

WATER EASEMENT ABANDONMENT

The Webb @ LBJ

Lot 1, Block 6615

William Sprowls Survey, Abstract No. 1370

City of Dallas, Dallas County, Texas

DESCRIPTION, of a 3,028 square foot (0.070 acre) tract of land situated in the William Sprowls Survey, Abstract No. 1370, Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to GLOBAL WEBB, L.P. recorded in Volume 2004167, Page 7347 in the Official Public Records of Dallas County, Texas; part of Lot 1, Block 6615, The Webb @ LBJ, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2002243, Page 96 in the Deed Records of Dallas County, Texas; part of that certain tract of land described as "Easement Strip No. 1" in Water Easement recorded in Volume 878, Page 635 (hereinafter referred to as "Easement Strip No. 1"), in said Deed Records and all of that certain tract of land described as "Parcel No. 4" in Water Easement recorded in Volume 2000058, Page 745 (hereinafter referred to as "Parcel No. 4"), in said Deed Records; said 3,028 square foot (0.070 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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

COMMENCING, at a 1/2-inch iron rod with yellow cap found in the northeasterly right-of-way line of Webb Chapel Road (a variable width right-of-way, Volume 2011, Page 542, Deed Records of Dallas County, Texas) at the northwest corner of Lot 4, Block 6615 of said The Webb @ LBJ and a southwest corner of said Lot 1, Block 6615; said point being in a non-tangent curve to the left;

THENCE, along the said northeasterly line of Webb Chapel Road and a southwest line of said Block 6615, the following two (2) calls:

In a southeasterly direction, along the southwest line of said Lot 4, Block 6615 and said curve to the left, having a central angle of 17 degrees, 58 minutes, 36 seconds, a radius of 905.37 feet, a chord bearing and distance of South 17 degrees, 58 minutes, 23 seconds East, 282.90 feet, at an arc distance of 140.40 feet passing the southwest corner of said Lot 4, Block 6615 and the northwest corner of Lot 3, Block 6615, of said The Webb @ LBJ, continuing along the southwest line of said Lot 3, Block 6615, at an arc distance of 268.55 feet passing the southwest corner of said Lot 3, Block 6615 and a northwest corner of said Lot 1, Block 6615, then continuing along a southwest line of said Lot 1, Block 6615 in all a total arc distance of 284.06 feet to a point at the end of said curve;

South 26 degrees, 52 minutes, 09 seconds East, continuing along the said southwest line of Lot 1, Block 6615, a distance of 49.97 feet to a point; said point being a southwest corner of said Lot 1, Block 6615 and the northwest corner of Lot 2A, Block 6615, Whataburger-Webb Chapel Forest, an addition to the City of Dallas, Texas according to the plat recorded in Volume 96048, Page 1332, in said Deed Records;

(For SPRG use only)

Reviewed By:	<u>C. S.</u>
Date:	<u>4-22-21</u>
SPRG NO:	<u>5466</u>

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THENCE, North 89 degrees, 54 minutes, 55 seconds East, departing the said northeasterly line of Webb Chapel Road, the said southwest line of Block 6615 and along a south line of said Lot 1, Block 6615 and the north line of said Lot 2A, Block 6615, a distance of 214.02 feet to a "+" cut in concrete found in the west line of Lot 2, Block 6615, of said The Webb @ LBJ; said point being a southeast corner of said Lot 1, Block 6615 and the northeast corner of said Lot 2A, Block 6615;

THENCE, South 00 degrees, 27 minutes, 57 seconds East, along the west line of said Lot 2, Block 6615 and the east line of said Lot 2A, Block 6615, a distance of 178.00 feet to a point in the north right-of-way line of Forest Lane (a 120-foot wide right-of-way, Volume 74, Page 543, Deed Records of Dallas County, Texas) and the south line of said Block 6615; said point being the southwest corner of said Lot 2, Block 6615 and the southeast corner of said Lot 2A, Block 6615;

THENCE, along the said north line of Forest Lane and the said south line of Block 6615, the following three (3) calls:

North 89 degrees, 46 minutes, 06 seconds East, along the south line of said Lot 2, Block 6615, at a distance of 171.72 feet passing the westernmost southeast corner of said Lot 2, Block 6615 and a southwest corner of said Lot 1, Block 6615, then continuing along a south line of said Lot 1, Block 6615, in all a total distance of 389.07 feet to a point;

South 00 degrees, 41 minutes, 09 seconds East, continuing along said south line of Lot 1, Block 6615, a distance of 1.20 feet to a point;

North 89 degrees, 42 minutes, 02 seconds East, continuing along said south line of Lot 1, Block 6615, a distance of 461.01 feet to a point at the intersection of the said north line of Forest Lane and the west right-of-way line of a 10-foot wide alley (Volume 43, Page 89, Map Records of Dallas County, Texas); said point being the southernmost southeast corner of said Lot 1, Block 6615 and the southernmost southeast corner of said Block 6615;

THENCE, North 00 degrees, 17 minutes, 57 seconds West, departing the said north line of Forest Lane and along the east line of said Block 6615, the east line of said Lot 1, Block 6615 and the said west line of said alley, a distance of 473.06 feet to a point;

THENCE, South 85 degrees, 42 minutes, 20 seconds West, departing the said east line of Block 6615, the said east line of Lot 1, Block 6615 and the said west line of said alley and into and over said Lot 1, a distance of 56.87 feet to a point on a south line of said "Easement Strip No. 1" at the **POINT OF BEGINNING**;

THENCE, South 85 degrees, 42 minutes, 20 seconds West, departing said "Easement Strip No. 1" south line and crossing the said "Easement Strip No. 1", a distance of 10.00 feet to a point for corner in a north line of said "Easement Strip No. 1";

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Lot 1, Block 6615

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City of Dallas, Dallas County, Texas

THENCE, North 04 degrees, 11 minutes, 39 seconds West, along the said north line of "Easement Strip No. 1", a distance of 0.89 feet to a point for corner; said point being a reentrant corner of said "Easement Strip No. 1";

THENCE, North 49 degrees, 11 minutes, 39 seconds West, along a northwest line of said "Easement Strip No. 1", a distance of 42.01 feet to a point for corner; said point being the southernmost corner of said "Parcel No. 4";

THENCE, departing the said northwest line of "Easement Strip No.1" and along the southwest, northwest and northeast line of said "Parcel No. 4", the following three (3) calls:

South 42 degrees, 07 minutes, 23 seconds West, a distance of 41.46 feet to a point for corner; said point being the westernmost corner of said "Parcel No. 4";

North 47 degrees, 52 minutes, 37 seconds West, a distance of 10.00 feet to a point for corner; said point being the northernmost corner of said "Parcel No. 4";

North 42 degrees, 07 minutes, 23 seconds East, a distance of 41.23 feet to a point for corner in the said northwest line of "Easement Strip No. 1"; said point being the easternmost corner of said "Parcel No. 4";

THENCE, North 49 degrees, 11 minutes, 39 seconds West, along the said northwest line of "Easement Strip No. 1"; a distance of 43.98 feet to a point for corner; said point being a northwest corner of said "Easement Strip No. 1";

THENCE, North 04 degrees, 12 minutes, 39 seconds West, along a north line of said "Easement Strip No. 1"; a distance of 77.07 feet to a point for corner; said point being a northeast corner of said "Easement Strip No. 1";

THENCE, North 85 degrees, 47 minutes, 21 seconds East, along an east line of said "Easement Strip No. 1", a distance of 92.35 feet to a point for corner;

THENCE, South 50 degrees, 09 minutes, 29 seconds East, departing the said east line of "Easement Strip No. 1" and over and across said "Easement Strip No. 1, a distance of 14.38 feet to a point for corner in a south line of said "Easement Strip No. 1";

THENCE, South 85 degrees, 47 minutes, 21 seconds West, along said south line of "Easement Strip No. 1", a distance of 92.68 feet to a point for corner; said point being a reentrant corner of said "Easement Strip No. 1";

THENCE, South 04 degrees, 12 minutes, 39 seconds East, along an east line of said "Easement Strip No. 1", a distance of 62.93 feet to a point for corner; said point being a reentrant corner of said "Easement Strip No. 1";

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WATER MAIN EASEMENT ABANDONMENT

The Webb @ LBJ
Lot 1, Block 6615
William Sprowls Survey, Abstract No. 1370
City of Dallas, Dallas County, Texas

THENCE, South 49 degrees, 11 minutes, 39 seconds East, along a northeast line of said "Easement Strip No. 1", a distance of 96.00 feet to a point for corner; said point being a reentrant corner of said "Easement Strip No. 1";

THENCE, South 04 degrees, 11 minutes, 39 seconds East, along an east line of said "Easement Strip No. 1", a distance of 5.01 feet to the **POINT OF BEGINNING**;

CONTAINING, 3,028 square feet or 0.070 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 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



3310-20-114EX3.doc
3310-20-114EX3.dwg kaj

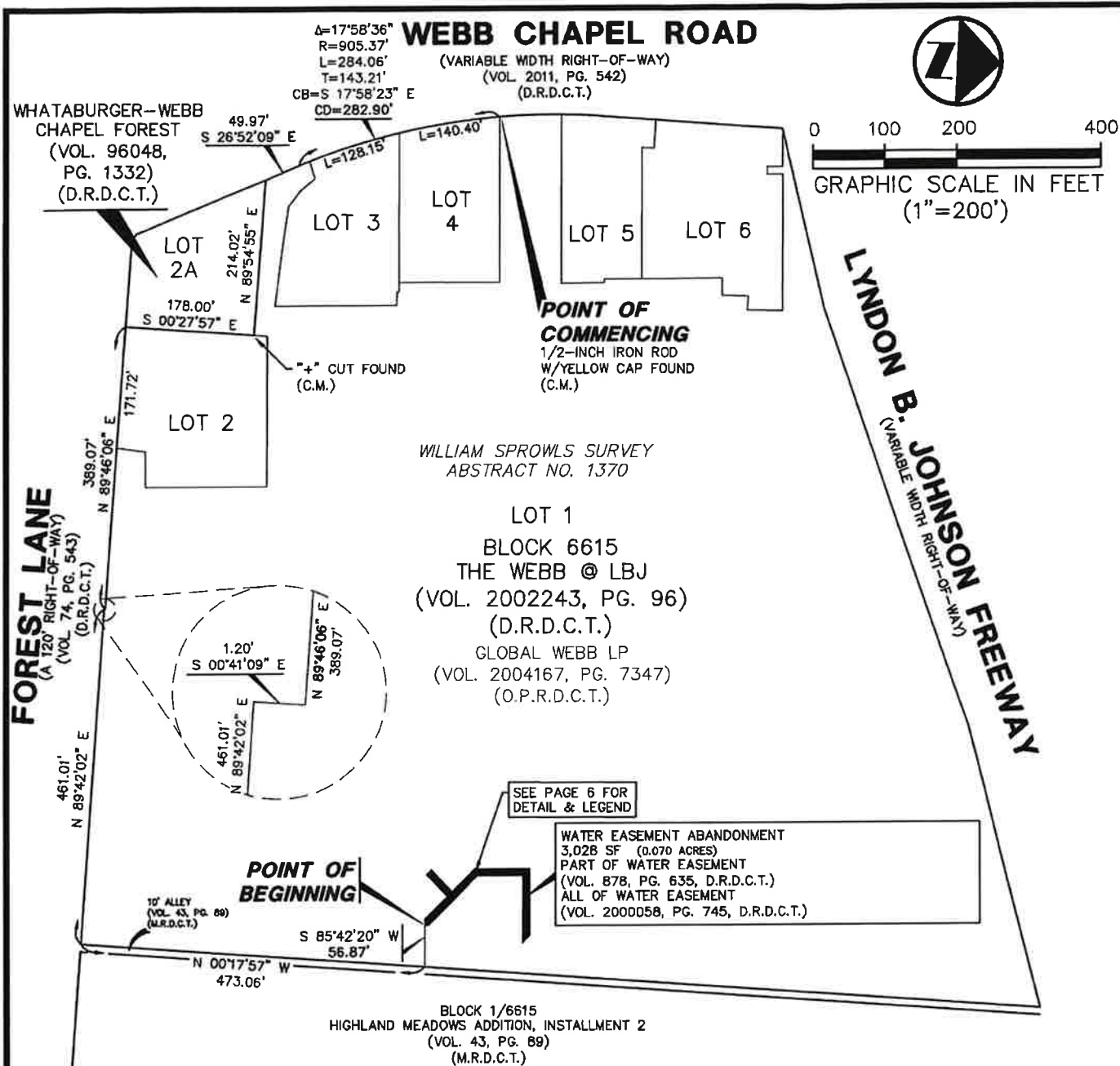
(For SPRG use only)

Reviewed By: G.S.

Date: 4-22-21

SPRG NO: 5466

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2/2/2021 7:47 PM
ADEITZ



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]
Jonathan E. Cooper
Texas Registered Professional
Land Surveyor No. 5369
Date 02-03-2021



(For SPRG use only)

Reviewed By: G.S.
Date: 4-22-21
SPRG NO: 5466

Pacheco Koch

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	ACD	1"=200'	NOV. 2020	3310-20.114

WATER EASEMENT ABANDONMENT

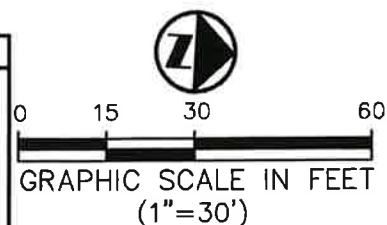
THE WEBB @ LBJ
LOT 1, BLOCK 6615,
WILLIAM SPROWLS SURVEY, ABSTRACT NO. 1370,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 6

LINE TABLE

LINE	BEARING	LENGTH
L1	S 85°42'20" W	10.00'
L2	N 04°11'39" W	0.89'
L3	N 47°52'37" W	10.00'
L4	S 50°09'29" E	14.38'
L5	S 04°11'39" E	5.01'

LEGEND

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



10' WATER MAIN AND APPURTENANCE EASEMENT (EASEMENT STRIP NO. 1) (VOL. 878, PG. 635) (D.R.D.C.T.)

WILLIAM SPROWLS SURVEY -
ABSTRACT NO. 1370

PARCEL NO. 4
(VOL. 2000058, PG. 745)
(D.R.D.C.T.)

DALLAS POWER & LIGHT COMPANY EASEMENT
(VOL. 67124, PG. 1920)
(D.R.D.C.T.)

10' WATER EASEMENT (EASEMENT STRIP NO. 1) (VOL. 878, PG. 635) (D.R.D.C.T.)

POINT OF BEGINNING

DALLAS POWER & LIGHT COMPANY EASEMENT
(VOL. 67124, PG. 1920, D.R.D.C.T.)

WATER EASEMENT ABANDONMENT
3,028 SF
(0.070 ACRES)

TXU EASEMENT
(VOL. 2002243, PG. 96)
(D.R.D.C.T.)

LOT 1, BLOCK 6615
THE WEBB @ LBJ
(VOL. 2002243, PG. 96)
(D.R.D.C.T.)

GLOBAL WEBB LP
(VOL. 2004167, PG. 7347)
(O.P.R.D.C.T.)

20' BUILDING LINE
(VOL. 2002243, PG. 96, D.R.D.C.T.)

2' WIDE EASEMENT FOR ALLEY PURPOSES
(VOL. 805, PG. 1069)
(D.R.D.C.T.)

10' WATER MAIN AND APPURTENANCE EASEMENT (EASEMENT STRIP NO. 1) (VOL. 878, PG. 635) (D.R.D.C.T.)

PARCEL NO. 5
20' WATERLINE EASEMENT
(VOL. 2002174, PG. 1657)
(D.R.D.C.T.)

N 00°17'57" W
473.06'

10' ALLEY (VOL. 43, PG. 89, M.R.D.C.T.)

BLOCK 1/6615
HIGHLAND MEADOWS ADDITION, INSTALLMENT 2
(VOL. 43, PG. 89)
(M.R.D.C.T.)

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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

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Date: 4-22-21
SPRG NO: 5466

Pacheco Koch

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	ACD	1"=30'	NOV. 2020	3310-20.114

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LOT 1, BLOCK 6615
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CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 6