

**WATER EASEMENT
ABANDONMENT**

Being in 23.94 Acres
Block 7301

Jacob Hart Survey, Abstract No. 577,
City of Dallas, Dallas County, Texas

Exhibit A

DESCRIPTION, of a 19,370 square foot (0.445 acre) tract of land situated in the Jacob Hart Survey, Abstract No. 577, City of Dallas, Dallas County, Texas and in Block 7301, Official Block Numbers of the City of Dallas; said tract being all of that certain tract of land described as Water Easement recorded in Volume 2002034, Page 10208 in the Deed Records of Dallas County, Texas and part of that certain tract of land described in Warranty Deed to Dallas Independent School District recorded in Volume 3633, Page 440, Volume 3633, Page 439 and Volume 4490, Page 440 of said Deed Records; said 19,370 square foot (0.445 acre) tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with "PACHECO KOCH" cap (Controlling Monument) found at the intersection of the south right-of-way line of Highwood Drive (a 60-foot wide right-of-way) recorded in Volume 3970, Page 67 of the said Deed Records and the west right-of-way line of Lingo Lane (a 60-foot right-of-way) recorded in Volume 202, Page 297 of the said Deed Records; said point being the northeast corner of said Dallas Independent School District tract;

THENCE, South 00 degrees, 39 minutes, 06 seconds East, departing the said south line of Highwood Drive and along the said west line of Lingo Lane and the east line of said Block 7301, a distance of 780.21 feet to a point at the intersection of said west line of Lingo Lane and the north right-of-way line of Millmar Drive (a 60-foot wide right-of-way) recorded in Volume 4467, Page 166 of said Deed Records; said point being the southeast corner of said Dallas Independent School District tract;

THENCE, South 89 degrees, 20 minutes, 54 seconds west, departing the said west line of Lingo Lane and along the said north line of Millmar Drive and the south line of Block 7301, a distance of 771.10 feet to the **POINT OF BEGINNING**;

THENCE, South 89 degrees, 20 minutes, 54 seconds West, continuing along the said north line of Millmar Drive and the said south line of said Block 7301, a distance of 30.00 feet to a point for corner;

THENCE, departing the said north line of Millmar Drive and the said south line of Block 7301 and over and across said Block 7301 the following three (3) calls:

North 00 degrees, 19 minutes, 02 seconds West, a distance of 259.95 feet to a point for corner; said point being the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 180 degrees, 00 minutes, 00 seconds, a radius of 13.00 feet, a chord bearing and distance of South 89 degrees, 40 minutes, 58 seconds West, 26.00 feet, an arc distance of 40.84 feet to a point for corner;

South 00 degrees, 19 minutes, 02 seconds East, a distance of 260.10 feet to a point for corner in the said north line of Millmar Drive and the said south line of Block 7301;

THENCE, South 89 degrees, 20 minutes, 54 seconds West, along the said north line of Millmar Drive and the said south line of Block 7301, a distance of 30.00 feet to a point for corner; from which a 1/2-inch iron rod with "PACHECO KOCH" cap (Controlling Monument) found bears South 89 degrees, 20 minutes, 54 seconds West, a distance of 187.26 feet.

THENCE, departing said north line of Millmar Drive and the said south line of Block 7301 and over and across said Block 7301, the following seven (7) calls;

(For SPRG use only)

Reviewed By: G. S.

Date: 1-27-21

SPRG NO: 5087

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Exhibit A

North 00 degrees, 19 minutes, 02 seconds West, a distance of 302.27 feet to a point for corner;

North 89 degrees, 40 minutes, 58 seconds East, a distance of 6.30 feet to a point for corner;

North 00 degrees, 48 minutes, 03 seconds West, a distance of 28.13 feet to a point for corner;

North 89 degrees, 40 minutes, 58 seconds East, a distance of 15.00 feet to a point for corner;

South 00 degrees, 48 minutes, 03 seconds East, a distance of 28.13 feet to a point for corner;

North 89 degrees, 40 minutes, 58 seconds East, a distance of 64.70 feet to a point for corner;

South 00 degrees, 19 minutes, 02 seconds East, a distance of 301.77 feet to the **POINT OF BEGINNING**;

CONTAINING: 19,370 square feet or 0.445 acres of land, more or less.

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 shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506

(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.



Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

1/14/21
Date



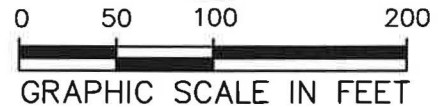
2504-19.224EX1.doc JM
2504-19.224EX1.dwg JM

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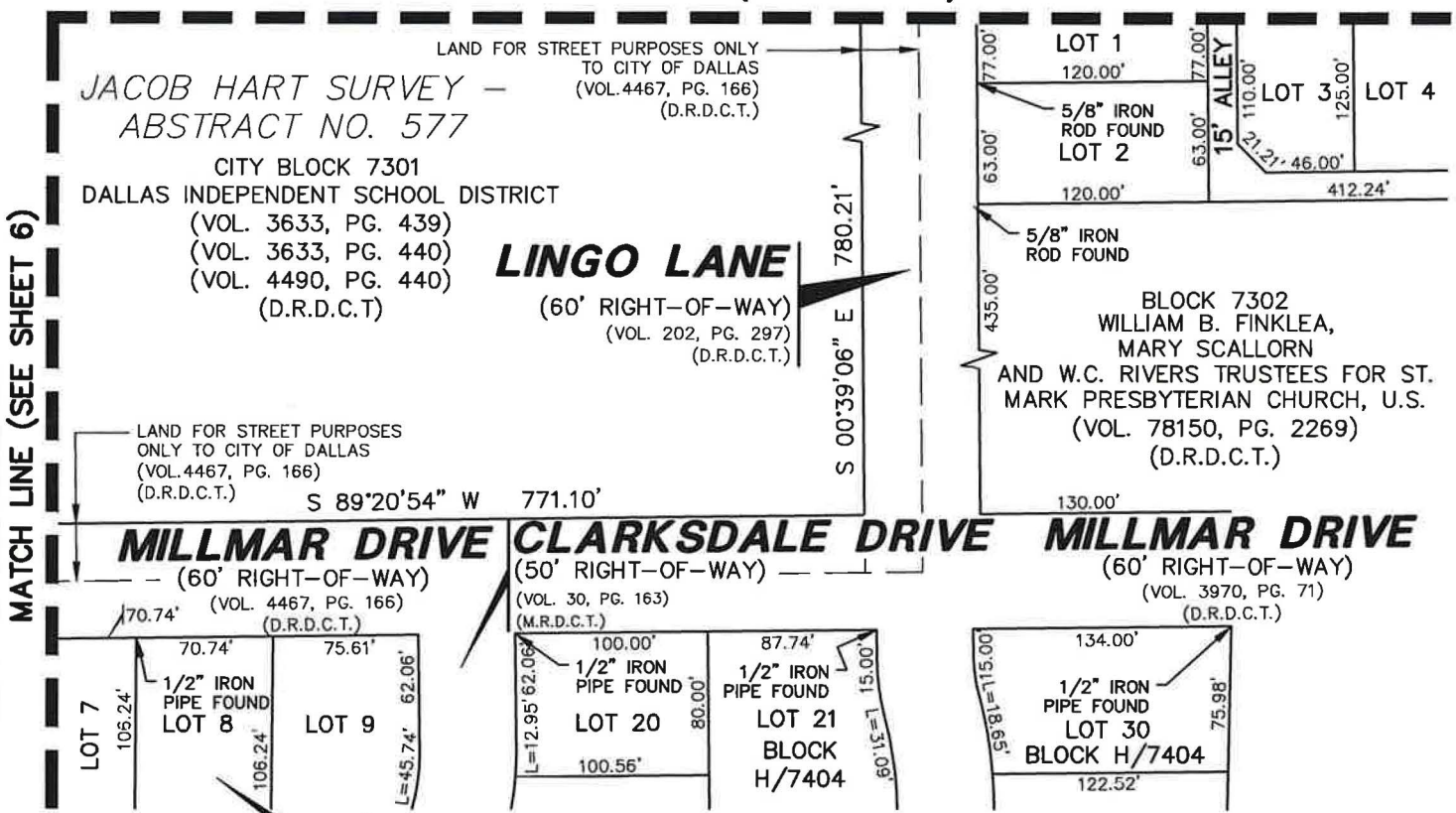


Exhibit A



LEGEND		
	PROPERTY LINE	R.O.W. - RIGHT-OF-WAY
	WATER MAIN LINE	VOL. - VOLUME PG. - PAGE
	EASEMENT	SF - SQUARE FEET
	ABANDONMENT LINE	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS
	EXISTING EASEMENT	M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)	P.O.B. - POINT OF BEGINNING
	(C.M.) - CONTROLLING MONUMENT	

MATCH LINE (SEE SHEET 4)



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 TxDOT Dallas County surface adjustment factor of 1.000136506.

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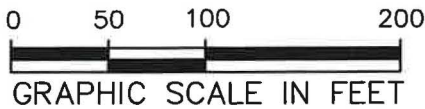
Pacheco Koch

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
JM	MCC/KCH	1"=100'	JAN. 2021	2504-19.224

**WATER EASEMENT
ABANDONMENT**

BEING IN 23.94 ACRES
BLOCK 7301
JACOB HART SURVEY, ABSTRACT NO. 577,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 6



LEGEND	
—	PROPERTY LINE
—	WATER MAIN LINE
- - -	EASEMENT
- - -	ABANDONMENT LINE
- - -	EXISTING EASEMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT
R.O.W.	- RIGHT-OF-WAY
VOL.	- VOLUME PG. - PAGE
SF	- SQUARE FEET
D.R.D.C.T.	- DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	- MAP RECORDS OF DALLAS COUNTY, TEXAS
P.O.B.	- POINT OF BEGINNING

JACOB HART SURVEY -
ABSTRACT NO. 577

CITY BLOCK 7301
DALLAS INDEPENDENT SCHOOL DISTRICT
(VOL. 3633, PG. 439)
(VOL. 3633, PG. 440)
(VOL. 4490, PG. 440)
(D.R.D.C.T.)

WATER MAIN EASEMENT
(VOL. 2002034, PG. 10208)
(D.R.D.C.T.)

WATER EASEMENT
ABANDONMENT
19,370 SF
(0.445 ACRES)

1/2-INCH IRON W/
"PACHECO-KOCH"
CAP FOUND (C.M.)

UNDERGROUND DALLAS
POWER &
LIGHT COMPANY LINE
EASEMENT
(VOL. 4578, PG. 561)
(D.R.D.C.T.)

15' UNDERGROUND DALLAS
POWER
& LIGHT COMPANY
EASEMENT
(VOL. 71117, PG. 2234)
(D.R.D.C.T.)

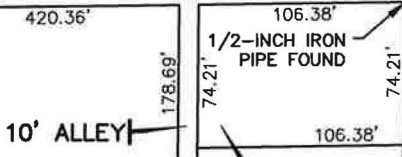
LAND FOR STREET PURPOSES
ONLY TO CITY OF DALLAS
(VOL. 4467, PG. 166)
(D.R.D.C.T.)

BETHANY DRIVE

(50' RIGHT-OF-WAY)
(VOL. 4467, PG. 166)
(D.R.D.C.T.)

MILLMAR DRIVE

(60' RIGHT-OF-WAY)
(VOL. 4467, PG. 166)
(D.R.D.C.T.)



5 BLOCK G/7404
FERGUSON HEIGHTS NO. 3 SECTION 2
(VOL. 30, PG. 163)
(M.R.D.C.T.)

BLOCK J/7404
FERGUSON HEIGHTS NO. 3 SECTION 2
(VOL. 30, PG. 163)
(M.R.D.C.T.)

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SHEET 5 OF 6

LINE TABLE

LINE	BEARING	LENGTH
L1	S 89°20'54" W	30.00'
L2	N 00°19'02" W	259.95'
L3	S 00°19'02" E	260.10'
L4	S 89°20'54" W	30.00'
L5	N 89°40'58" E	6.30'
L6	N 00°48'03" W	28.13'
L7	N 89°40'58" E	15.00'
L8	S 00°48'03" E	28.13'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	180°00'00"	13.00'	40.84'	S 89°40'58" W	26.00'

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM	MCC/KCH	NONE	JAN. 2021	2504-19.224

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 SHEET 6 OF 6