

**FLOODWAY EASEMENT
ABANDONMENT
LOT 1, BLOCK A/6387
HOCKADAY SCHOOL ADDITION
JOHN C. McCOY SURVEY, ABSTRACT NO. 913
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 75,584 square foot (1.7352 acre) tract of land situated in the John C. McCoy Survey, Abstract No. 913, City of Dallas, Dallas County, Texas, being a part of Lot 1, Block A/6387, Hockaday School, an addition to the City of Dallas, according to the plat recorded in Volume 2000220, Page 90, Deed Records, Dallas County, Texas, and being a part of a tract of land described in a Deed to The Hockaday School, recorded in Volume 5108, Page 222, Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a brass disk found at the intersection of the south right-of-way line of Forest Lane (a 90-foot right-of-way, Volume 4245, Page 354, Volume 468, Page 46, Volume 1549, Page 510, all in Deed Records, Dallas County, Texas) and the west right-of-way line of Welch Road a (60-foot right-of-way, Volume 2011, Page 524. Deed Records, Dallas County, Texas), for the northwest corner of said Lot 1;

THENCE along the common line between said Lot 1 and said Forest Lane, the following courses and distances:

North 89°15'11" East, a distance of 1015.67 feet to the **POINT OF BEGINNING**;

North 89°15'11" East, a distance of 65.00 feet to a point, from which a brass disk found for the northeast corner of said Lot 1 bears North 89°15'11" East a distance of 2,290.34 feet being at the intersection of the south right-of-way line of said Forest Lane and the west right-of-way line of Inwood Road (a variable width right-of-way, by use and occupation, no recording information found);

THENCE over and across said Lot 1, the following courses and distances:

South 33°46'34" East, a distance of 305.01 feet to a point, from which a Floodway Monument found bears South 40°13'39" West a distance of 0.72 feet;

South 52°38'23" East, a distance of 267.00 feet to a point;

South 65°19'47" East, a distance of 194.00 feet to a point;

South 40°56'40" East, a distance of 333.00 feet to a point, from which a Floodway Monument found bears South 58°26'05" East a distance of 0.57 feet;

South 30°08'51" East, a distance of 288.00 feet to a 3-1/4" aluminum disk stamped "Raymond L. Goodson Jr. Inc" and "FLOODWAY MONUMENT DO NOT DISTURB" on a 1/2" iron rod set (N:7016898.99, E:2483112.30);

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>5-13-21</u>
SPRG NO.:	<u>5535</u>

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South 43°30'19" West, a distance of 102.47 feet to a 3-1/4" aluminum disk stamped "Raymond L. Goodson Jr. Inc" and "FLOODWAY MONUMENT DO NOT DISTURB" on a 1/2" iron rod set (N:7016824.68, E:2483041.77);

North 25°43'57" West, a distance of 320.00 feet to a point, from which a Floodway Monument found bears North 79°21'10" East a distance of 0.61 feet;

North 34°46'51" West, a distance of 303.00 feet to a point;

North 65°10'56" West, a distance of 209.00 feet to a point, from which a Floodway Monument found bears North 06°18'10" West a distance of 1.17 feet;

North 49°26'07" West, a distance of 265.80 feet to a point, from which a Floodway Monument found bears North 10°15'17" East a distance of 0.86 feet;

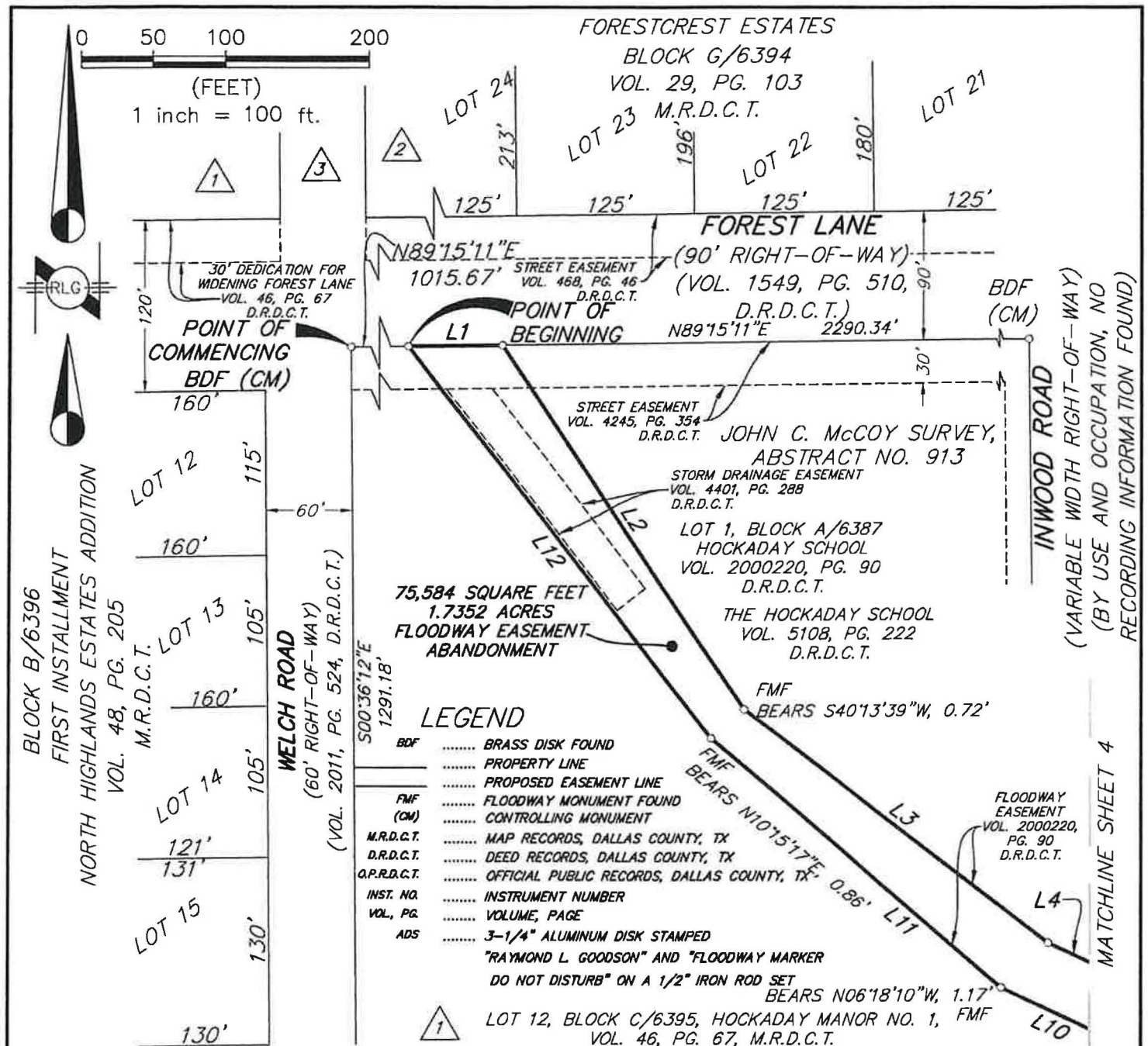
North 37°50'41" West, a distance of 345.54 feet to the **POINT OF BEGINNING**, containing 75,584 square feet or 1.7352 acres of land, more or less.

Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

Brian R. Wade, RPLS No. 6098
10/7/2020
Revised: 02/23/2021
Revised: 04/07/2021
Revised: 04/27/2021



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BASIS OF BEARINGS: STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT REALIZATION
2011.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
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DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00

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SCALE	1" = 100'	DATE	10/07/2020	SHEET	3 OF 4
JOB NO.	2011.026	E-FILE	2011.026FEA	DWG NO.	27,452X

