD  
 ADDITION  
 (VOL. 5, PG. 101)  
 (M.R.D.C.T.)

## LEGEND

	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	VOL. - VOLUME
	PG. - PAGE
	SF - SQUARE FEET
	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	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
	(C.M.) - CONTROLLING MONUMENT

**DRAINAGE  
 EASEMENT  
 ABANDONMENT**  
 14,433 SF  
 (0.331 ACRES)



1

## DETAIL

NOT TO SCALE



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

## DRAINAGE EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 7 OF 9

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

## LEGEND

	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL. -	VOLUME
PG. -	PAGE
SF -	SQUARE FEET
M.R.D.C.T. -	MAP RECORDS OF DALLAS COUNTY, TEXAS
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
(C.M.) -	CONTROLLING MONUMENT

## LINE TABLE

LINE	BEARING	LENGTH
L1	S 46°06'38" E	22.67'
L2	S 46°06'37" E	18.13'
L3	S 43°53'23" W	15.00'
L4	N 46°06'37" W	37.88'
L5	S 03°12'45" W	62.11'
L6	S 46°56'34" E	16.66'
L7	S 43°52'41" W	15.00'
L8	N 46°56'34" W	3.94'
L9	S 03°12'45" W	6.04'
L10	S 43°52'41" W	23.08'
L11	N 46°06'37" W	14.99'

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	23°56'27"	67.50'	28.20'	14.31'	N 75°04'40" E	28.00'
C2	43°09'40"	52.50'	39.55'	20.77'	N 65°28'07" E	38.62'
C3	01°04'29"	57.50'	1.08'	0.54'	N 05°28'34" E	1.08'
C4	89°59'58"	72.50'	113.88'	72.50'	S 88°53'22" W	102.53'

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5575



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

**DRAINAGE EASEMENT  
ABANDONMENT**  
 PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 8 OF 9



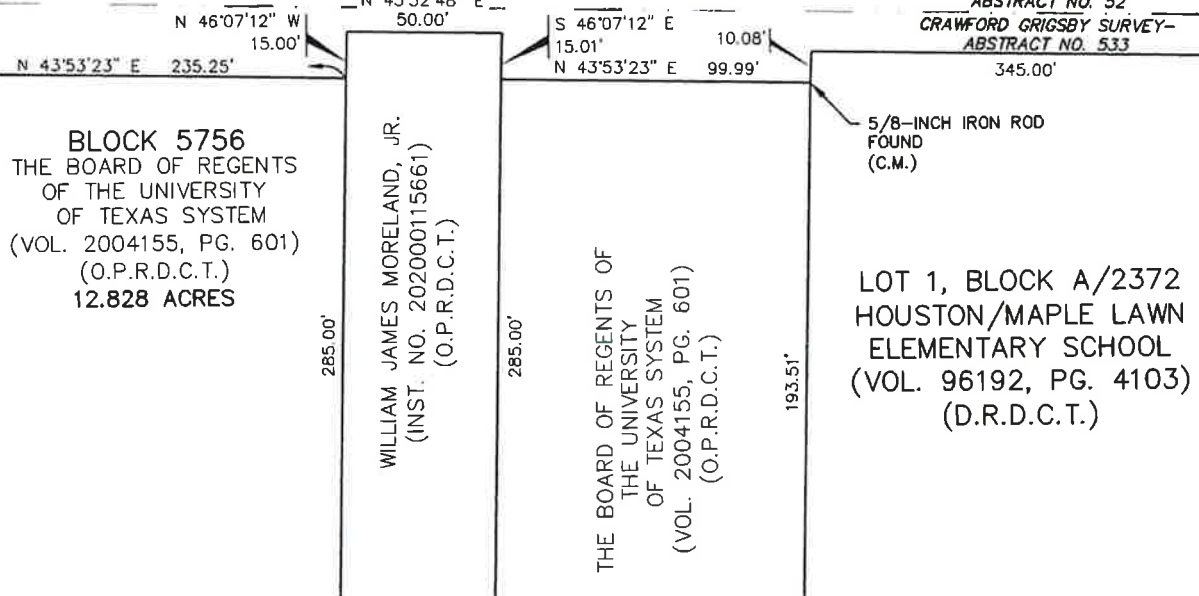


0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

MATCH LINE (SEE SHEET 6)

**INWOOD ROAD**(VARIABLE WIDTH RIGHT OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)SEE SHEET 8 OF 9 FOR NOTES,  
LINE, AND CURVE TABLES**LEGEND**

	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	VOL. - VOLUME
	PG. - PAGE
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	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	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
	(C.M.) - CONTROLLING MONUMENT

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5575



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**DRAINAGE EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 9 OF 9

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	MARCH 2021	2305-20.573

**DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 20,123 square foot (0.462 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Storm Water Drainage Easement and Floodway Easement to the City of Dallas recorded in Volume 20, Page 440 of the Deed Records of Dallas County, Texas; said 20,123 square foot (0.462 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete (Controlling Monument) found in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records) at the westernmost corner of said Board of Regents of the University of Texas System tract, said point also being the north corner of Lot 1 Block A/5757 M.C.D. Inwood No. 4 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85161, Page 3418 of said Deed Records;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 417.24 feet to a point for corner at the **POINT OF BEGINNING**;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, continuing along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 31.59 feet to a point for corner; from said point a 5/8-inch iron rod found (Controlling Monument) bears the following five (5) calls;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 356.69 feet;

North 46 degrees, 07 minutes, 12 seconds West, a distance of 15.00 feet;

North 43 degrees, 52 minutes, 48 seconds East, a distance of 50.00 feet;

South 46 degrees, 07 minutes, 12 seconds East, a distance of 15.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 99.99 feet;

**THENCE**, departing the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract and into, over and across said Board of Regents of the University of Texas System tract, the following five (5) calls:

South 64 degrees, 20 minutes, 34 seconds East, a distance of 126.90 feet to a point for corner at the beginning of a tangent curve to the left;

(For SPRG use only)

Reviewed By: G. S.Date: 4-28-21SPRG NO: 5576

**DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

In an easterly direction, along said curve to the left, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 108.58 feet, a chord bearing and distance of South 81 degrees, 53 minutes, 11 seconds East, 65.46 feet, an arc distance of 66.49 feet to a point for corner at the end of said curve;

North 80 degrees, 34 minutes, 12 seconds East, a distance of 264.80 feet to a point for corner at the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 09 degrees, 52 minutes, 35 seconds, a radius of 496.00 feet, a chord bearing and distance of North 74 degrees, 38 minutes, 45 seconds East, 85.39 feet, an arc distance of 85.50 feet to a point for corner at the end of said curve;

North 69 degrees, 42 minutes, 33 seconds East, a distance of 102.88 feet to a point for corner in the northeast line of the said Board of Regents of the University of Texas System tract and the southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records;

**THENCE**, South 46 degrees, 01 minute, 04 seconds East, along the northeast line of the said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 33.30 feet to a point for corner;

**THENCE**, departing the northeast line of the said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372 and into, over and across the said Board of Regents of the University of Texas System tract, the following five (5) calls:

South 69 degrees, 42 minutes, 33 seconds West, a distance of 117.33 feet to a point for corner at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 09 degrees, 54 minutes, 18 seconds, a radius of 526.00 feet, a chord bearing and distance of South 74 degrees, 39 minutes, 37 seconds West, 90.82 feet, an arc distance of 90.93 feet to a point for corner at the end of said curve;

South 80 degrees, 34 minutes, 12 seconds West, a distance of 265.05 feet to a point for corner at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 138.58 feet, a chord bearing and distance of North 81 degrees, 53 minutes, 11 seconds West, 83.55 feet, an arc distance of 84.87 feet to a point for corner at the end of said curve;

(For SPRG use only)

Reviewed By: G.S.Date: 4-28-21SPRG NO: 5576

**DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
 City of Dallas, Dallas County, Texas

North 64 degrees, 20 minutes, 34 seconds West, a distance of 136.78 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 20,123 square feet or 0.462 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

Luis M. Gonzalez 4/13/2021  
 Luis M. Gonzalez Date  
 Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000



2305-20.573-EX2.docx JM  
 2305-20.573-EX2.dwg JM

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5576





SEE SHEET 6 OF 6 FOR  
NOTES AND CURVE TABLE

0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'

MILES BENNETT  
SURVEY-  
ABSTRACT NO.  
52

CRAWFORD  
GRIGSBY SURVEY-  
ABSTRACT NO.  
533

**POINT OF N 43°53'23" E**  
**COMMENCING** 31.59'  
"+" CUT IN CONCRETE  
FOUND (C.M.)  
**POINT OF**  
**BEGINNING**

**INWOOD ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41)  
(D.R.D.C.T.)

N 43°53'23" E 356.69'

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

N 64°20'34" W  
136.78'

LOT 1, BLOCK A/5757  
M.C.D INWOOD NO.4  
ADDITION  
(VOL. 85161, PG. 3418)  
(D.R.D.C.T.)

12' SANITARY SEWER  
EASEMENT  
(VOL. 4338, PG. 356)  
(D.R.D.C.T.)

BLOCK A/5757  
NATIONAL ACCOMMODATIONS  
ADDITION  
(VOL. 74138, PG. 1386)  
(D.R.D.C.T.)

$\Delta=35^{\circ}05'15"$   
 $R=138.58'$   
 $L=84.87'$   
 $T=43.81'$   
 $CB=N 81^{\circ}53'11" W$   
 $CD=83.55'$

BLOCK 5756  
THE BOARD OF REGENTS  
OF THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRES

15' STORM SEWER EASEMENT  
ABANDONMENT AUTHORIZED  
BY ORDINANCE NO. 27152  
(INST. NO. 20080197130)  
(O.P.R.D.C.T.)

**DRAINAGE AND  
FLOODWAY EASEMENT  
ABANDONMENT**  
20,123 SF  
(0.462 ACRES)

8' SANITARY SEWER EASEMENT  
TRACT "I"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 184)  
(D.R.D.C.T.)

$\Delta=35^{\circ}05'15"$   
 $R=108.58'$   
 $L=66.49'$   
 $T=34.33'$   
 $CB=S 81^{\circ}53'11" E$   
 $CD=65.46'$

N 80°34'12" E 264.80'  
S 80°34'12" W 265.05'  
12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 185)  
(D.R.D.C.T.)

The undersigned, Registered Professional Land  
Surveyor, hereby certifies that this plat of  
survey accurately sets out the metes and  
bounds of the easement abandonment tract  
described.



*Luis M. Gonzalez*  
Luis M. Gonzalez Date  
Texas Registered Professional  
Land Surveyor No. 6793

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5576

## DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6

**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HKP	LMG	1"=60'	MARCH 2021	2305-20.573



SEE SHEET 6 OF 6 FOR  
NOTES AND CURVE TABLE

0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

(FORMERLY PARK AVE./MAPLE LAWN ROAD)

(VOL. 241, PG. 41)

(D.R.D.C.T.)

N 43°53'23" E 356.69' 15.00'

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

**BLOCK 5756**  
THE BOARD OF REGENTS  
OF THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
**12.828 ACRES**

8' SANITARY SEWER EASEMENT TRACT "1"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

**DRAINAGE AND  
FLOODWAY EASEMENT  
ABANDONMENT**  
**20,123 SF**  
(0.462 ACRES)

12' SANITARY SEWER EASEMENT  
(VOL. 4347, PG. 185)  
(D.R.D.C.T.)

N 80°34'12" E  
264.80'

DRAINAGE EASEMENT TRACT "1"  
(VOL. 797, PG. 1149)  
(D.R.D.C.T.)

12' SANITARY SEWER EASEMENT  
"STRIP NO. 1"  
(VOL. 4357, PG. 32)  
(D.R.D.C.T.)

30' DRAINAGE &  
FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)

C1

WILLIAM JAMES MORELAND, JR.  
(INST. NO. 202000115661)  
(O.P.R.D.C.T.)

S 46°06'37" E 285.00'

N 43°52'48" E  
50.00'

S 46°07'12" E  
15.00'

N 43°53'23" E  
99.99'

MILES BENNETT SURVEY-  
ABSTRACT NO. 52  
CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

345.00'

5/8-INCH IRON ROD  
FOUND  
(C.M.)

N 46°04'12" W 193.51'

THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)

N 46°06'37" W 285.00'

1/2-INCH IRON  
ROD FOUND

8' SANITARY SEWER EASEMENT  
TRACT "3"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

N 43°58'56" E  
49.85'

LOT 1, BLOCK A/2372  
HOUSTON/MAPLE LAWN  
ELEMENTARY SCHOOL  
(VOL. 96192, PG. 4103)  
(D.R.D.C.T.)

N 46°01'04" W 226.86'

N 43°53'23" E  
50.00'

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5576

MATCH LINE (SEE SHEET 6)

## DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6



**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

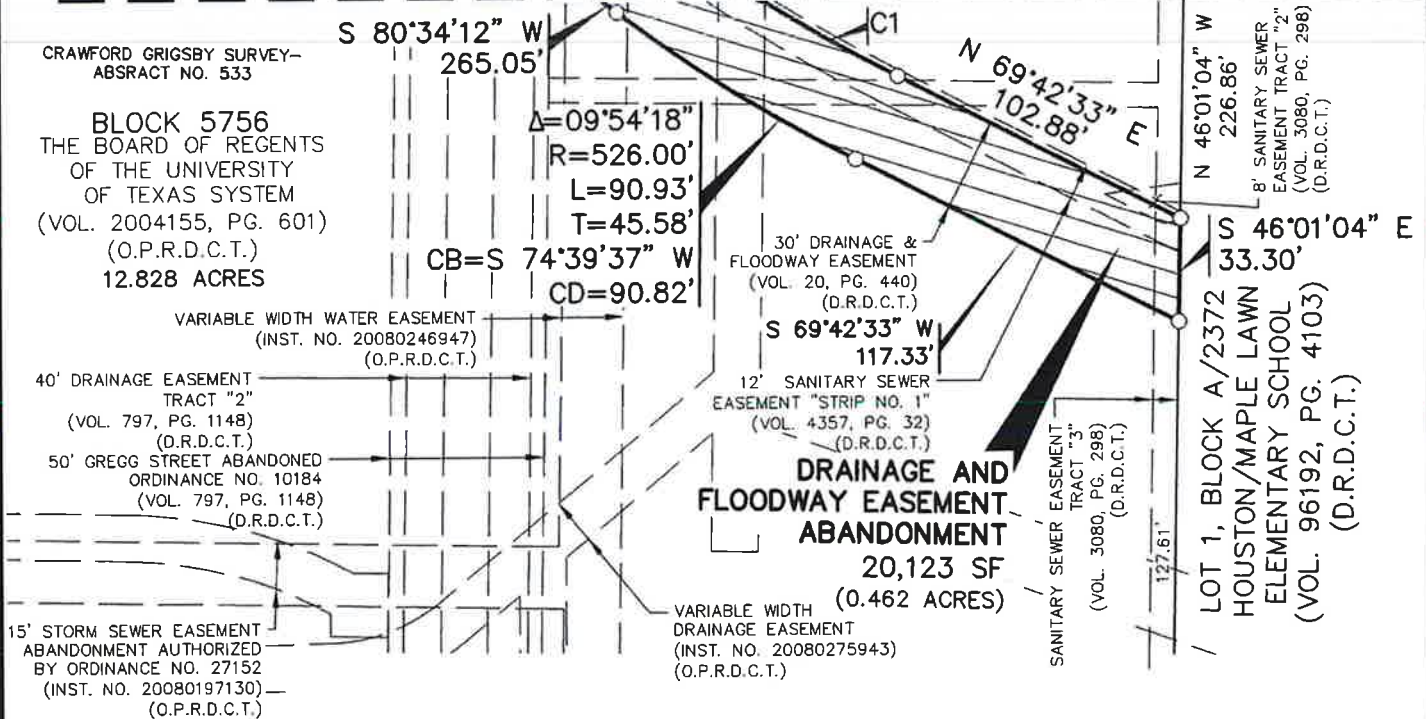
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HKP	LMG	1"=60'	MARCH 2021	2305-20.573



0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'

LEGEND	
—	PROPERTY LINE
---	EASEMENT ABANDONMENT
---	LINE
---	EXISTING EASEMENT
---	LINE
---	SURVEY ABSTRACT
---	LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
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.	INSTRUMENT
NO.	NUMBER
SF.	SQUARE FEET

MATCH LINE (SEE SHEET 5)



## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	09°52'35"	496.00'	85.50'	42.86'	N 74°38'45" E	85.39'

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.Date: 4-28-21SPRG NO: 5576

## DRAINAGE AND FLOODWAY EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 6 OF 6



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
HKP	LMG	1"=60'	MARCH 2021	2305-20.573



**SANITARY SEWER  
EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 3,364 square foot (0.077 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 in the Official Public Records of Dallas County, Texas and all of that certain tract of land described as Strip No. 1 in Sanitary Sewer Easement to the City of Dallas recorded in Volume 4357, Page 32 in the Deed Records of Dallas County, Texas; said 3,364 square foot (0.077 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records and at the northernmost corner of said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 224.64 feet to a point for corner at the **POINT OF BEGINNING**;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, continuing along the last said northeast line of the Board of Regents of the University of Texas System tract and the last said southwest line of Lot 1, Block A/2372, a distance of 13.32 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following calls:

South 46 degrees, 01 minutes, 04 seconds East, a distance of 149.81 feet;

South 43 degrees, 37 minutes, 14 seconds West, a distance of 249.25 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>4-27-21</u>
SPRG NO:	<u>5565</u>

**SANITARY SEWER  
EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

**THENCE;** departing the last said northeast line of the Board of Regents of the University of Texas System tract and the last said southwest line of Lot 1, Block A/2372 and into, over and across the said Board of Regents of the University of Texas System tract, the following seven (7) calls:

South 69 degrees, 42 minutes, 33 seconds West, a distance of 107.69 feet to a point for corner; said point being the beginning of a tangent curve to the right.

In a southwesterly direction along said curve to the right, having a central angle of 09 degrees, 53 minutes, 10 seconds, a radius of 506.00 feet, a chord bearing and distance of South 74 degrees, 39 minutes, 03 seconds West, 87.20 feet, an arc distance of 87.31 feet to a point for corner at the end of said curve;

South 80 degrees, 34 minutes, 12 seconds West, a distance of 97.44 feet to a point for corner;

North 43 degrees, 51 minutes, 51 seconds East, a distance of 20.08 feet to a point for corner;

North 80 degrees, 34 minutes, 12 seconds East, a distance of 81.24 feet to a point for corner; said point being the beginning of a tangent curve to the left;

In a northeasterly direction along said curve to the left, having a central angle of 09 degrees, 52 minutes, 28 seconds, a radius of 494.00 feet, a chord bearing and distance of North 74 degrees, 38 minutes, 42 seconds East, 85.03 feet an arc distance of 85.14 feet to a point for corner at the end of said curve;

North 69 degrees, 42 minutes, 33 seconds East, a distance of 101.91 feet to the **POINT OF BEGINNING;**

**CONTAINING**, 3,364 square feet or 0.077 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tracts described.

 4/13/2021  
Luis M. Gonzalez Date  
Registered Professional Land Surveyor No. 6793  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000

2305-20.573-EX9.docx JNmcc  
2305-20.573-EX9.dwg JN



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5565

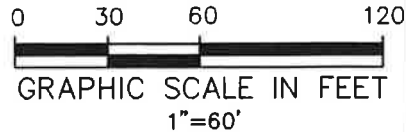
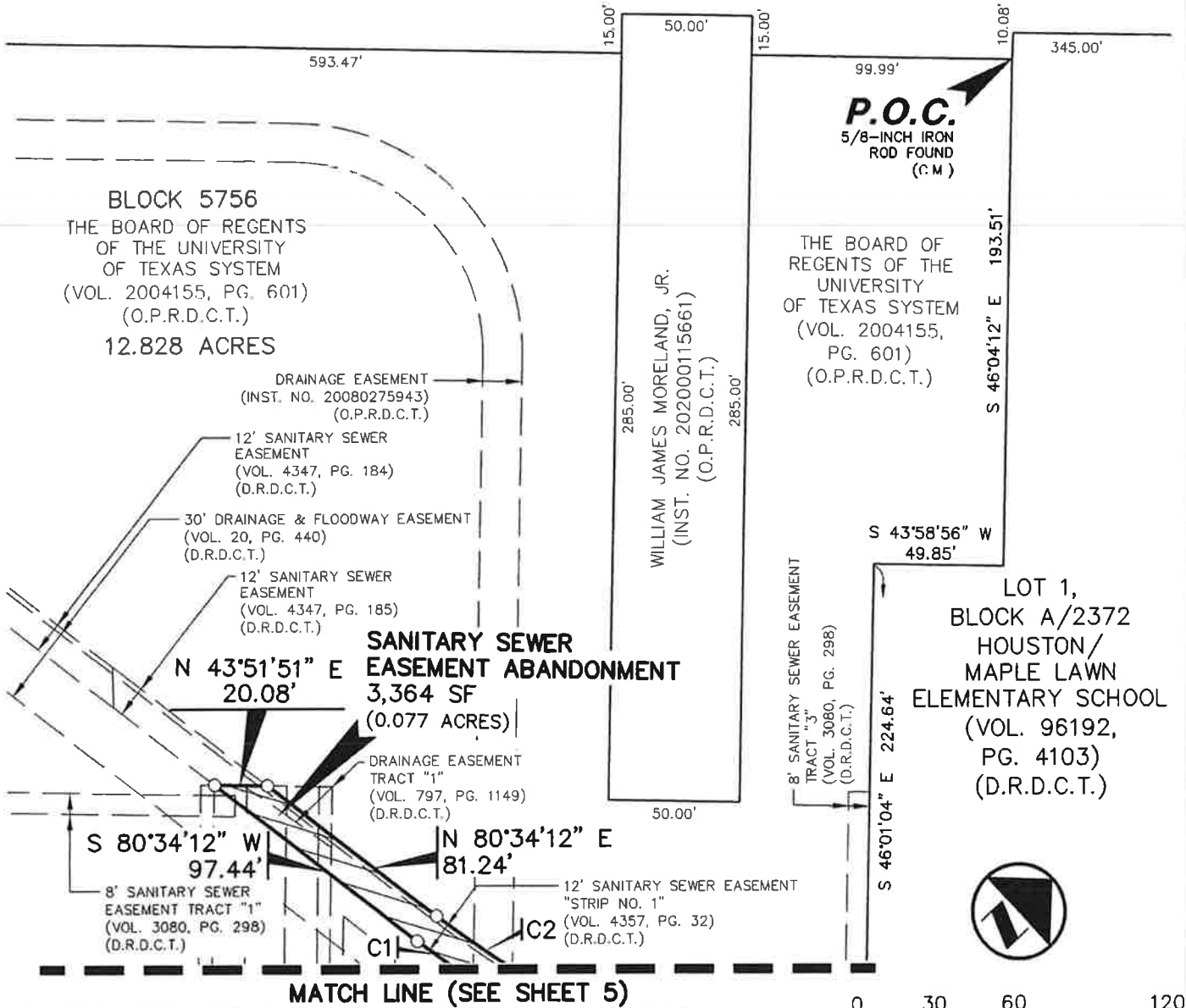


# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
-- (FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY--  
ABSTRACT NO. 52  
CRAWFORD GRIGSBY SURVEY--  
ABSTRACT NO. 533

(For SPRG use only)  
Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5565



SEE SHEET 5 OF 5 FOR NOTES,  
LINE, AND CURVE TABLE

## LEGEND

	PROPERTY LINE	INST. NO. -	INSTRUMENT NUMBER
	EASEMENT ABANDONMENT	M.R.D.C.T. -	MAP RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT	O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	SURVEY ABSTRACT	D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. -	SQUARE FEET
	CONTROLLING MONUMENT (C.M.)	P.O.B. -	POINT OF BEGINNING
	VOLUME, PAGE - VOLUME, PAGE	P.O.C. -	POINT OF COMMENCING

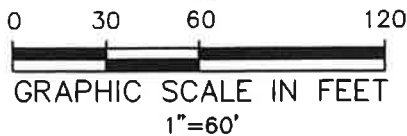


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 5

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573



(For SPRG use only)  
Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5565

MATCH LINE (SEE SHEET 4)

CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

BLOCK 5756  
THE BOARD OF REGENTS  
OF THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRES

SANITARY SEWER  
EASEMENT ABANDONMENT  
3,364 SF  
(0.077 ACRES)

VARIABLE WIDTH WATER EASEMENT  
(INST. NO. 20080246947)  
(O.P.R.D.C.T.)

50' GREGG STREET ABANDONED  
ORDINANCE NO. 10184  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

40' DRAINAGE EASEMENT  
TRACT "2"  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

"+" CUT IN  
CONCRETE FOUND  
(C.M.)

DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

**GREGG STREET**  
(40' RIGHT-OF-WAY)  
(VOL. 5, PG. 101)  
(D.R.D.C.T.)

12' SANITARY SEWER  
EASEMENT "STRIP NO. 1"  
(VOL. 4357, PG. 32)  
(D.R.D.C.T.)

50' GREGG STREET  
ABANDONED  
ORDINANCE NO. 10184  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

8' SANITARY SEWER  
EASEMENT TRACT "3"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

DALLAS POWER & LIGHT COMPANY  
"PART 1"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

DALLAS POWER  
& LIGHT COMPANY  
"PART 2"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

LOT 18  
J. KENNETH LEE  
(VOL. 96215, PG. 1806)  
(D.R.D.C.T.)

S 46°01'04" E  
224.64'

SANITARY SEWER  
EASEMENT "STRIP  
NO. 2"  
(VOL. 4357, PG. 32)  
(D.R.D.C.T.)

LOT 1, BLOCK A/2372  
HOUSTON/MAPLE LAWN  
ELEMENTARY SCHOOL  
(VOL. 96192, PG. 4103)  
(D.R.D.C.T.)

LEGEND

	PROPERTY LINE	INST. NO. -	INSTRUMENT NUMBER
	EASEMENT ABANDONMENT LINE	M.R.D.C.T. -	MAP RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	SURVEY ABSTRACT LINE	D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. -	SQUARE FEET
	(C.M.) - CONTROLLING MONUMENT	P.O.B. -	POINT OF BEGINNING
	VOL., PG. - VOLUME, PAGE	P.O.C. -	POINT OF COMMENCING

SEE SHEET 5 OF 5 FOR NOTES,  
LINE, AND CURVE TABLE

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 5



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

## LEGEND

—	PROPERTY LINE	INST. NO. —	INSTRUMENT NUMBER
—	EASEMENT ABANDONMENT LINE	M.R.D.C.T. —	MAP RECORDS OF DALLAS COUNTY, TEXAS
—	EXISTING EASEMENT LINE	O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	SURVEY ABSTRACT LINE	D.R.D.C.T. —	DEED RECORDS OF DALLAS COUNTY, TEXAS
○	— POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. —	SQUARE FEET
(C.M.)	— CONTROLLING MONUMENT	<b>P.O.B.</b>	POINT OF BEGINNING
VOL., PG. —	VOLUME, PAGE	<b>P.O.C.</b>	POINT OF COMMENCING

## LINE TABLE

LINE	BEARING	LENGTH
L1	S 46°01'04" E	13.32'

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	09°53'10"	506.00'	87.31'	43.76'	S 74°39'03" W	87.20'
C2	09°52'28"	494.00'	85.14'	42.67'	N 74°38'42" E	85.03'

(For SPRG use only)

Reviewed By: G. S.  
 Date: 4-27-21  
 SPRG NO: 5565

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez*  
 Luis M. Gonzalez  
 Registered Professional  
 Land Surveyor No. 6793



## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 5 OF 5

**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER  
EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 185 square foot (0.004 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 in the Official Public Records of Dallas County, Texas and all of that certain tract of land described as Strip No. 2 in Sanitary Sewer Easement to the City of Dallas recorded in Volume 4357, Page 32 in the Deed Records of Dallas County, Texas; said 185 square foot (0.004 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records and at the northernmost corner of said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 215.48 feet to a point for corner at the **POINT OF BEGINNING**;

**THENCE** South 46 degrees, 01 minutes, 04 seconds East, continuing along the last said northeast line of the Board of Regents of the University of Texas System tract and the last said southwest line of Lot 1, Block A/2372, a distance of 12.15 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following five (5) calls:

South 46 degrees, 01 minutes, 04 seconds East, a distance of 160.14 feet;

South 43 degrees, 37 minutes, 14 seconds West, a distance of 249.25 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

(For SPRG use only)

Reviewed By:   G.S.  

Date:   4-27-21  

SPRG NO:   5566

**SANITARY SEWER  
EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

**THENCE**; departing the last said northeast line of the Board of Regents of the University of Texas System tract and the last said southwest line of Lot 1, Block A/2372 and into, over and across the said Board of Regents of the University of Texas System tract, the following three (3) calls:

South 34 degrees, 56 minutes, 08 seconds West, a distance of 5.79 feet to a point for corner;

South 69 degrees, 42 minutes, 33 seconds West, a distance of 21.04 feet to a point for corner;

North 34 degrees, 56 minutes, 08 seconds East, a distance of 24.99 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 185 square feet or 0.004 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tracts described.

*Luis M. Gonzalez 4/13/2021*  
Luis M. Gonzalez Date  
Registered Professional Land Surveyor No. 6793  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000



2305-20.573-EX9-1.docx JNmcc  
2305-20.573-EX9-1.dwg JN

(For SPRG use only)

Reviewed By: G. S.  
Date: 4-27-21  
SPRG NO: 5566

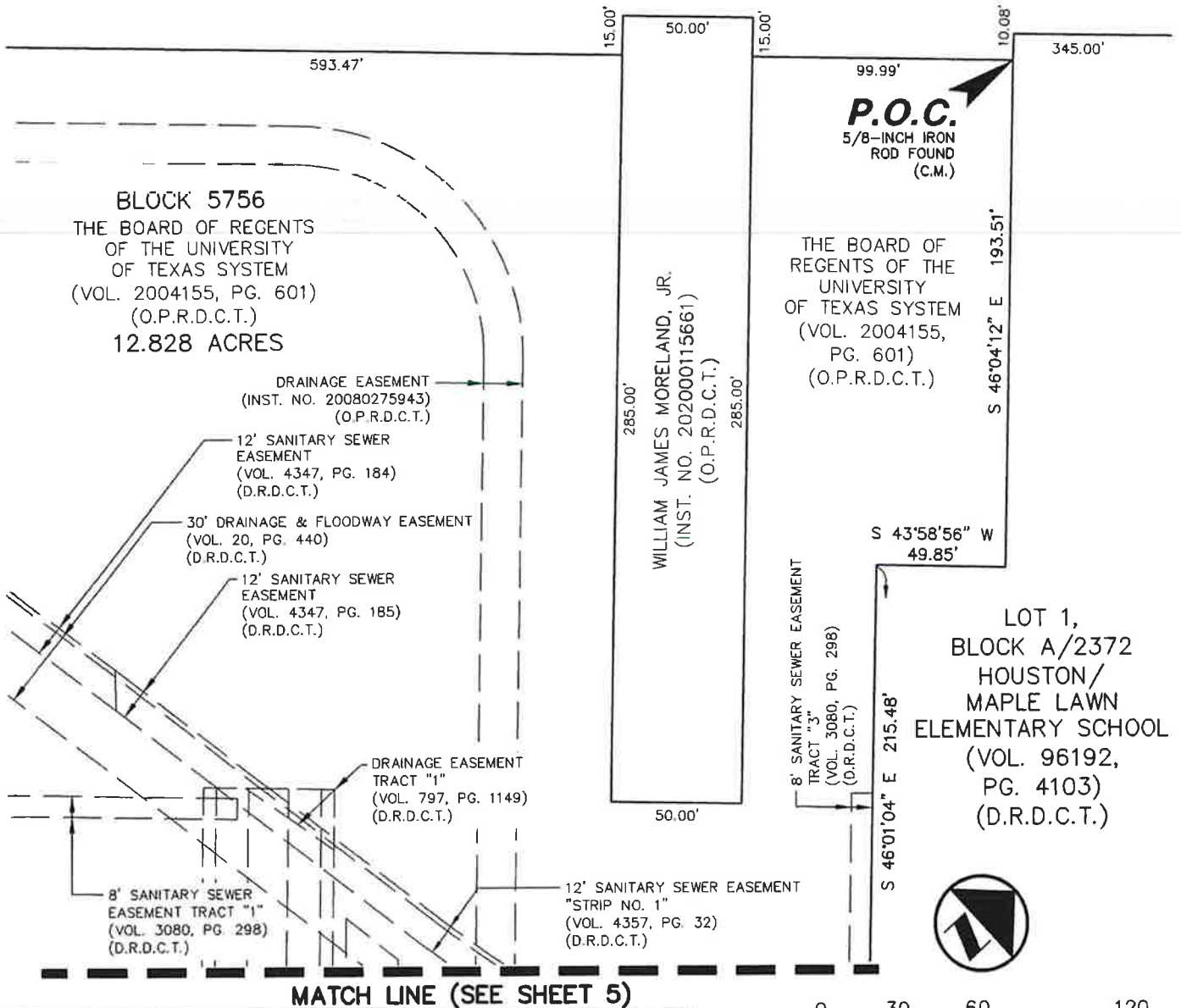


**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)  
 - (FORMERLY PARK AVE./MAPLE LAWN ROAD)  
 (VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
 ABSTRACT NO. 52  
 CRAWFORD GRIGSBY SURVEY-  
 ABSTRACT NO. 533

(For SPRG use only)

Reviewed By: G.S.Date: 4-27-21SPRG NO: 5566**LEGEND**

—	PROPERTY LINE	INST. NO. —	INSTRUMENT NUMBER
—	EASEMENT ABANDONMENT LINE	M.R.D.C.T. —	MAP RECORDS OF DALLAS COUNTY, TEXAS
---	EXISTING EASEMENT	O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	SURVEY ABSTRACT LINE	D.R.D.C.T. —	DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. —	SQUARE FEET
(C.M.)	CONTROLLING MONUMENT	P.O.B. —	POINT OF BEGINNING
		P.O.C. —	POINT OF COMMENCING
		VOL., PG. —	VOLUME, PAGE



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

SEE SHEET 5 OF 5 FOR NOTES AND LINE TABLE

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 3 OF 5



0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'

(For SPRG use only)

Reviewed By: G.S.Date: 4-27-21SPRG NO: 5566

MATCH LINE (SEE SHEET 4)

CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

BLOCK 5756  
THE BOARD OF REGENTS  
OF THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRES

VARIABLE WIDTH WATER EASEMENT  
(INST. NO. 20080246947)  
(O.P.R.D.C.T.)

50' GREGG STREET ABANDONED  
ORDINANCE NO. 10184  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

40' DRAINAGE EASEMENT  
TRACT "2"  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

"+" CUT IN  
CONCRETE FOUND  
(C.M.)

DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

**GREGG STREET**  
(40' RIGHT-OF-WAY)  
(VOL. 5, PG. 101)  
(D.R.D.C.T.)

12' SANITARY SEWER  
EASEMENT "STRIP NO. 1"  
(VOL. 4357, PG. 32)  
(D.R.D.C.T.)

SEE DETAIL ①

**SANITARY SEWER  
EASEMENT ABANDONMENT**  
185 SF  
(0.004 ACRES)

50' GREGG STREET  
ABANDONED  
ORDINANCE NO. 10184  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

8' SANITARY SEWER  
EASEMENT TRACT "3"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

DALLAS POWER & LIGHT COMPANY  
"PART 1"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

DALLAS POWER  
& LIGHT COMPANY  
"PART 2"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

LOT 18  
J. KENNETH LEE  
(VOL. 96215, PG. 1806)  
(D.R.D.C.T.)

S 46°01'04" E  
215.48'

SANITARY SEWER  
EASEMENT "STRIP  
NO. 2"  
(VOL. 4357, PG. 32)  
(D.R.D.C.T.)

LOT 1, BLOCK A/2372  
HOUSTON/MAPLE LAWN  
ELEMENTARY SCHOOL  
(VOL. 96192, PG. 4103)  
(D.R.D.C.T.)

## LEGEND

—	PROPERTY LINE	INST. NO. —	INSTRUMENT NUMBER
---	EASEMENT ABANDONMENT LINE	M.R.D.C.T. —	MAP RECORDS OF DALLAS COUNTY, TEXAS
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. —	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	SURVEY ABSTRACT LINE	D.R.D.C.T. —	DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. —	SQUARE FEET
(C.M.)	CONTROLLING MONUMENT	P.O.B.	POINT OF BEGINNING
		P.O.C.	POINT OF COMMENCING
		VOL., PG. —	VOLUME, PAGE

SEE SHEET 5 OF 5 FOR NOTES AND LINE TABLE

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 5



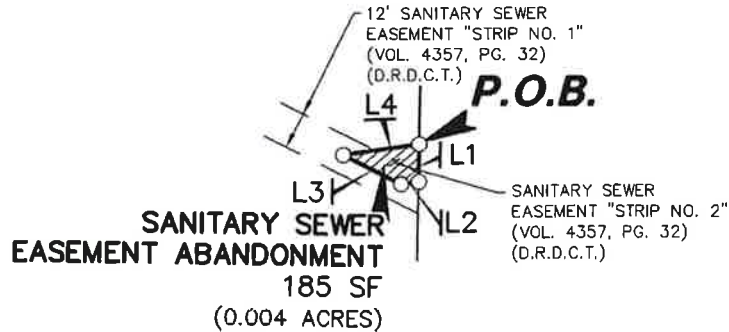
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

M: \DWG-23\2305-20.573\DWG\SURVEY C3D 2018\2305-20.573-EX9-1.DWG

4/7/2021 2:45 PM

VSOLMON



# 1

## DETAIL

NOT TO SCALE

### LEGEND

—	PROPERTY LINE	INST. NO. — INSTRUMENT NUMBER
—	EASEMENT ABANDONMENT LINE	M.R.D.C.T. — MAP RECORDS OF DALLAS COUNTY, TEXAS
—	EXISTING EASEMENT LINE	O.P.R.D.C.T. — OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	SURVEY ABSTRACT LINE	D.R.D.C.T. — DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	SF. — SQUARE FEET
(C.M.)	CONTROLLING MONUMENT	<b>P.O.B.</b> — POINT OF BEGINNING
VOL., PG. — VOLUME, PAGE		<b>P.O.C.</b> — POINT OF COMMENCING

### LINE TABLE

LINE	BEARING	LENGTH
L1	S 46°01'04" E	12.15'
L2	S 34°56'08" W	5.79'
L3	S 69°42'33" W	21.04'
L4	N 34°56'08" E	24.99'

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5566

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

Luis M. Gonzalez  
Luis M. Gonzalez  
Registered Professional  
Land Surveyor No. 6793



### NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 5



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 4,509 square foot (0.104 acre) tract of land situated in Block 5756, Official Block Numbers of the City of Dallas, Texas and the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 in the Official Public Records of Dallas County, Texas and all of that certain tract of land described as Sanitary Sewer Easement retained by City of Dallas Ordinance No. 10184 recorded in Volume 797, Page 1148 in the Deed Records of Dallas County, Texas; said 4,509 square foot (0.104 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records and at the northernmost corner of the said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of the said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of the said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of the said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 387.77 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and the northernmost corner of that certain tract of land described as Lot 18, Block 5755 in Warranty Deed with Vendor's Lien to J. Kenneth Lee recorded in Volume 96215, Page 1806, in said Deed Records; said point also being the northernmost corner of Lot 18, Block 35/5755, W.G. Langley's Sub-Division of 7 Acres out of Block "35" of Knight's Homestead Addition recorded in Volume 5, Page 101 of the Map Records of Dallas County, Texas;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, departing the last said southwest line of Lot 1, Block A/2372 and along a southeast line of the said Board of Regents of the University of Texas System tract and the northwest line of said J. Kenneth Lee tract, at a distance of 209.25 feet passing a point at the north end of the northwest terminus of Gregg Street (a 40-foot wide right-of-way, Volume 5, Page 101, in the Map Records of Dallas County, Texas) and the westernmost corner of said J. Kenneth Lee tract; then continuing along the said northwest terminus of Gregg Street in all a total distance of 222.23 feet to a point at the **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed By: G.S.Date: 4-27-21SPRG NO: 5567

**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
 City of Dallas, Dallas County, Texas

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, continuing along the last said southeast line of the Board of Regents of the University of Texas System tract and said northwest terminus of Gregg Street, a distance of 15.00 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following four (4) calls:

South 43 degrees, 37 minutes, 14 seconds West, a distance of 12.02 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

**THENCE**, departing the last said southeast line of the Board of Regents of the University of Texas System tract and said northwest terminus of Gregg Street and into, over and across the said Board of Regents of the University of Texas System tract, the following three (3) calls:

North 46 degrees, 08 minutes, 09 seconds West, a distance of 300.64 feet to a point for corner;

North 43 degrees, 51 minutes, 51 seconds East, a distance of 15.00 feet to a point for corner;

South 46 degrees, 08 minutes, 09 seconds East, a distance of 300.58 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 4,509 square feet or 0.104 acre of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

*Luis M. Gonzalez* *4/13/2021*  
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000

2305-20.573-EX8.docx RW  
 2305-20.573-EX8.dwg JN



(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-27-21  
 SPRG NO: 5567



## LEGEND

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
SF	SQUARE FEET

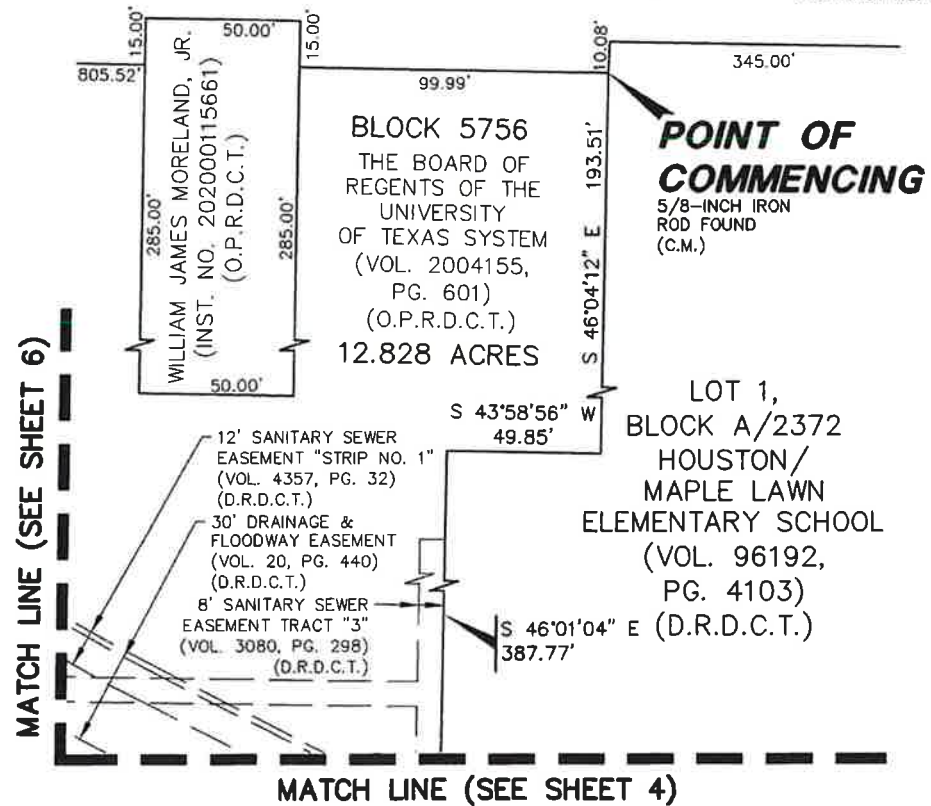


0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'

# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52  
CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533



## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5567

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 6

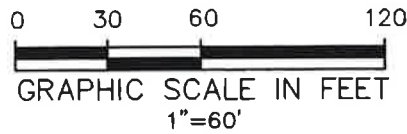
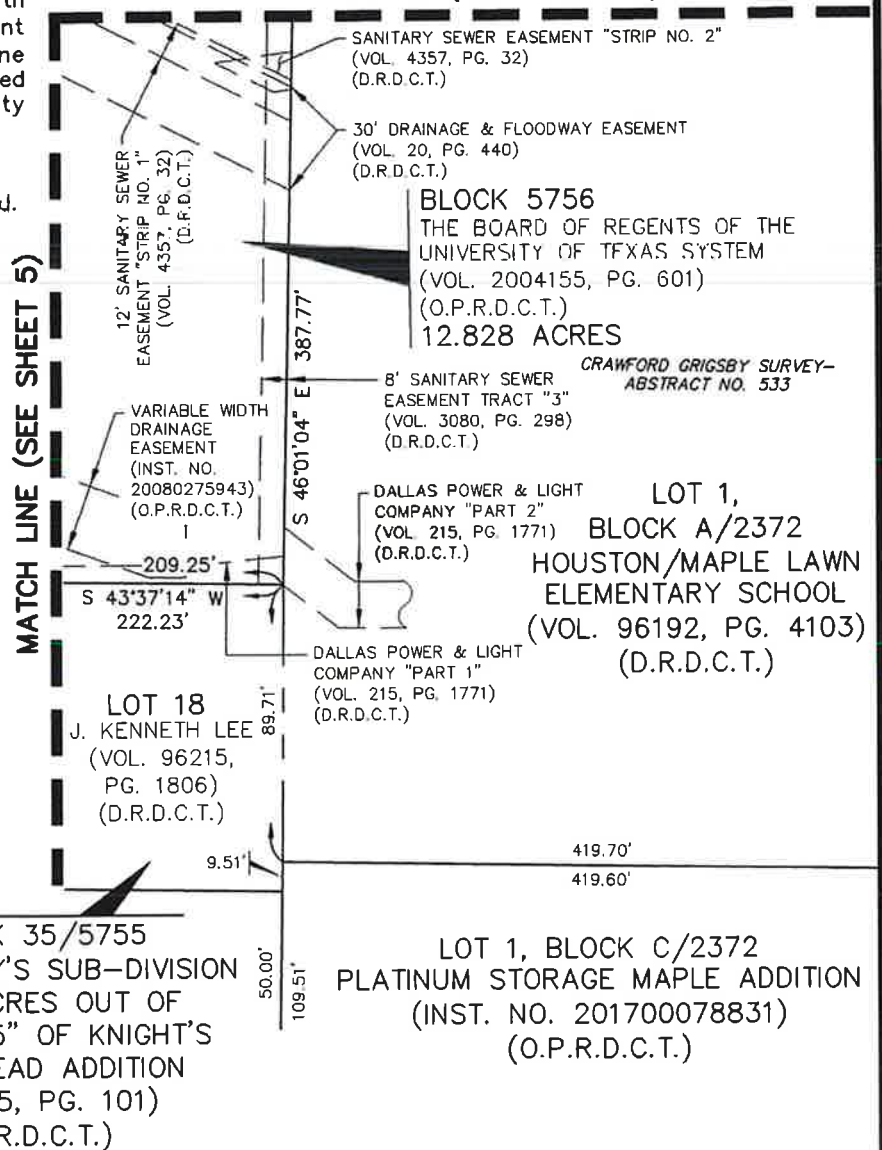


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

**MATCH LINE (SEE SHEET 3)****LEGEND**

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
SF	SQUARE FEET

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez* 4/13/2021  
Luis M. Gonzalez Date  
Registered Professional  
Land Surveyor No. 6793



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5567



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER EASEMENT ABANDONMENT**  
PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6

## LEGEND

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
SF	SQUARE FEET



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

(For SPRG use only)

Reviewed By: G.SDate: 4-27-21SPRG NO: 5567

MATCH LINE (SEE SHEET 6)

MATCHLINE  
(SEE SHEET 6)CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 53315' SANITARY SEWER EASEMENT  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

BLOCK 5756  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRES

**SANITARY SEWER  
EASEMENT ABANDONMENT**  
**4,509 SF**  
(0.104 ACRES)

15' STORM SEWER EASEMENT  
ABANDONMENT AUTHORIZED  
BY ORDINANCE NO. 27152  
(INST. NO. 20080197130)  
(O.P.R.D.C.T.)

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

S 46°08'09" E  
300.58'  
30' DRAINAGE &  
FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)

VARIABLE WIDTH  
WATER EASEMENT  
(INST. NO. 20080246947)  
(O.P.R.D.C.T.)

50' GREGG STREET ABANDONED  
ORDINANCE NO. 10184  
(VOL. 797, PG. 1148)  
(D.R.D.C.T.)

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

434.30'  
N 46°08'09" W 97.72'

"+" CUT IN  
CONCRETE FOUND  
(C.M.)

VARIABLE WIDTH  
WATER EASEMENT  
(INST. NO. 20080246947)  
(O.P.R.D.C.T.)

N 46°08'09" W  
300.64'

S 43°37'14" W  
12.02'

S 43°37'14" W  
15.00'

S 43°37'14" W 222.23'

**POINT OF  
BEGINNING**

DALLAS POWER & LIGHT  
COMPANY "PART 1"  
(VOL. 215, PG. 1771, D.R.D.C.T.)

LOT 18  
J. KENNETH LEE  
(VOL. 96215, PG. 1806)  
(D.R.D.C.T.)

**GREGG STREET**  
DALLAS COUNTY HOSPITAL (40' RIGHT-OF-WAY  
DISTRICT dba PARKLAND VOL. 5, PG. 101)  
HEALTH & HOSPITAL SYSTEM (M.R.D.C.T.)  
(INST. NO. 201000311236)  
(O.P.R.D.C.T.) S 43°59'14" W 219.81'

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

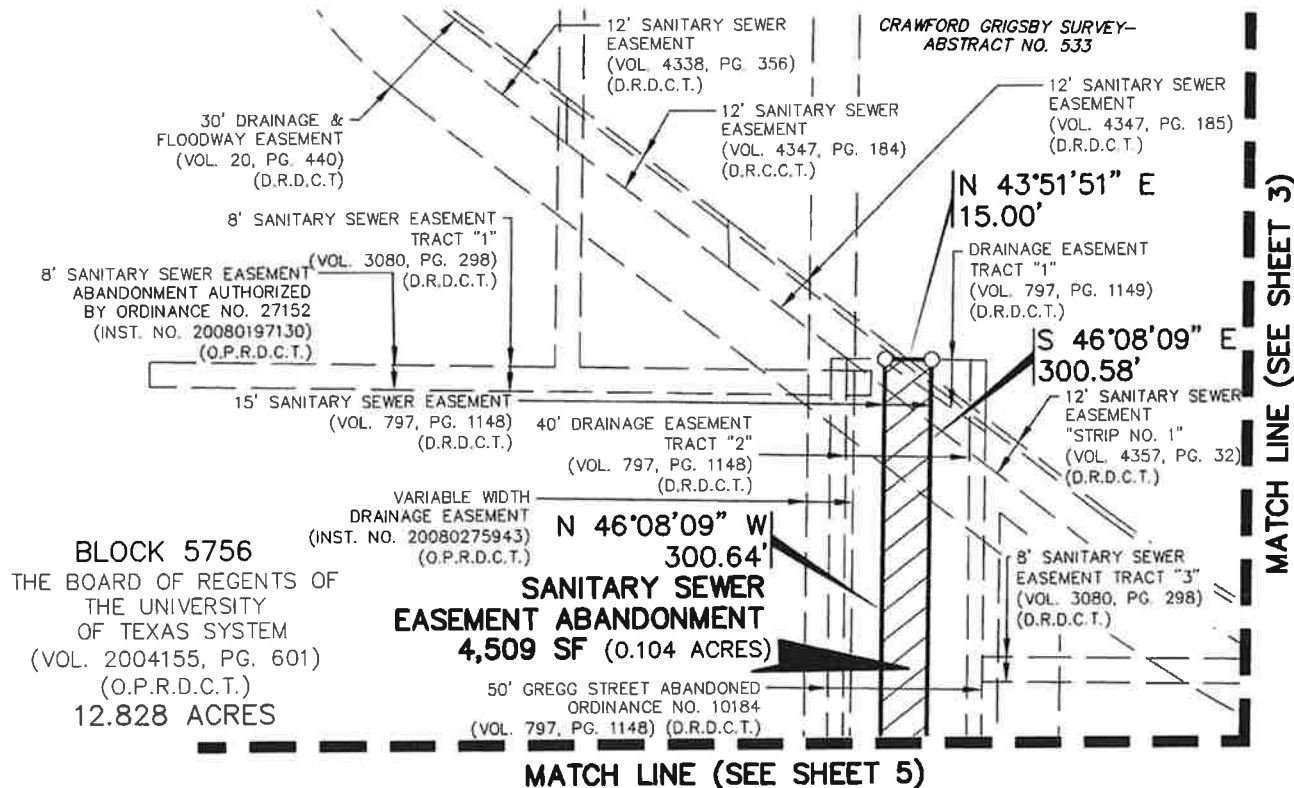
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

## LEGEND

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL./PG.	VOLUME/PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT
SF	SQUARE FEET



0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'



## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
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(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5567



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 6 OF 6



**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 736 square foot (0.017 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of that certain Sanitary Sewer easement to the City of Dallas, Texas recorded in Volume 4347, Page 185 of the Deed Records of Dallas County, Texas; said 736 square foot (0.017 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete (Controlling Monument) found in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, of said Deed Records) at the westernmost corner of the said Board of Regents of the University of Texas System tract, said point also being the north corner of Lot 1, Block A/5757, M.C.D. Inwood No. 4 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85161, Page 3418 of said Deed Records;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 438.30 feet to a point; said point being the westernmost corner of a 12-foot wide Sanitary Sewer Easement to the City of Dallas recorded in Volume 4338, Page 356, of said Deed Records; from said point a 5/8-inch iron rod found (Controlling Monument) bears the following five (5) calls:

North 43 degrees, 53 minutes, 23 seconds East, a distance of 367.22 feet;

South 46 degrees, 06 minutes, 37 seconds East, a distance of 285.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 50.00 feet;

North 46 degrees, 06 minutes, 37 seconds West, a distance of 285.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 99.99 feet;

**THENCE**, departing the said southeast line of Inwood Road and the said northwest line of the said Board of Regents of the University of Texas System tract, along the south line of the last said sanitary sewer easement (Volume 4338, Page 356, of said Deed Records), and into and across said Board of Regents of the University of Texas System tract, the following three (3) calls:

South 64 degrees, 20 minutes, 34 seconds East, a distance of 130.20 feet to a point at the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 118.58 feet, a chord bearing and distance of South 81 degrees, 53 minutes, 11 seconds East, 71.49 feet, an arc distance of 72.62 feet to a point at the end of said curve;

(For SPRG use only)

Reviewed By: G.S.Date: 4-27-21SPRG NO: 5568



**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

North 80 degrees, 34 minutes, 12 seconds East, at a distance of 53.03 feet passing the southernmost corner of the last said sanitary sewer easement (Volume 4338, Page 356, of said Deed Records) and the southernmost corner of the Sanitary Sewer easement to the City of Dallas, Texas recorded in Volume 4347, Page 184, of said Deed Records), then continuing along the south line of the last said sanitary sewer easement (Volume 4347, Page 184, of said Deed Records) in all a total distance of 119.03 feet to a point for corner at the **POINT OF BEGINNING**; said point being the southernmost corner of the last said sanitary sewer easement recorded in Volume 4347, Page 184, of said Deed Records and the southernmost corner of the first said sanitary sewer easement recorded in Volume 4347, Page 185, of said Deed Records;

**THENCE**, continuing across and through the said Board of Regents of the University of Texas System tract, the following four (4) calls:

North 48 degrees, 21 minutes, 48 seconds West, along the northeast line of said sanitary sewer easement recorded in Volume 4347, Page 184, in said Deed Records a distance of 15.43 feet to a point for corner; said point being the southernmost northeast corner of the last said sanitary sewer easement (Volume 4347, Page 184, in said Deed Records);

North 80 degrees, 34 minutes, 12 seconds East, a distance of 74.27 feet to a point for corner; said point being the northwest corner of Strip No. 1 in Sanitary Sewer easement to the City of Dallas, Texas recorded in Volume 4357, Page 32, in said Deed Records;

South 43 degrees, 58 minutes, 48 seconds West, along the northwest line of said sanitary sewer easement Strip No. 1, a distance of 20.13 feet to a point for corner; said point being the westernmost corner of said sanitary sewer Strip No. 1

South 80 degrees, 34 minutes, 12 seconds West, a distance of 48.42 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 736 square feet or 0.017 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

   
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000

2305-20.573-EX12.docxmcc  
 2305-20.573-EX12\_VTS

Sheet 2 of 6



(For SPRG use only)

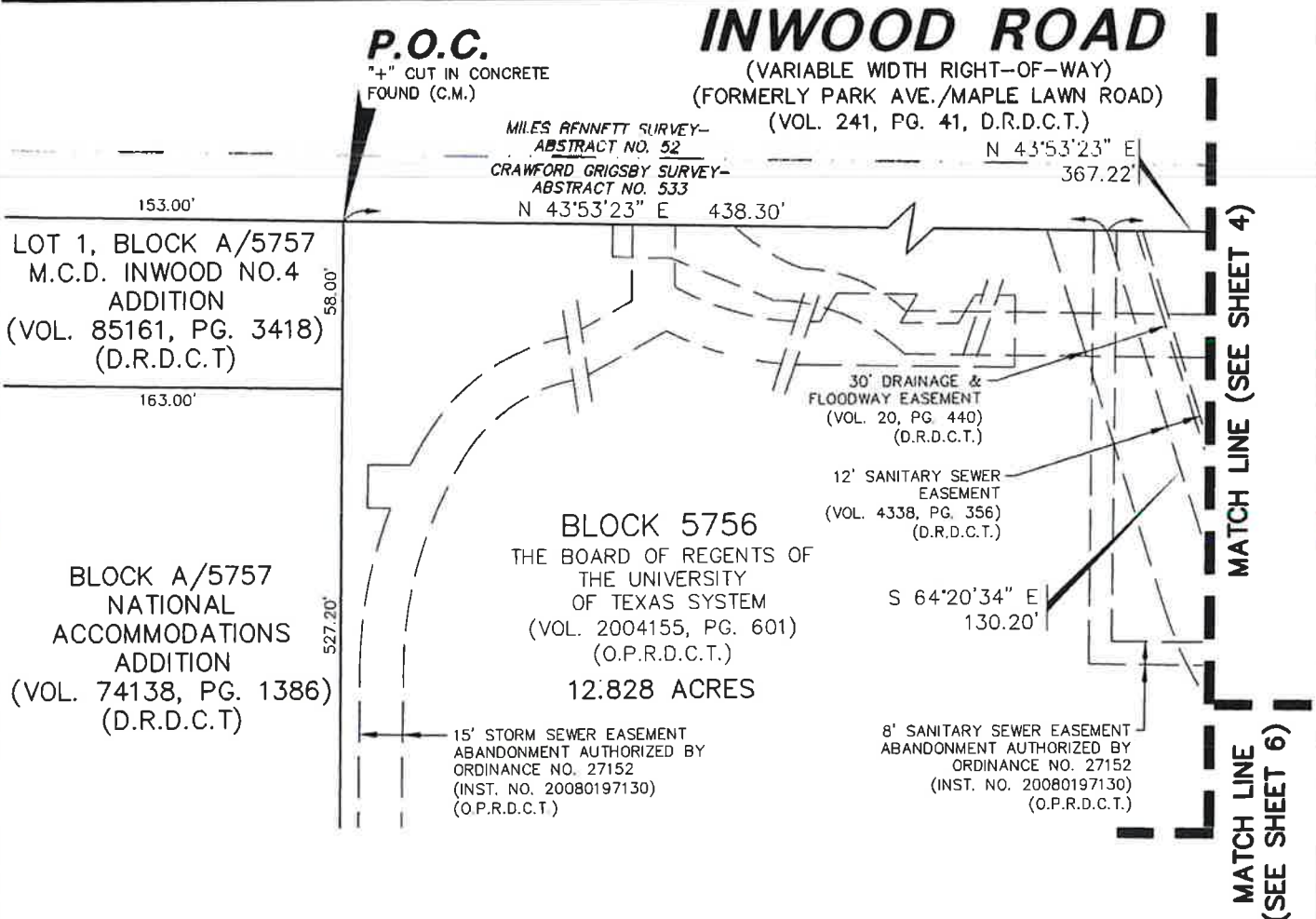
Reviewed By: G.S.  
 Date: 4-27-21  
 SPRG NO: 5568

## LEGEND

—	PROPERTY LINE	VOL. - VOLUME
---	EASEMENT ABANDONMENT LINE	PG. - PAGE
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	SURVEY ABSTRACT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
○	- POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. - INSTRUMENT
(C.M.)	- CONTROLLING MONUMENT	NO. - NUMBER
		S.F. - SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING	<b>P.O.C.</b> - POINT OF COMMENCING



0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'



SEE SHEET 4 OF 6 FOR NOTES,  
LINE, AND CURVE TABLE

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez*  
Luis M. Gonzalez Date  
Texas Registered Professional  
Land Surveyor No. 6793



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5568

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 6

**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

## LEGEND

—	PROPERTY LINE	VOL. - VOLUME
—	EASEMENT ABANDONMENT LINE	PG. - PAGE
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	SURVEY ABSTRACT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
○	- POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. - INSTRUMENT NO. - NUMBER
(C.M.)	- CONTROLLING MONUMENT	S.F. - SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING	<b>P.O.C.</b> - POINT OF COMMENCING



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

**INWOOD ROAD**MILES BENNETT SURVEY-  
ABSTRACT NO. 52CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

N 43°53'23" E 367.22'

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 5)

30' DRAINAGE & FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)S 64°20'34" E  
130.20'12' SANITARY SEWER EASEMENT  
(VOL. 4338, PG. 356)  
(D.R.D.C.T.)8' SANITARY SEWER EASEMENT  
ABANDONMENT AUTHORIZED BY  
ORDINANCE NO. 27152  
(INST. NO. 20080197130)  
(O.P.R.D.C.T.)

BLOCK 5756

THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)

12.828 ACRES

MATCH LINE (SEE SHEET 6)

(For SPRG use only)

Reviewed By: G.S.Date: 4-27-21SPRG NO: 5568**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	35°05'15"	118.58'	72.62'	37.49'	S 81°53'11" E	71.49'

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 48°21'48" W	15.43'
L2	N 80°34'12" E	74.27'
L3	S 43°58'48" W	20.13'
L4	S 80°34'12" W	48.42'

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

LEGEND

—

PROPERTY LINE

—

EASEMENT ABANDONMENT LINE

---

EXISTING EASEMENT LINE

---

SURVEY ABSTRACT LINE

○

POINT FOR CORNER (UNLESS OTHERWISE NOTED)

(C.M.)

CONTROLLING MONUMENT

VOL. -

VOLUME

PG. -

PAGE

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. -

INSTRUMENT

NO. -

NUMBER

S.F. -

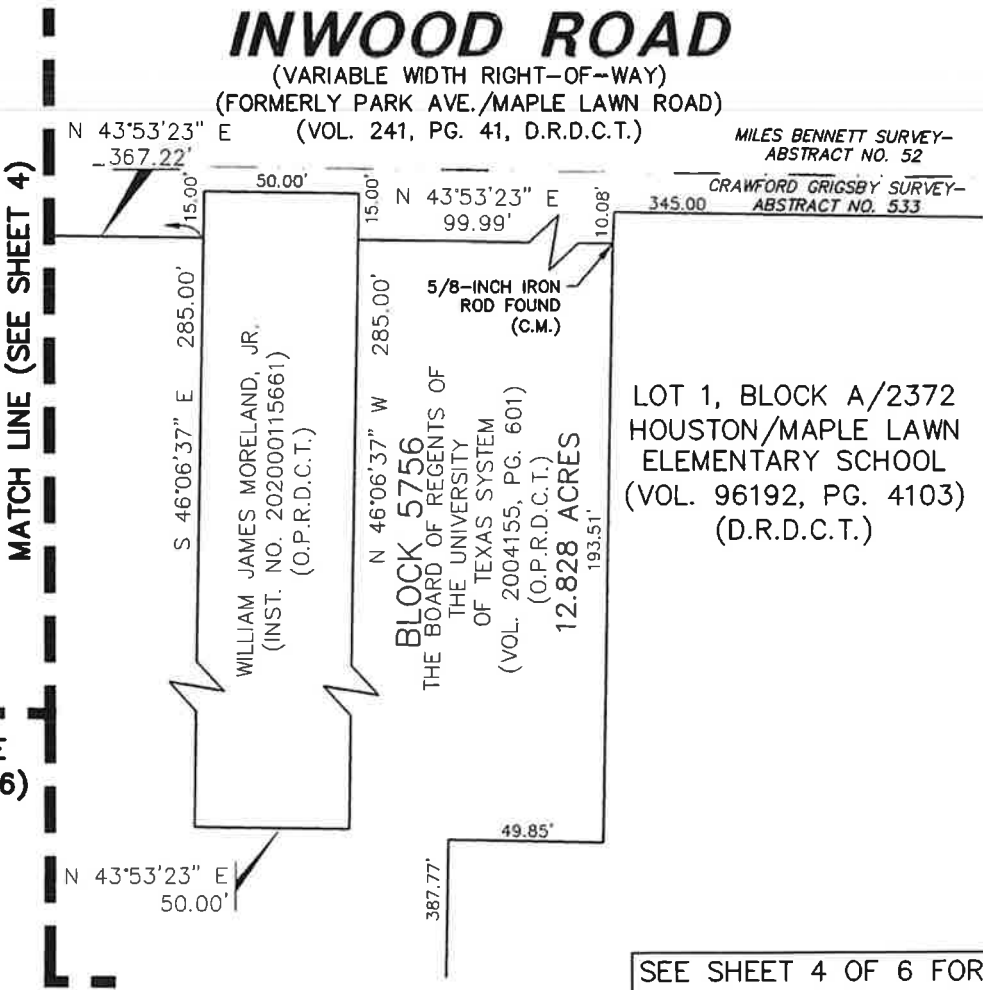
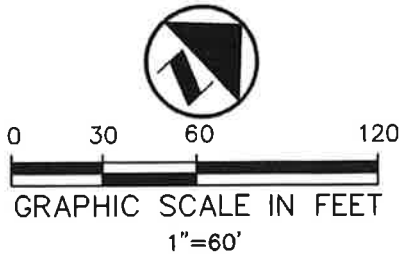
SQUARE FEET

**P.O.B.** -

POINT OF BEGINNING

**P.O.C.** -

POINT OF COMMENCING



SEE SHEET 4 OF 6 FOR NOTES,  
LINE, AND CURVE TABLE

(For SPRG use only)

Reviewed By: G.S.

Date: 4-27-21

SPRG NO: 5568

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6

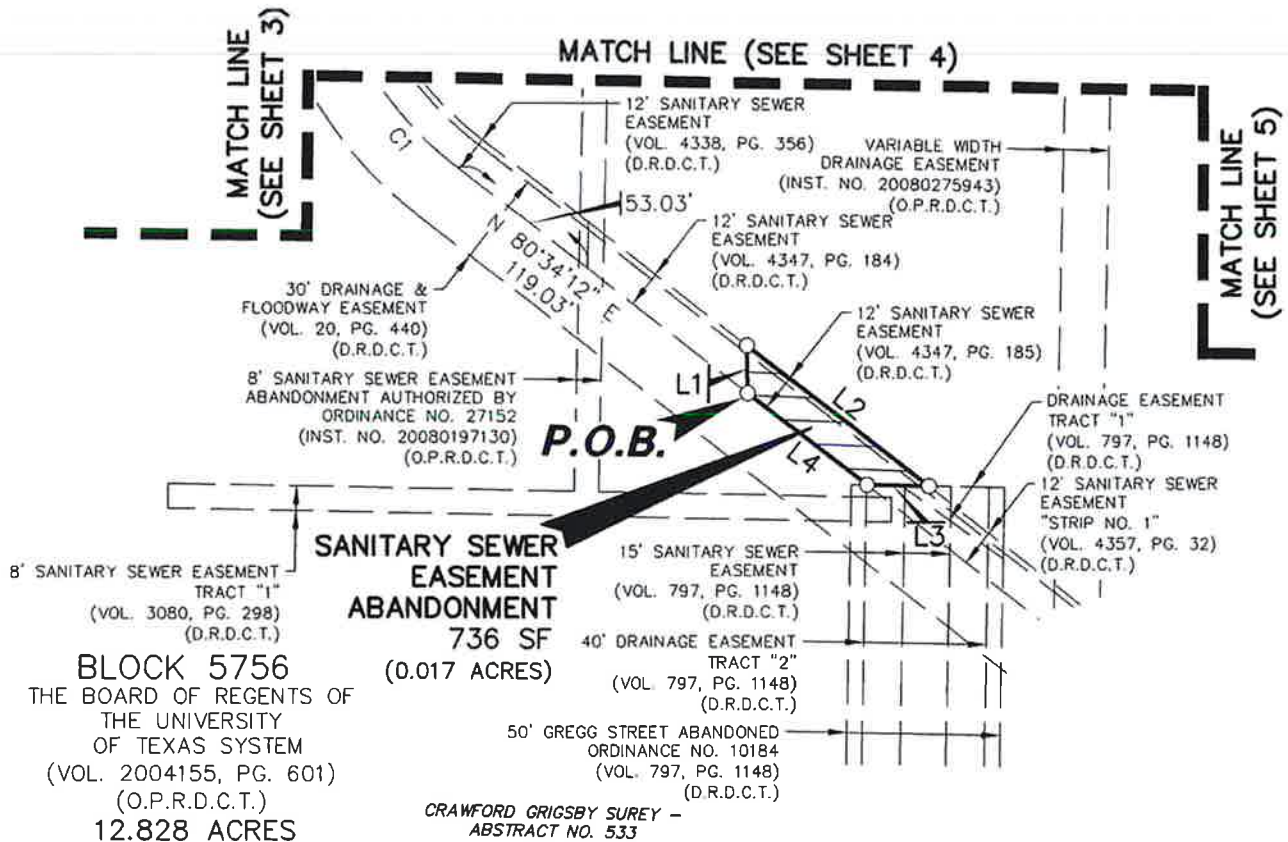
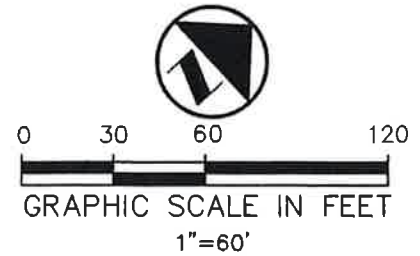


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573



LEGEND	
	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	SURVEY ABSTRACT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
	(C.M.) - CONTROLLING MONUMENT
<b>P.O.B.</b>	POINT OF BEGINNING
<b>P.O.C.</b>	POINT OF COMMENCING
	VOL. - VOLUME
	PG. - PAGE
	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. - INSTRUMENT
	NO. - NUMBER
	S.F. - SQUARE FEET



SEE SHEET 4 OF 6 FOR NOTES, LINE, AND CURVE TABLE

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-27-21  
SPRG NO: 5568

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SUREY, ABSTRACT NO. 533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 6 OF 6



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573



**WATER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 10,064 square foot (0.231 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 in the Official Public Records of Dallas County, Texas and all of that certain water easement retained by City of Dallas Ordinance No. 10184 recorded in Instrument Number 20080246947 of the Official Public Records of Dallas County, Texas; said 10,064 square foot (0.231 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, of the Deed Records of Dallas County, Texas); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records and at the northernmost corner of the said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of the said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of the said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of the said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 387.77 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and the northernmost corner of that certain tract of land described in Warranty Deed with Vendor's Lien to J. Kenneth Lee recorded in Volume 96215, Page 1806, in said Deed Records; said point being the northernmost corner of Lot 18, Block 35/5755 of the said Official Numbers of the City of Dallas;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, departing the last said southwest line of Lot 1, Block A/2372 and along a southeast line of the said Board of Regents of the University of Texas System tract and the northwest line of said J. Kenneth Lee tract, a distance of 179.53 feet to a point for corner at the **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed By: G. S.Date: 4-28-21SPRG NO: 5569

**WATER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
*City of Dallas, Dallas County, Texas*

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, continuing along the last said southeast line of the Board of Regents of the University of Texas System tract and the said northwest line of the J. Kenneth Lee tract, at a distance of 29.72 feet passing a point at the westernmost corner of said J. Kenneth Lee tract and the northernmost corner of the northwest terminus of Gregg Street (a 40-foot wide right-of-way, Volume 5, Page 101, in the Map Records of Dallas County, Texas), then continuing along the said northwest terminus of Gregg Street in all a total distance of 36.63 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following four (4) calls:

South 43 degrees, 37 minutes, 14 seconds West, a distance of 33.09 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

**THENCE**, departing the last said southeast line of the Board of Regents of the University of Texas System tract and the said northwest terminus of Gregg Street and, into, over and across the said Board of Regents of the University of Texas System tract, the following thirteen (13) calls;

North 01 degrees, 11 minutes, 09 seconds West, a distance of 26.08 feet to a point for corner;

North 46 degrees, 11 minutes, 26 seconds West, a distance of 14.95 feet to a point for corner;

South 43 degrees, 52 minutes, 41 seconds West, a distance of 251.02 feet to a point for corner;

North 46 degrees, 07 minutes, 19 seconds West, a distance of 20.00 feet to a point for corner;

North 43 degrees, 52 minutes, 41 seconds East, a distance of 31.01 feet to a point for corner;

North 46 degrees, 06 minutes, 17 seconds West, a distance of 10.04 feet to a point for corner;

(For SPRG use only)

Reviewed By: C.S.  
 Date: 4-28-21  
 SPRG NO: 5569

**WATER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

North 43 degrees, 53 minutes, 43 seconds East, a distance of 10.00 feet to a point for corner;

South 46 degrees, 06 minutes, 17 seconds East, a distance of 10.04 feet to a point for corner;

North 43 degrees, 52 minutes, 41 seconds East, a distance of 208.18 feet to a point for corner;

North 46 degrees, 11 minutes, 26 seconds West, a distance of 198.13 feet to a point for corner;

North 83 degrees, 01 minutes, 33 seconds East, a distance of 2.00 feet to a point for corner;

North 81 degrees, 44 minutes, 22 seconds East, a distance of 23.39 feet to a point for corner;

South 46 degrees, 11 minutes, 23 seconds East, a distance of 235.75 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 10,064 square feet or 0.231 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

   
Luis M. Gonzalez Date  
Texas Registered Professional Land Surveyor No. 6793  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Rd, #1400, Dallas, Texas 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000



2305-20.573-EX10-1.dwg jan  
2305-20.573-EX10-1.docx jan

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>4-28-21</u>
SPRG NO:	<u>5569</u>

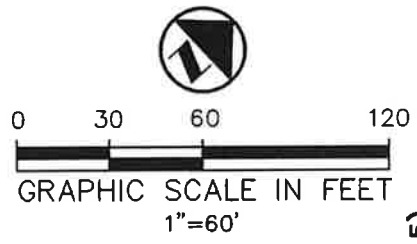
# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52  
CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

**LEGEND**  
— PROPERTY LINE  
— EASEMENT ABANDONMENT LINE  
- - - EXISTING EASEMENT LINE  
O POINT FOR CORNER  
VOL./PG. - VOLUME/PAGE  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. - DFFD RECORDS OF DALLAS COUNTY, TEXAS  
M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS  
INST. NO. - INSTRUMENT NUMBER  
(C.M.) - CONTROLLING MONUMENT  
SF - SQUARE FEET  
**P.O.B.** - POINT OF BEGINNING

SEE SHEET 5 OF 5 FOR  
NOTES AND LINE TABLE



MATCH LINE (SEE SHEET 5)

BLOCK 5756  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)

12.828 ACRES

DALLAS POWER & LIGHT  
COMPANY "PART 1"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

VARIABLE WIDTH  
DRAINAGE  
EASEMENT  
(INST. NO.  
20080275943)  
(O.P.R.D.C.T.)

S 43°37'14" W 179.53'

DALLAS POWER & LIGHT  
COMPANY "PART 1"  
(VOL. 215, PG. 1771)  
(D.R.D.C.T.)

LOT 18  
J. KENNETH LEE  
(VOL. 96215, PG. 1806)  
(D.R.D.C.T.)

BLOCK 5756  
THE BOARD OF  
REGENTS OF THE  
UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155,  
PG. 601)  
(O.P.R.D.C.T.)

**POINT OF  
COMMENCING**  
5/8-INCH IRON  
ROD FOUND  
(C.M.)

LOT 1,  
BLOCK A/2372  
HOUSTON/  
MAPLE LAWN  
ELEMENTARY SCHOOL  
(VOL. 96192,  
PG. 4103)  
(D.R.D.C.T.)

8' SEWER EASEMENT STRIP "2"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

30' DRAINAGE & FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)

8' SEWER EASEMENT  
TRACT "3"  
(VOL. 3080, PG. 298)  
(D.R.D.C.T.)

DALLAS POWER & LIGHT COMPANY  
"PART 2"  
(VOL. 215, PG. 1771, D.R.D.C.T.)

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION  
OF 7 ACRES OUT OF  
BLOCK "35" OF KNIGHT'S  
HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

## WATER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 6

(For SPRG use only)  
Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5569

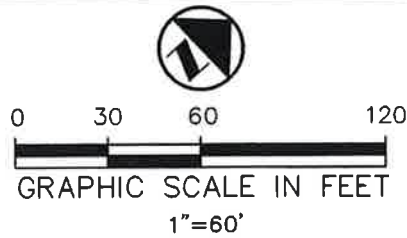


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
IG	LMG	1"=60'	APRIL 2021	2305-20.573

M:\DWG-23\2305-20.573\DWG\SURVEY C3D 2018\2305-20.573-EX10-1.DWG  
4/7/2021 2:40 PM  
VSLOMON

LEGEND	
	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER
VOL./PG.	- VOLUME/PAGE
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	- INSTRUMENT NUMBER
(C.M.)	- CONTROLLING MONUMENT
SF	- SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING



SEE DETAIL ①

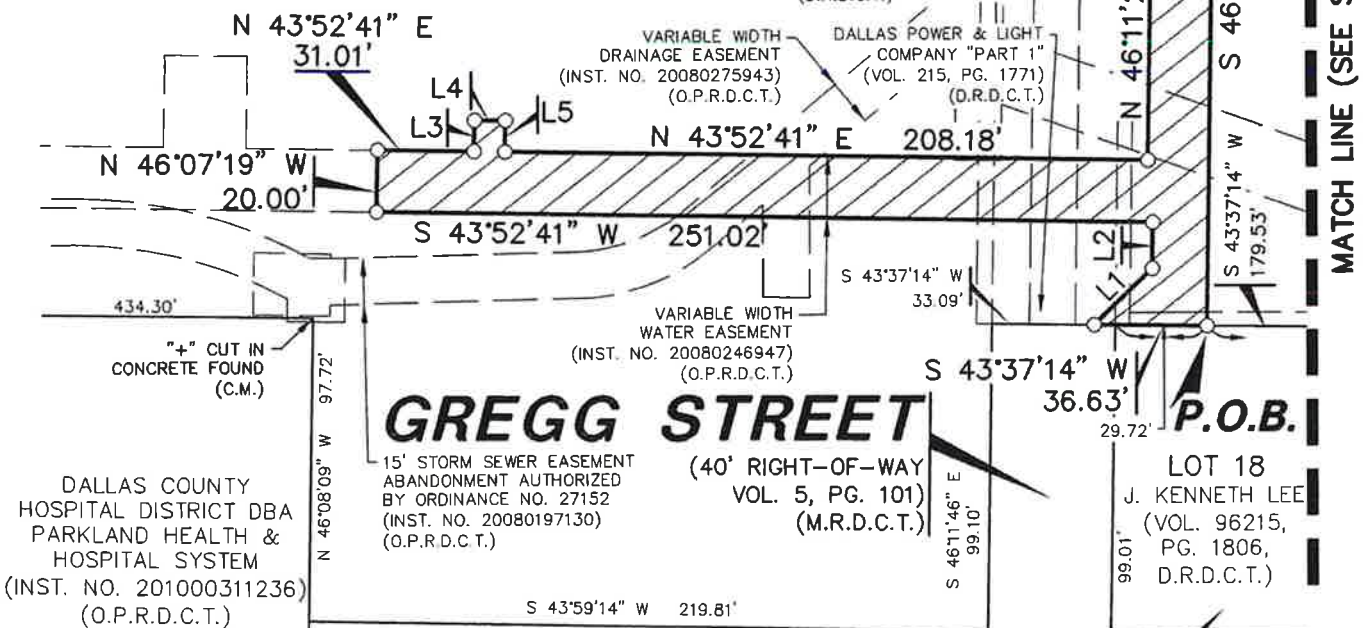
### WATER EASEMENT ABANDONMENT

10,064 SF (0.231 ACRES)

CRAWFORD GRIGSBY  
SURVEY-  
ABSTRACT NO. 533

**BLOCK 5756**  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
O.P.R.D.C.T.)

12.828 ACRES



DALLAS COUNTY  
HOSPITAL DISTRICT DBA  
PARKLAND HEALTH &  
HOSPITAL SYSTEM  
(INST. NO. 201000311236)  
(O.P.R.D.C.T.)

BLOCK 35/5755  
W.G. LANGLEY'S SUB-DIVISION OF 7  
ACRES OUT OF BLOCK "35" OF  
KNIGHT'S HOMESTEAD ADDITION  
(VOL. 5, PG. 101)  
(M.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S.

Date: 4-28-21

SPRG NO: 5569

SEE SHEET 5 OF 5 FOR  
NOTES AND LINE TABLE



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

**WATER EASEMENT ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
IG	LMG	1"=60'	APRIL 2021	2305-20.573



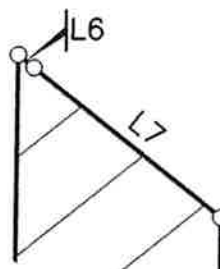


0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

(For SPRG use only)

Reviewed By: G.S.Date: 4-28-21SPRG NO: 5569

1

**DETAIL**

NOT TO SCALE

**LEGEND**

	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER
VOL./PG.	- VOLUME/PAGE
O.P.R.D.C.T.	- OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	- INSTRUMENT NUMBER
(C.M.)	- CONTROLLING MONUMENT
SF	- SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 01°11'09" W	26.08'
L2	N 46°11'26" W	14.95'
L3	N 46°06'17" W	10.04'
L4	N 43°53'43" E	10.00'
L5	S 46°06'17" E	10.04'
L6	N 83°01'33" E	2.00'
L7	N 81°44'22" E	23.39'

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez* 4/13/2021  
 Luis M. Gonzalez Date  
 Texas Registered Professional  
 Land Surveyor No. 6793



7557 RAMBLER ROAD SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

**WATER EASEMENT ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
 PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
 THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 6 OF 6

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
IG	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 553

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 792 square foot (0.018 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of that certain Sanitary Sewer Easement to the City of Dallas, Texas recorded in Volume 4347, Page 184 of the Deed Records of Dallas County, Texas; said 792 square foot (0.018 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete (Controlling Monument) found in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records) at the westernmost corner of the said Board of Regents of the University of Texas System tract and the northernmost corner of Lot 1, Block A/5757, M.C.D. Inwood No. 4 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85161, Page 3418, in said Deed Records;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 438.30 feet to a point; said point being the westernmost corner of a 12-foot wide Sanitary Sewer easement to the City of Dallas recorded in Volume 4338, Page 356, in said Deed Records; from said point a 5/8-inch iron rod found (Controlling Monument) bears the following five (5) calls:

North 43 degrees, 53 minutes, 23 seconds East, a distance of 367.22 feet;

South 46 degrees, 06 minutes, 37 seconds East, a distance of 285.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 50.00 feet;

North 46 degrees, 06 minutes, 37 seconds West, a distance of 285.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 99.99 feet;

**THENCE**, departing the said southeast line of Inwood Road and the said northwest line of the Board of Regents of the University of Texas System tract, and into and across the said Board of Regents of the University of Texas System tract and along the south line of the last said sanitary sewer easement (Volume 4338, Page 356, in said Deed Records), the following three (3) calls:

South 64 degrees, 20 minutes, 34 seconds East, a distance of 130.20 feet to a point at the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 118.58 feet, a chord bearing and distance of South 81 degrees, 53 minutes, 11 seconds East, 71.49 feet, an arc distance of 72.62 feet to a point at the end of said curve;

North 80 degrees, 34 minutes, 12 seconds East, a distance of 53.03 feet to a point for corner at the **POINT OF BEGINNING**; said point being the southernmost corner of the last said sanitary sewer easement (Volume 4338, Page 356, in said Deed Records) and the southernmost corner of the said sanitary sewer easement recorded in Volume 4347, Page 184, in said Deed Records;

(For SPRG use only)

Reviewed By: G. S.Date: 4-28-21SPRG NO: 5570

**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 553

*City of Dallas, Dallas County, Texas*

**THENCE**, continuing across the said Board of Regents of the University of Texas System tract, the following four (4) calls:

North 48 degrees, 21 minutes, 48 seconds West, along the northeast line of said sanitary sewer easement recorded in Volume 4338, Page 356, in said Deed Records, a distance of 15.43 feet to a point for corner; said point being the southernmost northeast corner of the last said sanitary sewer easement (Volume 4338, Page 356, in said Deed Records);

North 80 degrees, 34 minutes, 12 seconds East, a distance of 66.00 feet to a point for corner; said point being the westernmost corner of a 12-foot wide Sanitary Sewer easement to the City of Dallas, Texas recorded in Volume 4347, Page 185, in said Deed Records;

South 48 degrees, 21 minutes, 48 seconds East, along the southwest line of the last said sanitary sewer easement (Volume 4347, Page 185, in said Deed Records) a distance of 15.43 feet to a point for corner; said point being the southwest corner of the last said sanitary sewer easement (Volume 4347, Page 185, in said Deed Records);

South 80 degrees, 34 minutes, 12 seconds West, a distance of 66.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 792 square feet or 0.018 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

*Luis M. Gonzalez* *4/13/2001*  
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000



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 2305-20.573-EX11.dwg VTS

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5570

## LEGEND

—	PROPERTY LINE	VOL. -	VOLUME
—	EASEMENT ABANDONMENT LINE	PG. -	PAGE
—	EXISTING EASEMENT LINE	O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
—	ABSTRACT LINE	D.R.D.C.T. -	DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. -	INSTRUMENT
(C.M.) -	CONTROLLING MONUMENT	NO. -	NUMBER
<b>P.O.B.</b> -	POINT OF BEGINNING	S.F. -	SQUARE FEET



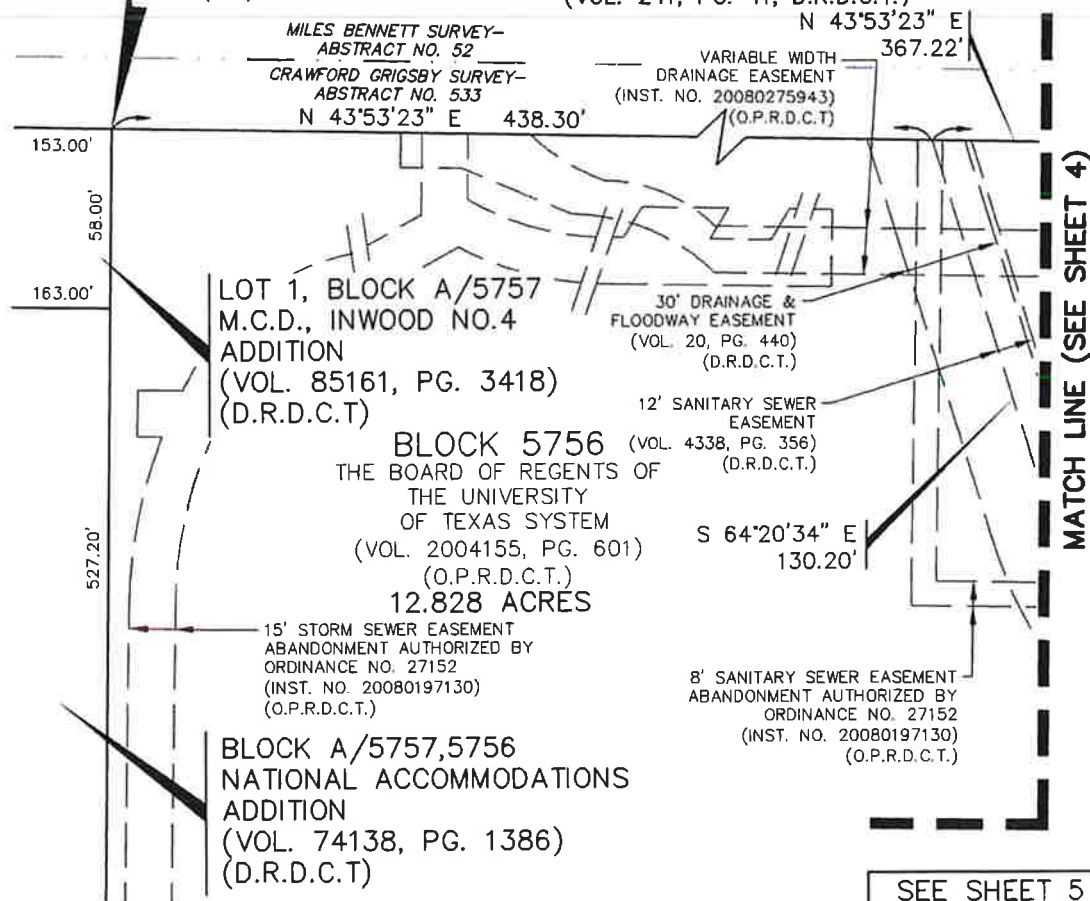
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GRAPHIC SCALE IN FEET  
1"=60'

# POINT OF COMMENCING

"4" CUT IN CONCRETE  
FOUND (C.M.)

# INWOOD ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)



SEE SHEET 5  
FOR LINE TABLE

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.



*Luis M. Gonzalez*  
Luis M. Gonzalez  
Texas Registered Professional  
Land Surveyor No. 6793

Date

(For SPRG use only)

Reviewed By: C.S.  
Date: 4-28-21  
SPRG NO: 5570

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 5

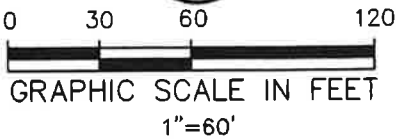


7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

LEGEND

—	PROPERTY LINE	VOL. - VOLUME
---	EASEMENT ABANDONMENT LINE	PG. - PAGE
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	ABSTRACT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. - INSTRUMENT
(C.M.)	- CONTROLLING MONUMENT	NO. - NUMBER
P.O.B.	- POINT OF BEGINNING	S.F. - SQUARE FEET



**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 553

N 43°53'23" E 367.22'

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)

MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 5)

S 64°20'34" E  
130.20'

Δ=35°05'15"  
R=118.58'  
L=72.62'  
T=37.49'  
CB=S 81°53'11" E  
CD=71.49'

**BLOCK 5756**  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
**12.828 ACRES**

12' SANITARY SEWER  
EASEMENT  
(VOL. 4338, PG. 356)  
(D.R.D.C.T.)

**SANITARY SEWER  
EASEMENT  
ABANDONMENT  
792 SF  
(0.018 ACRES)**

N 80°34'12" E  
53.03'

**P.O.B.**

12' SANITARY SEWER EASEMENT  
(VOL. 4347, PG. 184)  
(D.R.D.C.T.)

8' SANITARY SEWER EASEMENT  
ABANDONMENT AUTHORIZED BY  
ORDINANCE NO. 27152  
(INST. NO. 20080197130)  
(O.P.R.D.C.T.)

30' DRAINAGE &  
FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)

12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 185)  
D.R.D.C.T.

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Redization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-29-21  
SPRG NO: 5570



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-1000B000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305--20.573

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 5

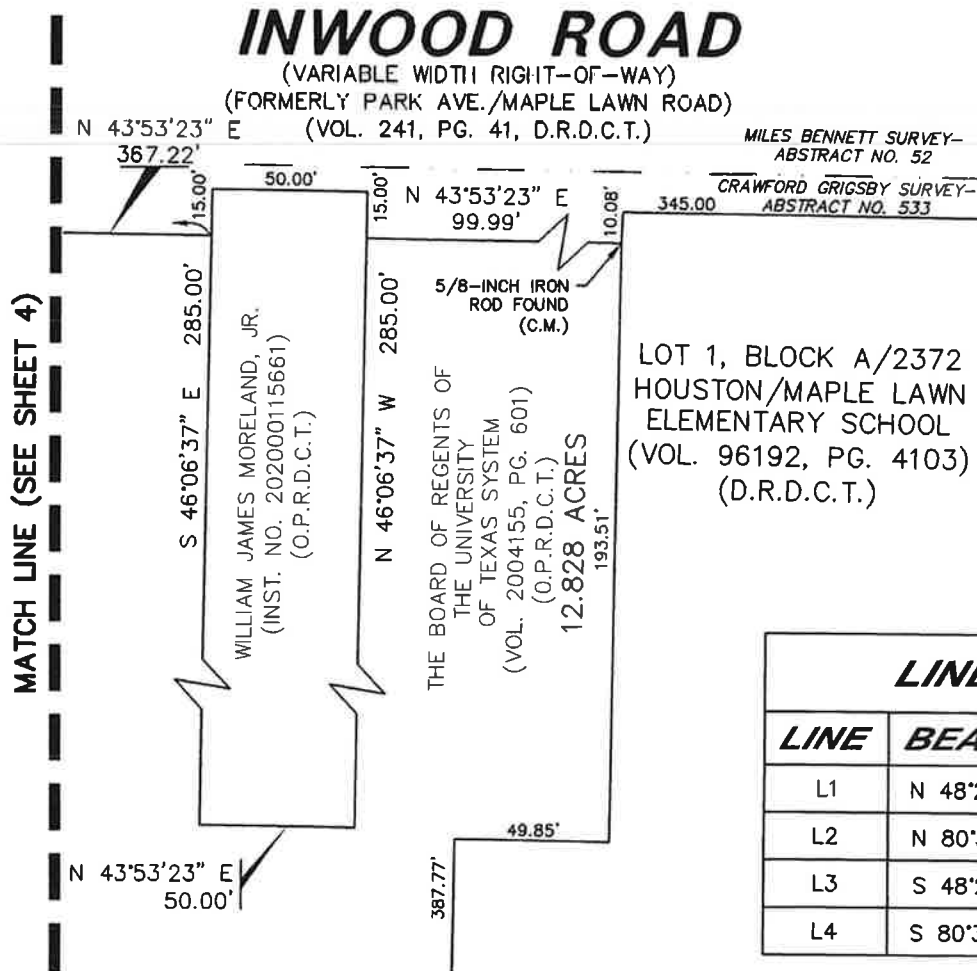


## LEGEND

—	PROPERTY LINE	VOL. - VOLUME
---	EASEMENT ABANDONMENT LINE	PG. - PAGE
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	ABSTRACT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. - INSTRUMENT
(C.M.)	- CONTROLLING MONUMENT	NO. - NUMBER
		S.F. - SQUARE FEET
<b>P.O.B.</b>	- POINT OF BEGINNING	



0 30 60 120  
GRAPHIC SCALE IN FEET  
1"=60'



## LINE TABLE

LINE	BEARING	LENGTH
L1	N 48°21'48" W	15.43'
L2	N 80°34'12" E	66.00'
L3	S 48°21'48" E	15.43'
L4	S 80°34'12" W	66.00'

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5570



**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 5 OF 5

**SANITARY SEWER EASEMENT  
ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 3,983 square foot (0.091 acre) tract of land situated in Block 5756 of the Official Block Numbers of the City of Dallas, Texas and the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to The Board of Regents of the University of Texas System recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of those certain tracts of land described in Sanitary Sewer Easement to the City of Dallas recorded in Volume 3080, Page 298 in the Deed Records of Dallas County, Texas; said 3,983 square foot (0.091 acre) tract being more particularly described as follows:

**COMMENCING**, at a 5/8-inch iron rod (Controlling Monument) found at an angle point in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records); said point being in a southwest line of Lot 1, Block A/2372, Houston/Maple Lawn Elementary School, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96192, Page 4103, in said Deed Records and at the northernmost corner of the said Board of Regents of the University of Texas System tract;

**THENCE**, South 46 degrees, 04 minutes, 12 seconds East, departing the said southeast line of Inwood Road and along a northeast line of the said Board of Regents of the University of Texas System tract and the said southwest line of Lot 1, Block A/2372, a distance of 193.51 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a reentrant corner of said Lot 1, Block A/2372;

**THENCE**, South 43 degrees, 58 minutes, 56 seconds West, along a southeast line of the said Board of Regents of the University of Texas System tract and a northwest line of said Lot 1, Block A/2372, a distance of 49.85 feet to a point; said point being an east corner of the said Board of Regents of the University of Texas System tract and a west corner of said Lot 1, Block A/2372;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East, along a northeast line of the said Board of Regents of the University of Texas System tract and a southwest line of said Lot 1, Block A/2372, a distance of 87.07 feet to a point for corner at the **POINT OF BEGINNING**;

**THENCE**, South 46 degrees, 01 minutes, 04 seconds East continuing along the last said northeast line of the Board of Regents of the University of Texas System tract and last said southwest line of Lot 1, Block A/2372, a distance of 300.70 feet to a point for corner; said point being an east corner of the said Board of Regents of the University of Texas System tract and the northernmost corner of that certain tract of land described in Warranty Deed with Vendor's Lien to J. Kenneth Lee recorded in Volume 96215, Page 1806, in said Deed Records; said point also being the northernmost corner of Lot 18, Block 35/5755, W.G. Langley's Sub-Division of 7 Acres out of Block "35" of Knight's Homestead Addition, an addition to the City of Dallas, Texas recorded in Volume 5, Page 101 of the Map Records of Dallas County, Texas;

**THENCE**, South 43 degrees, 37 minutes, 14 seconds West, departing the last said southwest line of Lot 1, Block A/2372 and along a southeast line of the said Board of Regents of the University of Texas System tract and the northwest line of said J. Kenneth Lee tract, a distance of 8.00 feet to a point for corner; from said point a "+" cut in concrete found (Controlling Monument) bears the following four (4) calls:

South 43 degrees, 37 minutes, 14 seconds West, a distance of 241.25 feet;

South 46 degrees, 11 minutes, 46 seconds East, a distance of 99.10 feet;

(For SPRG use only)

Reviewed By:	G.S.
Date:	4-28-21
SPRG NO:	5571

# **SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
Part of Block 5756, Official Numbers of the City of Dallas, Texas  
Crawford Grigsby Survey, Abstract No. 533  
City of Dallas, Dallas County, Texas

South 43 degrees, 59 minutes, 14 seconds West, a distance of 219.81 feet;

North 46 degrees, 08 minutes, 09 seconds West, a distance of 97.72 feet;

**THENCE**, departing the last said southeast line of the Board of Regents of the University of Texas System tract and the northwest line of said J. Kenneth Lee tract and into, over and across the said Board of Regents of the University of Texas System tract, the following six (6) calls:

North 46 degrees, 01 minutes, 04 seconds West, a distance of 196.70 feet to a point for corner;

South 43 degrees, 39 minutes, 03 seconds West, a distance of 197.13 feet to a point for corner;

North 45 degrees, 58 minutes, 26 seconds West, a distance of 8.00 feet to a point for corner;

North 43 degrees, 39 minutes, 03 seconds East, a distance of 197.13 feet to a point for corner;

North 46 degrees, 01 minute, 04 seconds West, a distance of 96.03 feet to a point for corner;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 8.00 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 3,983 square feet or 0.091 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

   
Luis M. Gonzalez Date  
Texas Registered Professional Land Surveyor No. 6793  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000

2305-20.573-EX7.docx mcc  
2305-20.573-EX7.dwg JM



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5571

(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5571

**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)  
 (FORMERLY PARK AVE./MAPLE LAWN ROAD)  
 (VOL. 241, PG. 41)  
 (D.R.D.C.T.)

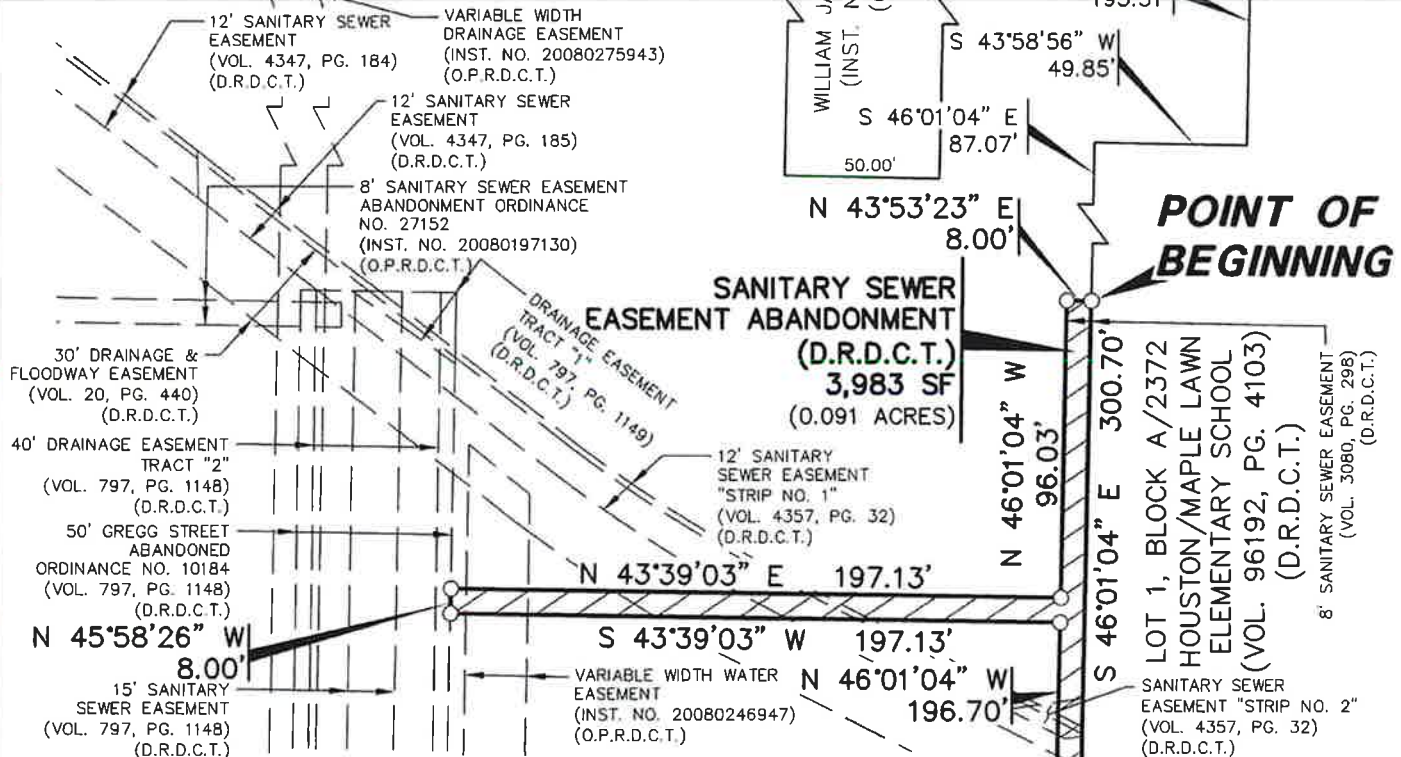
MILES BENNETT SURVEY-  
 ABSTRACT NO. 52

CRAWFORD GRIGSBY SURVEY-  
 ABSTRACT NO. 533



0 30 60 120  
 GRAPHIC SCALE IN FEET  
 1"=60'

BLOCK 5756  
 THE BOARD OF REGENTS  
 OF THE UNIVERSITY  
 OF TEXAS SYSTEM  
 (VOL. 2004155, PG. 601)  
 (O.P.R.D.C.T.)  
 12.828 ACRES



MATCH LINE (SEE SHEET 4)

**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

**LEGEND**

	PROPERTY LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
	NEW EASEMENT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT LINE	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. NO. - INSTRUMENT NUMBER
	VOL. - VOLUME	(C.M.) - CONTROLLING MONUMENT
	PG. - PAGE	
	SF - SQUARE FEET	

**Pacheco Koch**

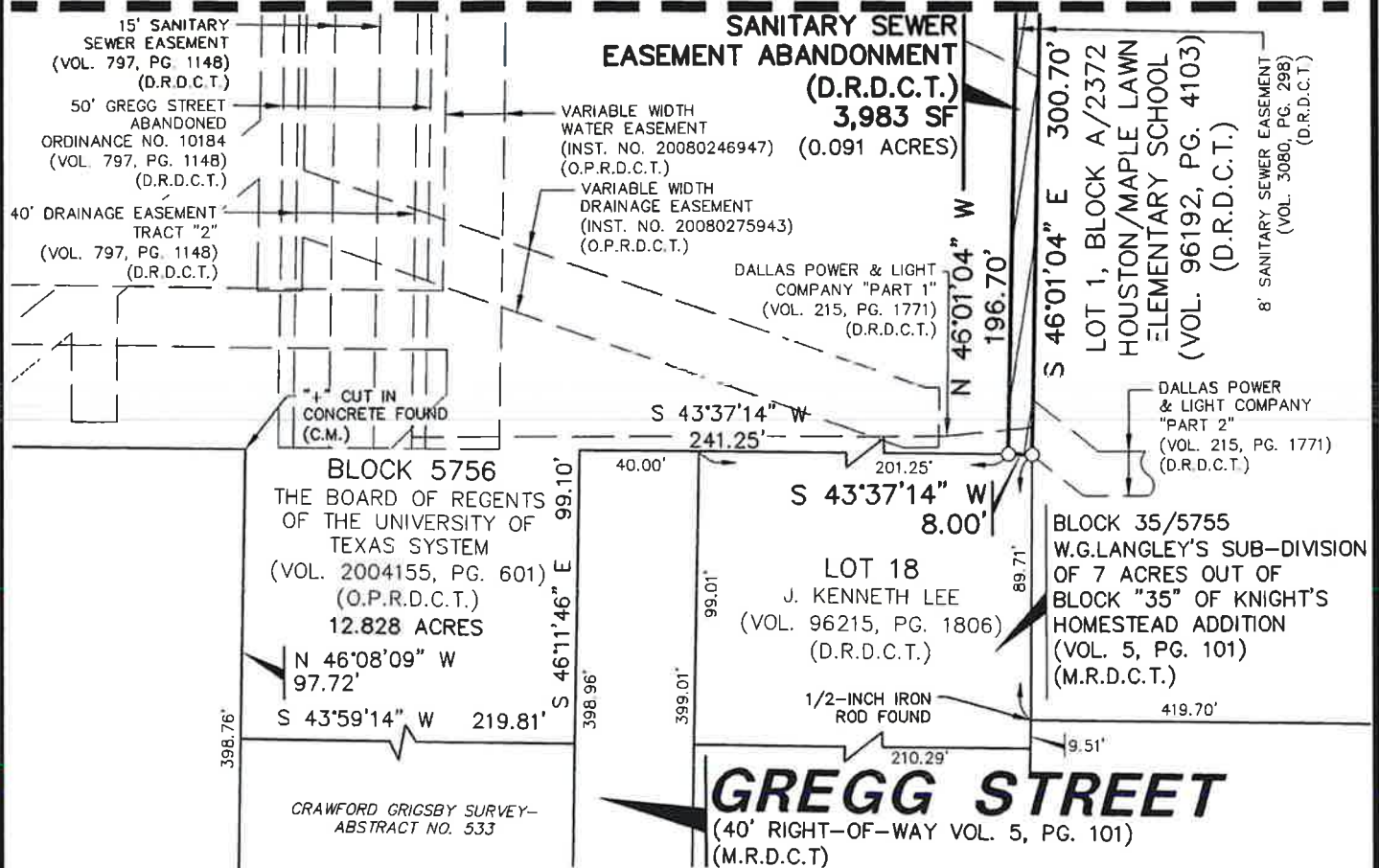
7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573

**SANITARY SEWER EASEMENT ABANDONMENT**  
 PART OF A 12.828 ACRE TRACT  
 PART OF THE BLOCK 5756, OFFICIAL  
 NUMBERS OF THE CITY OF DALLAS, TEXAS  
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 SHEET 3 OF 4



MATCH LINE (SEE SHEET 3)



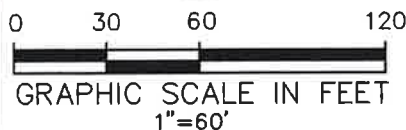
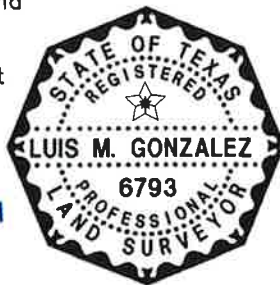
## LEGEND

- PROPERTY LINE  
— NEW EASEMENT LINE  
- - - EXISTING EASEMENT LINE
- POINT FOR CORNER  
(UNLESS OTHERWISE NOTED)
- VOL. - VOLUME  
PG. - PAGE  
SF - SQUARE FEET
- M.R.D.C.T. - MAP RECORDS  
OF DALLAS COUNTY, TEXAS  
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  
(C.M.) - CONTROLLING MONUMENT

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

*Luis M. Gonzalez*  
Luis M. Gonzalez  
Registered Professional  
Land Surveyor No. 6793

Date



(For SPRG use only)

Reviewed By: G.S.  
Date: 4-28-21  
SPRG NO: 5571

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF THE BOARD OF REGENTS OF  
THE UNIVERSITY OF TEXAS SYSTEM  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 553,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 4

**Pacheco Koch**

7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	LMG	1"=60'	APRIL 2021	2305-20.573



**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract

Part of Block 5756, Official Numbers of the City of Dallas, Texas

Crawford Grigsby Survey, Abstract No. 533

City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 2,949 square foot (0.068 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, Dallas County, Texas and in Block 5756, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain 12.828 acre tract of land described in Special Warranty Deed to THE BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM recorded in Volume 2004155, Page 601 of the Official Public Records of Dallas County, Texas and all of that certain tract of land described in Sanitary Sewer Easement to the City of Dallas recorded in Volume 4338, Page 356 of the Deed Records of Dallas County, Texas; said 2,949 square foot (0.068 acre) tract being more particularly described as follows:

**COMMENCING**, at a "+" cut in concrete (Controlling Monument) found in the southeast right-of-way line of Inwood Road (a variable width right-of-way, formerly Park Avenue/Maple Lawn Road, Volume 241, Page 41, in said Deed Records) at the westernmost corner of said Board of Regents of the University of Texas System tract; said point also being the north corner of Lot 1 Block A/5757 M.C.D. Inwood No. 4 Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 85161, Page 3418 of said Deed Records;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, along the said southeast line of Inwood Road and the northwest line of the said Board of Regents of the University of Texas System tract, a distance of 438.30 feet to a point for corner at the **POINT OF BEGINNING**;

**THENCE**, North 43 degrees, 53 minutes, 23 seconds East, continuing along the said southeast line of Inwood Road and the said northwest line of the Board of Regents of the University of Texas System tract, a distance of 12.63 feet to a point for corner; from said point a 5/8-inch iron rod found (Controlling Monument) bears the following five (5) calls:

North 43 degrees, 53 minutes, 23 seconds East, a distance of 354.58 feet;

North 46 degrees, 07 minutes, 12 seconds West, a distance of 15.00 feet;

North 43 degrees, 52 minutes, 48 seconds East, a distance of 50.00 feet;

South 46 degrees, 07 minutes, 12 seconds East, a distance of 15.00 feet;

North 43 degrees, 53 minutes, 23 seconds East, a distance of 99.99 feet;

**THENCE**, departing the said southeast line of Inwood Road and the said northwest line of the said Board of Regents of the University of Texas System tract and into, over and across said Board of Regents of the University of Texas System tract, the following seven (7) calls:

South 64 degrees, 20 minutes, 34 seconds East, a distance of 126.24 feet to a point for corner at the beginning of a tangent curve to the left;

(For SPRG use only)

Reviewed By: G.S.Date: 4-28-21SPRG NO: 5572

**SANITARY SEWER EASEMENT ABANDONMENT**

Part of a 12.828 Acre Tract  
 Part of Block 5756, Official Numbers of the City of Dallas, Texas  
 Crawford Grigsby Survey, Abstract No. 533  
 City of Dallas, Dallas County, Texas

In an easterly direction, along said curve to the left, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 106.58 feet, a chord bearing and distance of South 81 degrees, 53 minutes, 11 seconds East, 64.25 feet, an arc distance of 65.27 feet to a point for corner at the end of said curve;

North 80 degrees, 34 minutes, 12 seconds East, a distance of 44.09 feet to a point for corner;

South 46 degrees, 06 minutes, 37 seconds East, a distance of 14.96 feet to a point for corner;

South 80 degrees, 34 minutes, 12 seconds West, a distance of 53.03 feet to a point for corner at the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 35 degrees, 05 minutes, 15 seconds, a radius of 118.58 feet, a chord bearing and distance of North 81 degrees, 53 minutes, 11 seconds West, 71.49 feet, an arc distance of 72.62 feet to a point for corner at the end of said curve;

North 64 degrees, 20 minutes, 34 seconds West, a distance of 130.20 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 2,949 square feet or 0.068 acres of land, more or less.

Bearing System for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 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 easement abandonment tract described.

Luis M. Gonzalez 4/13/2021  
 Luis M. Gonzalez Date  
 Texas Registered Professional Land Surveyor No. 6793  
 Pacheco Koch Consulting Engineers, Inc.  
 7557 Rambler Road, Suite 1400, Dallas TX 75231  
 (972) 235-3031  
 TX Reg. Surveying Firm LS-10008000

2305-20.573-EX5.docx mcc  
 2305-20.573-EX5.dwg IG



(For SPRG use only)

Reviewed By: G.S.  
 Date: 4-28-21  
 SPRG NO: 5572

**POINT OF  
COMMENCING**

"+" CUT IN CONCRETE  
FOUND (C.M.)

**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)  
(FORMERLY PARK AVE./MAPLE LAWN ROAD)  
(VOL. 241, PG. 41, D.R.D.C.T.)

**POINT OF  
BEGINNING**

0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

N 43°53'23" E  
12.63'

N 43°53'23" E 354.58'

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 200802/5943)  
(O.P.R.D.C.T.)

S 64°20'34" E  
126.24'

30' DRAINAGE &  
FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)

Δ=35°05'15"

R=106.58'

L=65.27'

T=33.69'

CB=S 81°53'11" E

CD=64.25'

MATCH LINE (SEE SHEET 4)

LOT 1, BLOCK A/5757  
M.C.D INWOOD NO.4  
ADDITION  
(VOL. 85161, PG. 3418)  
(D.R.D.C.T.)

BLOCK 5756  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)

12.828 ACRES

15' STORM SEWER EASEMENT  
ABANDONMENT AUTHORIZED BY  
ORDINANCE NO. 27152  
(INST. NO. 20080197130)  
(O.P.R.D.C.T.)

BLOCK A/5757, 5756  
NATIONAL ACCOMMODATIONS  
ADDITION  
(VOL. 74138, PG. 1386)  
(D.R.D.C.T.)

SANITARY SEWER  
EASEMENT  
ABANDONMENT  
2,949 SF  
(0.068 ACRES)

12' SANITARY SEWER  
EASEMENT  
(VOL. 4338, PG. 356)  
(D.R.D.C.T.)

Δ=35°05'15"

R=118.58'

L=72.62'

T=37.49'

CB=N 81°53'11" W

CD=71.49'

12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 184)  
(D.R.D.C.T.)

SEE SHEET 4  
FOR LINE TABLE

**LEGEND**

— PROPERTY LINE  
— EASEMENT ABANDONMENT  
— LINE  
— EXISTING EASEMENT  
— LINE  
— ABSTRACT LINE  
○ POINT FOR CORNER  
(UNLESS OTHERWISE NOTED)  
(C.M.) - CONTROLLING MONUMENT

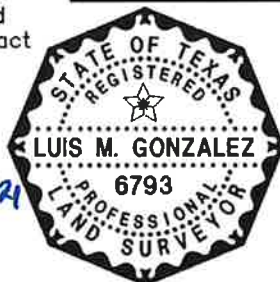
VOL. - VOLUME  
PG. - PAGE  
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS  
OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. - DEED RECORDS OF  
DALLAS COUNTY, TEXAS  
INST. NO. - INSTRUMENT NUMBER  
S.F. - SQUARE FEET

The undersigned, Registered Professional Land  
Surveyor, hereby certifies that this plat of  
survey accurately sets out the metes and  
bounds of the easement abandonment tract  
described.

(For SPRG use only)

Reviewed By: G.S.Date: 4-28-21SPRG NO: 5572

*Luis M. Gonzalez*  
Luis M. Gonzalez Date  
Texas Registered Professional  
Land Surveyor No. 6793



**Pacheco Koch**

7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
IG	LMG	1"=60'	APRIL 2021	2305-20.573

## SANITARY SEWER EASEMENT ABANDONMENT

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO.533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 3 OF 4

## LEGEND

—	PROPERTY LINE	VOL. - VOLUME
---	EASEMENT ABANDONMENT LINE	PG. - PAGE
---	EXISTING EASEMENT LINE	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
---	ABSTRACT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	INST. NO. - INSTRUMENT NUMBER
(C.M.)	- CONTROLLING MONUMENT	S.F. - SQUARE FEET



0 30 60 120

GRAPHIC SCALE IN FEET

1"=60'

**INWOOD ROAD**

(VARIABLE WIDTH RIGHT-OF-WAY)

(FORMERLY PARK AVE./MAPLE LAWN ROAD)

(VOL. 241, PG. 41, D.R.D.C.T.)

MILES BENNETT SURVEY-  
ABSTRACT NO. 52CRAWFORD GRIGSBY SURVEY-  
ABSTRACT NO. 533

N 46°07'12" W

N 43°53'23" E

354.58' 15.00'

N 43°52'48" E

50.00'

S 46°07'12" E

15.00'

N 43°53'23" E

99.99'

5/8-INCH IRON  
ROD FOUND  
(C.M.)BLOCK 5756  
THE BOARD OF REGENTS OF  
THE UNIVERSITY  
OF TEXAS SYSTEM  
(VOL. 2004155, PG. 601)  
(O.P.R.D.C.T.)  
12.828 ACRESLOT 1, BLOCK A/2372  
HOUSTON/MAPLE LAWN  
ELEMENTARY SCHOOL  
(VOL. 96192, PG. 4103)  
(D.R.D.C.T.)

MATCH LINE (SEE SHEET 3)

VARIABLE WIDTH  
DRAINAGE EASEMENT  
(INST. NO. 20080275943)  
(O.P.R.D.C.T.)12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 184)  
(D.R.D.C.T.)30' DRAINAGE &  
FLOODWAY EASEMENT  
(VOL. 20, PG. 440)  
(D.R.D.C.T.)12' SANITARY SEWER  
EASEMENT  
(VOL. 4347, PG. 185)  
(D.R.D.C.T.)

(For SPRG use only)

Reviewed By: GSDate: 4-28-21SPRG NO: 5572

## NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011). Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.
3. The survey abstract line shown hereon is approximate and not located on the ground.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 80°34'12" E	44.09'
L2	S 46°06'37" E	14.96'
L3	S 80°34'12" W	53.03'

**SANITARY SEWER  
EASEMENT  
ABANDONMENT**

PART OF A 12.828 ACRE TRACT  
PART OF BLOCK 5756, OFFICIAL NUMBERS OF  
THE CITY OF DALLAS, TEXAS  
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO.533  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
SHEET 4 OF 4



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
IG	LMG	1"=60'	APRIL 2021	2305-20.573