

(For SPRG use only)

Reviewed by: G. S.Date: 1-21-21

SPRG No. 5456

SANITARY SEWER EASEMENT ABANDONMENT
ST. PHILIP'S SCHOOL AND
COMMUNITY CENTER SOUTH
LOT 1A, BLOCK 1165
MARCUS MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being that certain 4,130 square feet (0.095 acre) tract of land situated in the Marcus Main Survey, Abstract No. 995, City of Dallas, Dallas County, Texas, and being a portion of City of Dallas Block Number 1165, and being a portion of Lot 1A, Block 1165, St. Philip's School and Community Center South, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201100047198, Official Public Records, Dallas County, Texas, and being a portion of that certain tract of land conveyed to St. Philip's School and Community Center by General Warranty Deed, as recorded in Instrument Number 201700036901, Official Public Records, Dallas County, Texas, and being all of a Sanitary Sewer Easement recorded in Volume 87235, Page 4275, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly corner of said Sanitary Sewer Easement, from which a 1/2 inch iron rod with yellow cap stamped "DCA" found bears North 44 deg. 44 min. 30 sec. East, 220.00 feet and North 45 deg. 15 min. 30 sec. West, 2.00 feet, same being the most northerly west corner of said Lot 1A, same being the north corner of Lot 1, Block 13, Chestnut Hill, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95, Page 588, Map Records, Dallas County, Texas, same being in the southeast right-of-way line of Pennsylvania Avenue (variable width right-of-way, as dedicated by plat of Chestnut Hill, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 95, Page 588, Map Records, Dallas County, Texas, and Volume 87235, Page 4275, Deed Records, Dallas County, Texas);

THENCE North 44 deg. 44 min. 30 sec. East, along the common line of said Lot 1A and said Pennsylvania Avenue, a distance of 15.00 feet to a point for the most northerly corner of said Sanitary Sewer Easement;

THENCE through the interior of said Lot 1A and along said Sanitary Sewer Easement as follows:

South 46 deg. 01 min. 57 sec. East, a distance of 189.30 feet to a point for angle point;

South 89 deg. 00 min. 51 sec. East, a distance of 53.60 feet to a point for the most easterly corner of said Sanitary Sewer Easement, same being in a southeast line of said Lot 1A, same being in the northwest line of Lot 12, Block C, Colonial Place, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 183, Map Records, Dallas County, Texas;

THENCE South 44 deg. 44 min. 30 sec. West, along the common line of said Lot 1A, said Lot 12, and said Sanitary Sewer Easement, a distance of 18.63 feet to the west corner of said Lot 12, same being an internal corner of said Lot 1A;

THENCE South 45 deg. 15 min. 30 sec. East, continuing along the common line of said Lot 1A, and said Lot 12, a distance of 2.23 feet to a south corner of said Sanitary Sewer Easement;

THENCE through the interior of said Lot 1A and along said Sanitary Sewer Easement as follows:

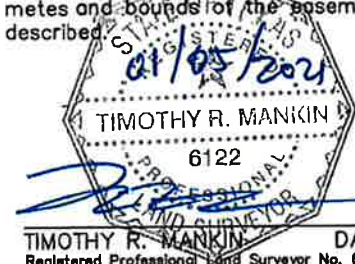
North 89 deg. 00 min. 51 sec. West, a distance of 3.09 feet to an angle point;

South 44 deg. 44 min. 30 sec. West, a distance of 30.78 feet to a point for the most southerly corner of said Sanitary Sewer Easement;

North 46 deg. 01 min. 57 sec. West, passing an internal corner of said Lot 1A, same being the east corner of Lot 3, aforesaid Block 13, Chestnut Hill, and continuing along the common line of said Lot 1A, said Lot 3, and said Sanitary Sewer Easement, passing the north corner of said Lot 3, same being the east corner of Lot 2, said Block 13, Chestnut Hill, and continuing along the common line of said Lot 1A, said Lot 2, and said Sanitary Sewer Easement, passing the north corner of said Lot 2, same being the east corner of aforesaid Lot 1, and continuing along the common line of said Lot 1A, said Lot 1, and said Sanitary Sewer Easement, a total distance of 228.02 feet to the POINT OF BEGINNING and containing 4,130 square feet or 0.095 acre of computed land, more or less.

Basis of Bearing - Based on the northwest line (North 44 deg. 44 min. 30 sec. East) of Lot 1A, Block 1165, St. Phillip's School and Community Center South, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201100047198, Official Public Records, Dallas County, Texas.

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



JOB NO.: 19-0316

DATE: 10/22/2020

REVISION: 12/10/2020

1/5/2021

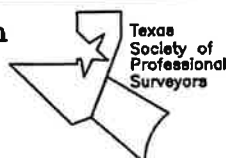
NOT TO SCALE

DRAWN: J.B.W.

PEISER & MANKIN
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1604 HART STREET
 SOUTHLAKE, TEXAS 76092
 817-481-1806 (O)



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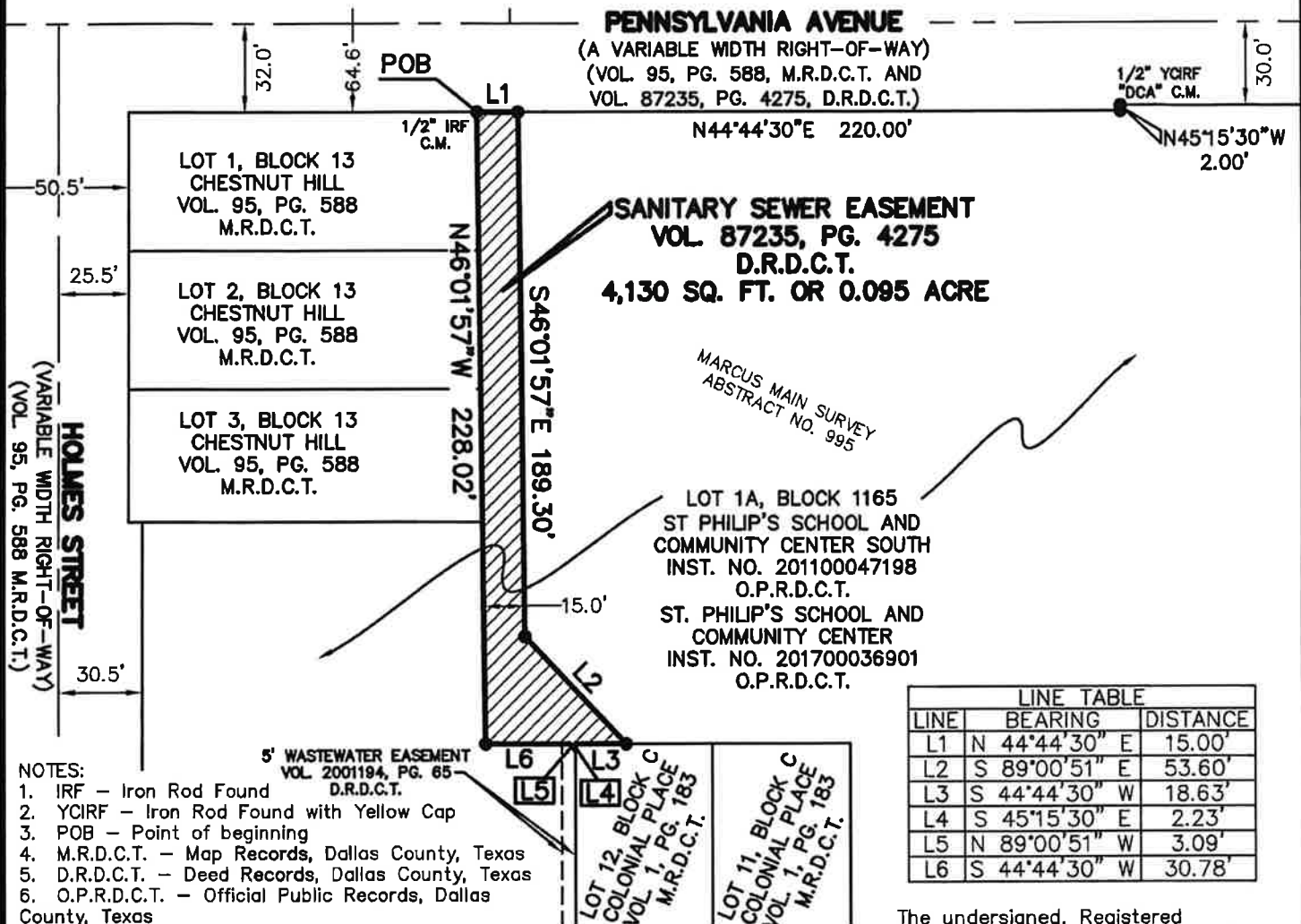


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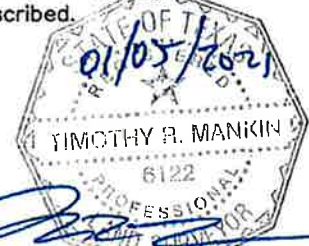
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SANITARY SEWER EASEMENT ABANDONMENT**ST. PHILIP'S SCHOOL AND
COMMUNITY CENTER SOUTH****LOT 1A, BLOCK 1165****MARCUS MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

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



TIMOTHY R. MANKIN DATE
Registered Professional Land Surveyor No. 6122

JOB NO.: 19-0316

DATE: 10/22/2020

REVISION: 12/10/2020

1/5/2021

SCALE: 1" = 60'

DRAWN: J.B.W.

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