

**WASTEWATER EASEMENT
ABANDONMENT**

Part of Lots 13 and 14, Block A
Fakes Park Place Addition,
City Block A/653
Situated In
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

BEING a 1,302 square foot (0.0299 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City Block A/653, Official City Block Numbers, City of Dallas, Dallas County, Texas and being part of Lots 13 and 14, Block A out of the Fakes Park Place Addition, recorded in Volume 1, Page 106, Map Records Dallas County, Texas (M.R.D.C.T.), and being a part of that certain tract of land described in Warranty Deed with Vendors Lien to 2026 North Prairie, LLC recorded in Instrument Number 202000324938 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and part of that certain tract of land described in Warranty Deed with Vendors Lien to 2026 North Prairie LLC recorded in Instrument Number 202000324932 (O.P.R.D.C.T.), and being all of that wastewater easement by use and occupation, no recording document found, as evidenced in City of Dallas recorded engineering drawing File 411Q, Number 1967, Sheet Numbers 10 and 12, and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "TXHS" found in the northeast right-of-way line of Prairie Avenue, formerly Fakes Avenue, a 50-foot-wide right-of-way dedicated by said Fakes Park Place Addition, the south corner of said Lot 13, and being the west corner of Lot 12, Block A, of said Fakes Park Place Addition, and that certain tract of land described in General Warranty Deed to Jaxsie Management, LLC, by Instrument Number 202000231575 (O.P.R.D.C.T.);

THENCE North 45 degrees 28 minutes 12 seconds West, along said northeast right-of-way line of Prairie Avenue, and the southwest line of said Lot 13, a distance of **33.37** feet to a point for corner and being the **POINT OF BEGINNING**;

THENCE North 45 degrees 28 minutes 12 seconds West, along said northeast right-of-way line of Prairie Avenue, and the said southwest line of Lot 13, a distance of **10.02** feet to a point for a corner, from which a 1/2-inch iron rod stamped "TXHS" found for the south corner of said Lot 14, and the west corner of corner of said Lot 13, bears North 45 degrees 28 minutes 12 seconds West, a distance of 6.61 feet;

THENCE North 41 degrees 21 minutes 46 seconds East, departing said northeast right-of-way line of Prairie Avenue, said southwest line of Lot 13, over and across said Lots 13 and 14, a distance of **130.20** feet to a point for corner in the southwest right-of-way line of a 25-foot public alley formerly Westburg Avenue, as dedicated by Ordinance 13153, and being the northeast line of said Lot 14;

THENCE South 45 degrees 28 minutes 12 seconds East, along said southwest right-of-way line of the 25-foot public alley, the northeast line of said Lots 13 and 14, and passing at a distance of 0.58 feet the north corner of said Lot 13, and the east corner of said Lot 14, a distance of **10.02** feet to a point for corner;

(For SPRG use only)

Reviewed by:	<u>G.S.</u>
Date:	<u>4-5-21</u>
SPRG No.	<u>5556</u>



8140 Walnut Hill Lane, Suite 905
Dallas, Texas 75231

**WASTEWATER EASEMENT
ABANDONMENT**

Part of Lots 13 and 14, Block A
Fakes Park Place Addition,
City Block A/653
Situated In
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

THENCE South 41 degrees 21 minutes 46 seconds West, departing said southwest right-of-way line of the 25-foot public alley, the northeast line of said Lot 13, over and across said Lot 13, a distance of **130.20** feet to the **POINT OF BEGINNING** and containing **1,302 square feet** or **0.0299 acres** of land more or less.

The basis of bearings is based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.



Jeff Montanya
Registered Professional Land Surveyor No. 6762
Urban Structure
TBPELS Firm No. 10194610

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LEGEND

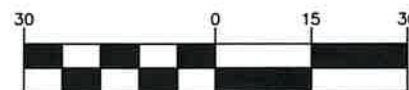
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
● IRF	IRON ROD FOUND
○ IRS	IRON ROD SET
IPF	IRON PIPE FOUND
O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
M.R.D.C.T	MAP RECORDS DALLAS COUNTY TEXAS
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
INST.	INSTRUMENT
NO.	NUMBER
F.K.A.	FORMERLY KNOWN AS

WASTEWATER EASEMENT ABANDONMENT

PART OF LOTS 13 AND 14, BLOCK A
FAKES PARK PLACE ADDITION,
CITY BLOCK A/653
SITUATED IN
JOHN GRIGSBY SURVEY (ABSTRACT NO. 495)
CITY OF DALLAS, DALLAS COUNTY, TEXAS

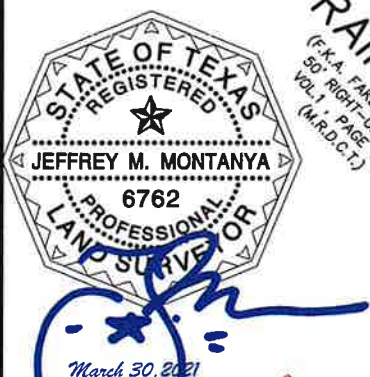
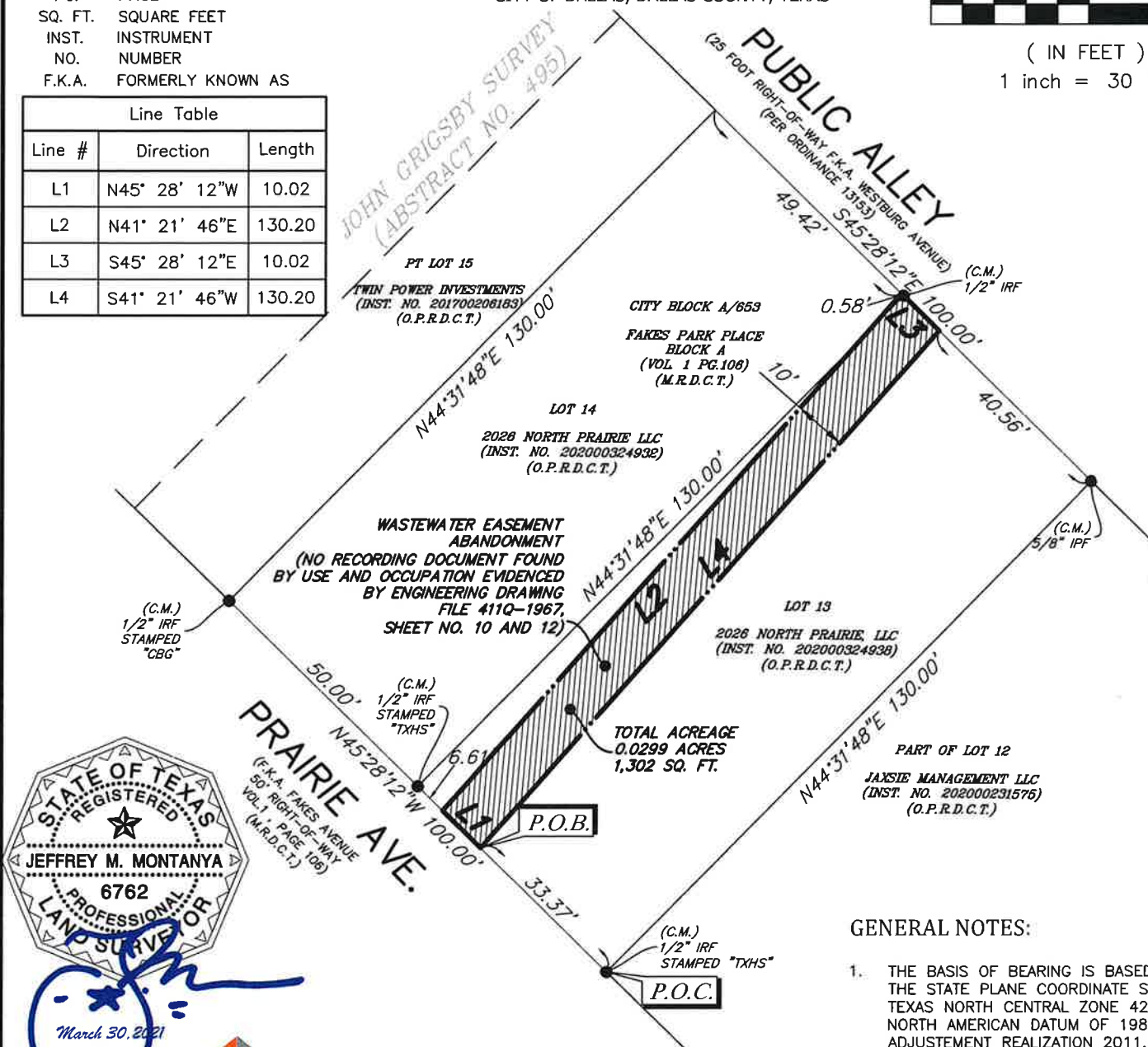


GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Line Table		
Line #	Direction	Length
L1	N45° 28' 12"W	10.02
L2	N41° 21' 46"E	130.20
L3	S45° 28' 12"E	10.02
L4	S41° 21' 46"W	130.20



GENERAL NOTES:

1. THE BASIS OF BEARING IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTEMENT REALIZATION 2011.
2. THIS EXHIBIT IS ACCOMPANIED BY AN METES AND BOUNDS DESCRIPTION OF EVEN DATE.

(For SPRG use only)

Reviewed by: G.S.
Date: 4-5-21
SPRG No. 5556