FIRE LANE EASEMENT ABANDONMENT LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION JAMES McCOMMAS SURVEY, ABSTRACT NO. 866 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 11,045 square foot (0.254 acre) tract of land situated in the James McCommas Survey, Abstract No. 866, City of Dallas, Dallas County, Texas; being a portion of a 26-foot wide Fire Lane Easement recorded in Volume 209, Page 1795 and Volume 225, Page 1621, Deed Records Dallas County, Texas; same being a portion of Lot 3, Block K/5961, Bank of the Southwest Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97015, Page 1690, Deed Records, Dallas County, Texas as conveyed to Westmoreland National Bank by Warranty Deed recorded in Volume 533, Page 959, Deed Records, Dallas County, Texas and to Bank of the Southwest by Warranty Deed recorded in Volume 79133, Page 1811 of said Deed Records, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "VOTEX" found for corner at the intersection of the south right-of-way line of June Drive (a 50-foot right-of-way; Volume 13, Page 307, Map Records, Dallas County, Texas) and the west right-of-way line of Westmoreland Road (a 100-foot right-of-way; by use and occupation; no recording information found); same being the northeast corner of said Lot 3; from which a 5/8-inch iron rod found at the northwest corner of said Lot 3 bears N 89°45'02" W, a distance of 102.44 feet;

THENCE S 0°35'33" E, along said west right-of-way line of Westmoreland Road, a distance of 286.45 feet to the **POINT OF BEGINNING**; same being the northeast corner of said 26-foot Fire Lane Easement;

THENCE S 0°35'33" E, continuing along said west right-of-way line of Westmoreland Road, a distance of 26.00 feet to the easternmost southeast corner of said 26-foot Fire Lane Easement;

THENCE S 89°20'36" W, departing said west right-of-way line of Westmoreland Road, a distance of 424.79 feet to an interior ell corner of said 26-foot Fire Lane Easement;

THENCE N 0°35'40" W, a distance of 26.00 feet to a point for corner in the north line of said 26-foot Fire Lane Easement;

THENCE N 89°20'36" E, a distance of 424.79 feet to the **POINT OF BEGINNING** and containing 11,045 square feet or 0.254 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

CANDY HONE

5867

SURNE

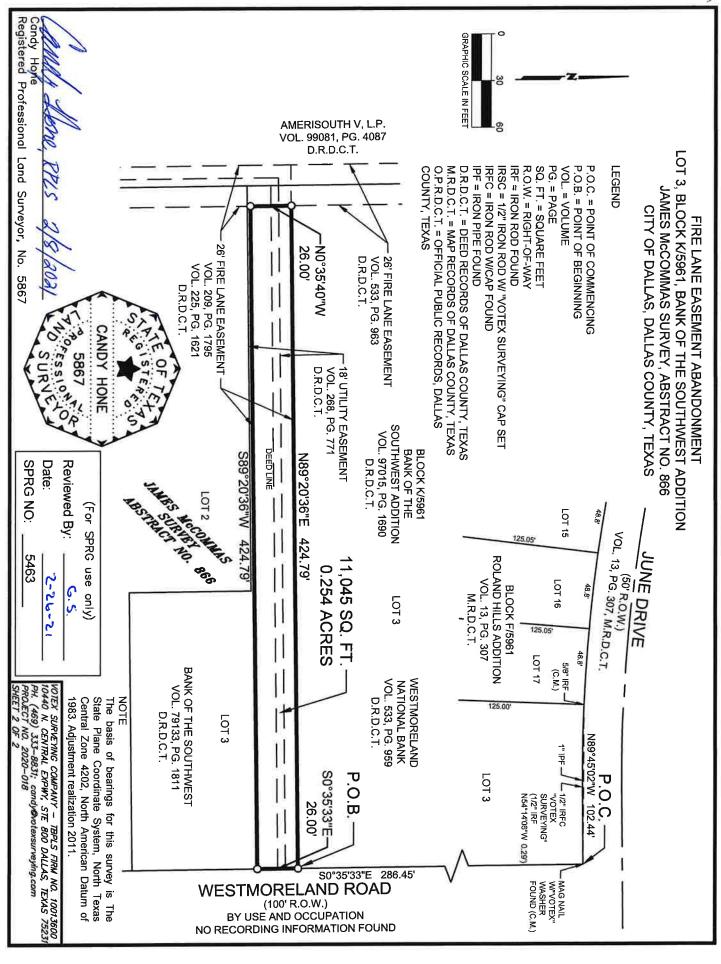
(For SPRG use only)

Reviewed By: _____G. 5.

Date: 2-26-7

SPRG NO: ___5463

Candy Hone Registered Professional Land Surveyor, No. 5867 VOTEX SURVEYING COMPANY — TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 7523 PH. (469) 333—8831; candy@votexsurveying.com PROJECT NO. 2020—018



UTILITY EASEMENT ABANDONMENT LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION JAMES McCOMMAS SURVEY, ABSTRACT NO. 866 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 7,646 square foot (0.176 acre) tract of land situated in the James McCommas Survey, Abstract No. 866, City of Dallas, Dallas County, Texas; being a portion of an 18-foot wide Utility Easement recorded in Volume 268, Page 771, Deed Records Dallas County, Texas; same being a portion of Lot 3, Block K/5961, Bank of the Southwest Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97015, Page 1690, Deed Records, Dallas County, Texas as conveyed to Westmoreland National Bank by Warranty Deed recorded in Volume 533, Page 959, Deed Records, Dallas County, Texas and to Bank of the Southwest by Warranty Deed recorded in Volume 79133, Page 1811 of said Deed Records, and being more particularly described as follows:

COMMENCING at a mag nail with washer stamped "VOTEX" found for corner at the intersection of the south right-of-way line of June Drive (a 50-foot right-of-way; Volume 13, Page 307, Map Records, Dallas County, Texas) and the west right-of-way line of Westmoreland Road (a 100-foot right-of-way; by use and occupation; no recording information found); same being the northeast corner of said Lot 3; from which a 5/8-inch iron rod found at the northwest corner of said Lot 3 bears N 89°45'02" W, a distance of 102.44 feet:

THENCE S 0°35'33" E, along said west right-of-way line of Westmoreland Road, a distance of 312.45 feet to the **POINT OF BEGINNING**; same being the northeast corner of said 18-foot wide Utility Easement;

THENCE S 0°35'33" E, continuing along said west right-of-way line of Westmoreland Road, a distance of 18.00 feet to the southeast corner of said 18-foot wide Utility Easement;

THENCE S 89°20'36" W, departing said west right-of-way line of Westmoreland Road, a distance of 424.79 feet to an interior ell corner of said 18-foot wide Utility Easement;

THENCE N 0°35'40" W, a distance of 18.00 feet to a point for corner in the north line of said 18-foot wide Utility Easement;

THENCE N 89°20'36" E, a distance of 424.79 feet to the **POINT OF BEGINNING** and containing 7,646 square feet or 0.176 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

CANDY HONE

5867

SURVE

(For SPRG use only)

Reviewed By: _______ G. 5.

Date: 2-26-2/

SPRG NO: ____5462

Registered Professional Land Surveyor, No. 5867

VOTEX SURVEYING COMPANY — TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 7523. PH. (469) 333-8831; candy@votexsurveying.com PROJECT NO. 2020-018

DUMBIT A-TRACT Registered Professional Land Surveyor, No. andy Hon GRAPHIC SCALE IN FEET AMERISOUTH V, L.P. VOL. 99081, PG. 4087 D.R.D.C.T. LOT 3, BLOCK K/5961, BANK OF THE SOUTHWEST ADDITION O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCING M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS COUNTY, TEXAS IPF = IRON PIPE FOUND IRSC = 1/2" IRON ROD W/ "VOTEX SURVEYING" CAP SET IRF = IRON ROD FOUND R.O.W. = RIGHT-OF-WAYSQ. FT. = SQUARE FEET PG. = PAGE VOL. = VOLUME LEGEND RFC = IRON ROD W/CAP FOUND JAMES McCOMMAS SURVEY, ABSTRACT NO. 866 CITY OF DALLAS, DALLAS COUNTY, TEXAS UTILITY EASEMENT ABANDONMENT 18.00 N0°35'40"W D.R.D.C.T. 26' FIRE LANE EASEMENT VOL. 225, PG. 1621 26' FIRE LANE EASEMENT D.R.D.C.T. VOL. 209, PG. 1795 VOL. 533, PG. 963 5867 TAKE S 10 5867 TV CANDY HONE SURVEYOR D.R.D.C.T. VOL. 268, PG. 771 18' UTILITY EASEMENT SOUTHWEST ADDITION VOL. 97015, PG. 1690 - N89°20'36"E DEED LINE BANK OF THE BLOCK K/5961 S89°20'36"W D.R.D.C.T. SPRG NO: Date: Reviewed By: (For SPRG use only) 48.8 LOT 15 VOL. 13, PG. 307, M.R.D.C.T. 125.05 424.79'-JUNE DRIVE 5462 ROLAND HILLS ADDITION 0.176 ACRES 7,646 SQ. FT. 2-26-2 LOT 16 VOL. 13, PG. 307 48.8 BLOCK F/5961 ્ M.R.D.C.T. LOT 3 v. 125.05 LOT 17 5/8" IRF -(C.M.) BANK OF THE SOUTHWEST VOTEX SURVEYING COMPANY — TBPLS FIRM NO. 10013600 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 7523 PH. (469) 333-8831; candy®votexsurveying.com PROJECT NO. 2020-018 SHEET 2 OF 2 VOL. 79133, PG. 1811 Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. NOTE The basis of bearings for this survey is The State Adjustment realization 2011. 125.00 D.R.D.C.T. LOT 3 N89°45'02"W 1" PF L WESTMORELAND NATIONAL BANK VOL. 533, PG. 959 P.O.B. P.O.C. — S0°35'33"E LOT 3 D.R.D.C.T. L 1/2" IRFC "VOTEX SURVEYING" (1/2" IRF N54°14'06"W 0.29" 18.00 WESTMORELAND ROAD
(100' R.O.W.)
BY USE AND OCCUPATION 312.45

NO RECORDING INFORMATION FOUND

MAG NAIL W/"VOTEX" WASHER FOUND (C.M.)