

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

BEING a 11,693 square foot (0.2684 acre) tract of land situated in the Thomas E. Mannin Survey, Abstract Number 958, City of Dallas, Dallas County, Texas, being a part of a 15-foot wide sanitary sewer easement created by Final Plat of Mobil Oil's Addition, an addition to the City of Dallas as recorded in Volume 84027, Page 5442, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a part of that tract of land described in Special Warranty Deed to Pegasus Place, LLC, as recorded in Instrument Number 201500222935, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract lying within abandoned Iron Ridge Street (abandoned by Ordinance Number 17984, recorded in Volume 84027, Page 1218, D.R.D.C.T., utility easement retained), and being in City Block 1/6368 and a part of Lot 1C of Mobil Place Addition No. 3, an addition to the City of Dallas as recorded in Instrument Number 201700140499, (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the north end of a 50-foot radial cul-de-sac on the southerly right-of-way line, at the eastern end of Pegasus Park Drive (a 53 foot wide right-of-way), from which said point a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5557" found for the easterly end of a 20-foot radial corner clip on said southerly right-of-way line bears North 10 degrees 30 minutes 57 seconds West, a distance of 43.55 feet, and being the beginning of a non-tangent curve to the left having a radius of 50.00 feet and whose chord bears South 06 degrees 30 minutes 21 seconds West, a distance of 87.82 feet;

THENCE Southeasterly, along said cul-de-sac and southerly right-of-way and along said curve to the left, through a central angle of 122 degrees 51 minutes and 37 seconds, an arc distance of 107.22 feet to the most northerly east corner of said 15-foot wide sanitary sewer easement recorded in Volume 84027, Page 5442, D.R.D.C.T.;

THENCE South 79 degrees 30 minutes 17 seconds West, departing said Pegasus Park Drive right-of-way line, over and across said Lot 1C and with the northerly line of said 15-foot wide sanitary sewer easement, a distance of 197.32 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 10 degrees 29 minutes 43 seconds East, departing said northerly easement line and crossing said easement, a distance of 15.00 to a point on the southerly line of said 15-foot wide sanitary sewer easement, also being the southerly line of said abandoned Iron Ridge Street;

THENCE South 79 degrees 30 minutes 17 seconds West, with the southerly line of said sanitary sewer easement and said abandoned Iron Ridge Street, a distance of 791.51 feet

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Date: 2/24/2021  
SPRG NO.: 5540

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to a point on the southeasterly line of the abandoned portion of Lakawana Street (abandoned by Ordinance Number 20786, recorded in Volume 90238, Page 2249, D.R.D.C.T., utility easement retained);

THENCE North 47 degrees 20 minutes 59 seconds East, departing said southerly lines and with said southeasterly line of abandoned Lakawana Street, a distance of 28.18 feet to the northwesterly corner of said sanitary sewer easement;

THENCE North 79 degrees 30 minutes 17 seconds East, departing said abandoned Lakawana Street and with the northerly line of said sanitary sewer easement a distance of 767.65 feet to the POINT OF BEGINNING AND CONTAINING 11,693 square feet or 0.2684 acres of land, more or less.

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

Andrew J. Shafer Feb. 15, 2021  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS NO. 5017  
TBPELS FIRM NO. 10029600

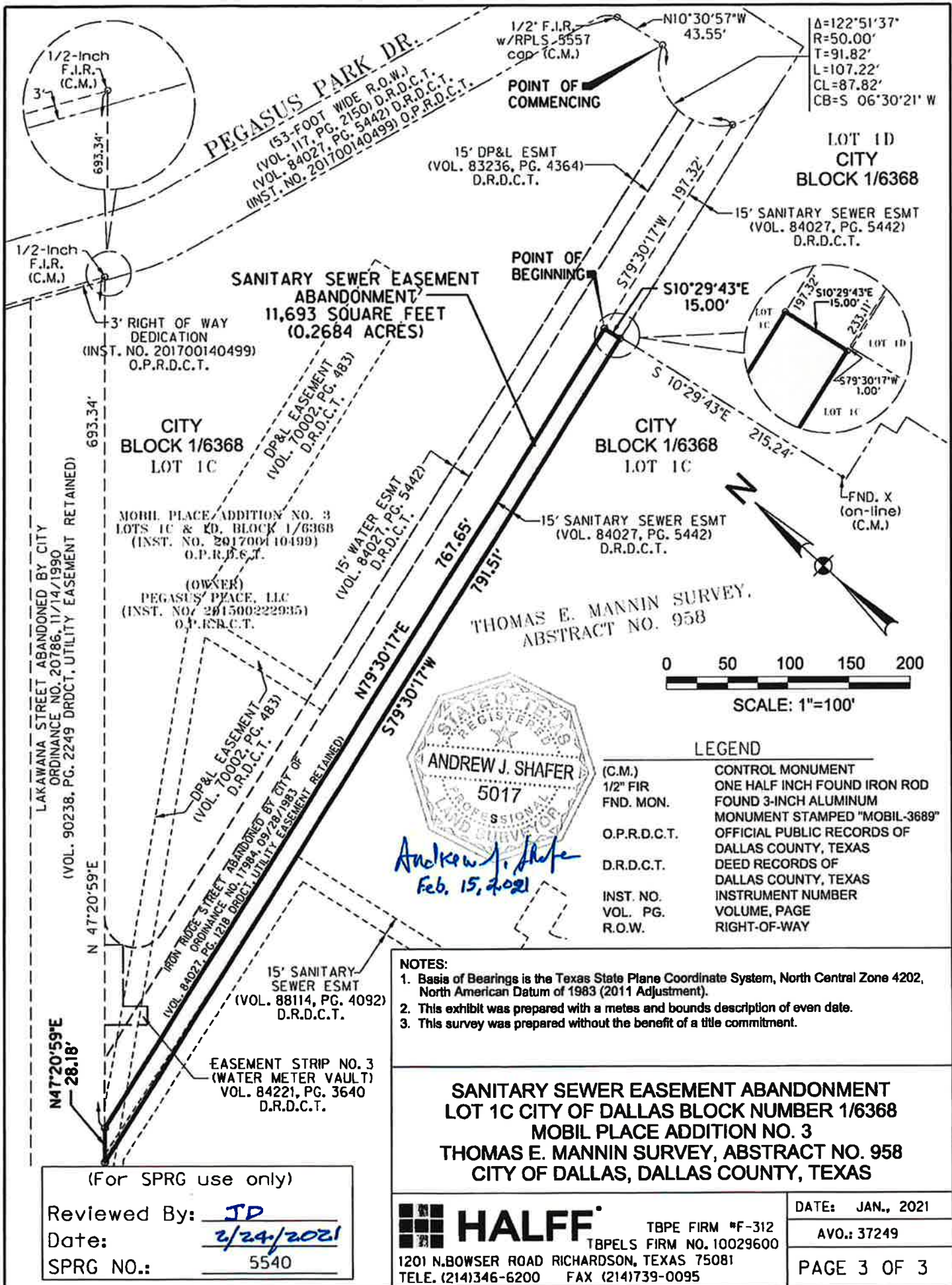


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Reviewed By: JP  
Date: 2/24/2021  
SPRG NO.: 5540

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

BEING a 14,731 square foot (0.3381 acre) tract of land situated in the Thomas E. Mannin Survey, Abstract Number 958, City of Dallas, Dallas County, Texas, being all of a 15-foot wide water easement created by Final Plat of Mobil Oil's Addition, an addition to the City of Dallas as recorded in Volume 84027, Page 5442, Deed Records, Dallas County, Texas (D.R.D.C.T.), and being a part of that tract of land described in Special Warranty Deed to Pegasus Place, LLC, as recorded in Instrument Number 201500222935, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), said tract lying within abandoned Iron Ridge Street (abandoned by Ordinance Number 17984, recorded in Volume 84027, Page 1218, D.R.D.C.T., utility easement retained), and being in City Block 1/6368 and a part of Lot 1C of Mobil Place Addition No. 3, an addition to the City of Dallas as recorded in Instrument Number 201700140499, (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at the north end of a 50-foot radial cul-de-sac on the southerly right-of-way line, at the eastern end of Pegasus Park Drive (a 53 foot wide right-of-way), from which said point a 1/2-inch iron rod with a yellow plastic cap stamped "RPLS 5557" found for the easterly end of a 20-foot radial corner clip on said southerly right-of-way line bears North 10 degrees 30 minutes 57 seconds West, a distance of 43.55 feet, and being the beginning of a non-tangent curve to the left having a radius of 50.00 feet and whose chord bears South 34 degrees 29 minutes 16 seconds West, a distance of 55.11 feet;

THENCE Southeasterly, along said cul-de-sac and southerly right-of-way and along said curve to the left, through a central angle of 66 degrees 53 minutes and 30 seconds, an arc distance of 58.37 to the most northerly corner of said 15-foot wide water easement recorded in Volume 84027, Page 5442, D.R.D.C.T., and most northerly corner of said abandoned Iron Ridge Street, and the **POINT OF BEGINNING** of the herein described tract;

THENCE Southeasterly, continuing along said cul-de-sac and said south right-of-way and along said curve to the left, through a central angle of 17 degrees 16 minutes and 34 seconds, an arc distance of 15.08 feet to the southeasterly corner of said water easement;

THENCE South 79 degrees 30 minutes 17 seconds West, departing said Pegasus Park Drive right-of-way line, over and across said Lot 1C and with the southerly line of said 15-foot wide water easement, a distance of 903.21 feet to a point on the southeasterly line of the abandoned portion of Lakawana Street (abandoned by Ordinance Number 20786, recorded in Volume 90238, Page 2249, D.R.D.C.T., utility easement retained);

THENCE North 47 degrees 20 minutes 59 seconds East, with said southeasterly line of abandoned Lakawana Street, a distance of 114.93 feet to the most northerly northwesterly

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corner of said water easement and of said abandoned Iron Ridge Street, and being the beginning of a non-tangent curve to the left having a radius of 25.00 feet and whose chord bears South 26 degrees 34 minutes 22 seconds East, a distance of 48.04 feet;

THENCE Southeasterly, departing said abandoned Lakawana Street and along said curve to the left, and along the northerly lines of said water easement and said abandoned Iron Ridge Street, through a central angle of 147 degrees 50 minutes and 42 seconds, an arc distance of 64.51 feet to the end of said curve;

THENCE North 79 degrees 30 minutes 17 seconds East, continuing along the northerly lines of said water easement and said abandoned Iron Ridge Street, a distance of 793.36 feet to the POINT OF BEGINNING AND CONTAINING 14,731 square feet or 0.3381 acres of land, more or less.

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

Andrew J. Shafer Feb. 15, 2021  
ANDREW J. SHAFER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
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