

STREET RIGHT-OF-WAY EASEMENT ABANDONMENT EXHIBIT A-TRACT 1

Cedar/Maple Addition Second Revision
Part of Lot 1D, Block 2/933
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION of a 557 square foot (0.013 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Lot 1D, Block 2/933, Cedar/Maple Addition, Second Revision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000005, Page 76 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPI Cedar Maple, LP recorded in Instrument No. 201200066321 of the Official Public Records of Dallas, County, Texas; said 557 square foot (0.013 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.0001365060.):

BEGINNING, at a 1/2-inch iron rod found in the northeast right-of-way line of Bookhout Street (a 50-foot wide right-of-way) recorded in Volume 106, Page 258 of said Deed Records; said point being the west corner of said Lot 1D and the south corner of Lot 1C, Block 2/933, said Cedar/Maple Addition;

THENCE, North 44 degrees, 09 minutes, 38 seconds East, departing the said northeast line of Bookhout Street, along the northwest line of said Lot 1D and the southeast line of said Lot 1C, a distance of 3.00 feet to a point for corner;

THENCE, South 45 degrees, 50 minutes, 23 seconds East, departing the said northwest line of Lot 1D and the said southeast line of Lot 1C, a distance of 187.23 feet to a point for corner;


THENCE, South 87 degrees, 28 minutes, 22 seconds West, a distance of 4.12 feet to a point for corner in the said northeast line of Bookhout Street and the southwest line of said Lot 1D; from said point a 5/8-inch iron rod found with yellow cap bears South 45 degrees, 50 minutes East, a distance of 4.0 feet;

THENCE, North 45 degrees, 50 minutes, 23 seconds West, along the said northeast line of Bookhout Street and the said southwest line of Lot 1D, a distance of 184.40 feet to the **POINT OF BEGINNING**;

CONTAINING: 557 square feet or 0.013 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

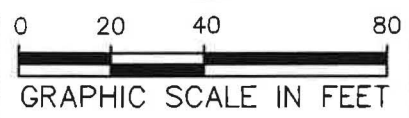
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement abandonment tract described.

 07-30-2019
Jonathan E. Cooper Date
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



3482-19.159EX1(rev1).doc
3482-19.159EX1(rev1).dwg kaj

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>8-5-19</u>
SPRG NO:	<u>4971</u>



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°09'38" E	3.00'
L2	S 87°28'22" W	4.12'

LOT 1D, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

GPI CEDAR MAPLE, LP
(INST. NO. 201200066321)
(O.P.R.D.C.T.)

**STREET RIGHT-OF-WAY
EASEMENT ABANDONMENT**
557 SF
(0.013 ACRES)

10' WASTEWATER EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

11.5' ROADWAY EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

3' ROADWAY EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

JOHN GRIGSBY SURVEY,
ABSTRACT NO. 495

LOT 1C, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

LOT 1A, BLOCK H/938
CRESCENT WEST
(VOL. 2004118, PG. 42)
(O.P.R.D.C.T.)

BOOKHOUT STREET

**POINT OF
BEGINNING**
1/2-INCH IRON
ROD FOUND
(C.M.)

(For SPRG use only)

Reviewed By: G.S.

Date: 8-5-19

SPRG NO: 4971

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.

Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369

Date 07-30-2019



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 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.0001365060.

**STREET
RIGHT-OF-WAY
EASEMENT
ABANDONMENT**

CEDAR/MAPLE ADDITION
SECOND REVISION
LOT 1D, BLOCK 2/933
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2



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
KAJ	MWW/JEC	1"=40'	JUNE 2019	3482-19.159

STREET RIGHT-OF-WAY EASEMENT ABANDONMENT

Cedar/Maple Addition Second Revision
Part of Lot 1D, Block 2/933
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

EXHIBIT A-TRACT 2

DESCRIPTION of a 2,349 square foot (0.054 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Lot 1D, Block 2/933, Cedar/Maple Addition, Second Revision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000005, Page 76 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPI Cedar Maple, LP recorded in Instrument No. 201200066321 of the Official Public Records of Dallas, County, Texas; said 2,349 square foot (0.054 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.0001365060.):

BEGINNING, at a 5/8-inch iron rod with "BDD RPLS 2688" cap found at the intersection of the north right-of-way line of Bookhout Street (a 50-foot wide right-of-way) recorded in Volume 106, Page 258 of said Deed Records and the southwest right-of-way line of Cedar Springs Road (a variable width right-of-way) also recorded in Volume 106, Page 258 of said Deed Records; said point being the southeast corner of said Lot 1D;

THENCE, South 87 degrees, 28 minutes, 22 seconds West, departing the said southwest line of Cedar Springs Road, along the said north line of Bookhout Street and south line of said Lot 1D and, a distance of 204.36 feet to a point for corner;

THENCE, North 01 degrees, 19 minutes, 08 seconds West, along an offset in the said north line of Bookhout Street and the said south line of Lot 1D, a distance of 8.60 feet to a 5/8-inch iron rod found with an unreadable cap found for corner;

THENCE, North 45 degrees, 50 minutes, 23 seconds West, continuing along said offset in the said north line of Bookhout Street and the said south line of Lot 1D for a distance of 3.99 feet to a point for corner;

THENCE, North 87 degrees, 28 minutes, 22 seconds East, departing the said north line of Bookhout Street and the said south line of Lot 1D, a distance of 206.19 feet to a point for corner; in the said southwest line of Cedar Springs Road and the east line of said Lot 1D;

THENCE, South 06 degrees, 09 minutes, 18 seconds East, along the said southwest line of Cedar Springs Road and the said east line of Lot 1D, a distance of 11.52 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,349 square feet or 0.054 acres of land, more or less.

(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.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

Date

07-30-2019



3482-19.159EX2(rev).doc
3482-19.159EX2(rev).dwg kaj

(For SPRG use only)

Reviewed By:

G.S.

Date:

8-5-19

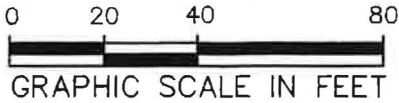
SPRG NO:

4972



CEDAR SPRINGS ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 106, PG. 258, D.R.D.C.T.)



10' X 30' WATER
EASEMENT STRIP NO. 3
(VOL. 84243, PG. 1778)
(D.R.D.C.T.)

(For SPRG use only)
Reviewed By: G.S.
Date: 8-5-19
SPRG NO: 4972

LINE TABLE

LINE	BEARING	LENGTH
L1	N 01°19'08" W	8.60'
L2	N 45°50'23" W	3.99'
L3	S 06°09'18" E	11.52'

LOT 1D, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

GPI CEDAR MAPLE, LP
(INST. NO. 201200066321)
(O.P.R.D.C.T.)

STREET RIGHT-OF-WAY
EASEMENT ABANDONMENT
2,349 SF
(0.054 ACRES)

11.5' ROADWAY EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

10' WASTEWATER
EASEMENT
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

N 87°28'22" E 206.19'
S 87°28'22" W 204.36'

BOOKHOUT STREET

(50' RIGHT-OF-WAY)
(VOL. 106, PG. 258)
(D.R.D.C.T.)

LOT 1, BLOCK 3/933
ASHTON PLACE
(VOL. 2004049, PG. 58)
(O.P.R.D.C.T.)

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

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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.

[Signature] 07-30-2019
Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369



STREET RIGHT-OF-WAY EASEMENT ABANDONMENT

CEDAR/MAPLE ADDITION
SECOND REVISION
LOT 1D, BLOCK 2/933
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 2 OF 2

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KAJ	MWW/JEC	1"=40'	JUNE 2019	3482-19.159