

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

Being a 70,039 square foot (1.6079 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 1549, Page 510, Volume 468, Page 46, 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 north line of said Lot 1, the following courses and distances:

North 89°15'11" East, a distance of 1003.67 feet to a chiseled "X" in concrete set for the **POINT OF BEGINNING**;

North 89°15'11" East, a distance of 42.43 feet to a chiseled "X" set, from which a brass disk found for the northeast corner of said Lot 1 bears North 89° 15' 10" East a distance of 2,324.93 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 45°44'50" East, a distance of 107.06 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 89°22'44" East, a distance of 1,247.60 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 45°00'00" East, a distance of 65.24 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 00°00'00" East, a distance of 829.64 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 60°00'00" East, a distance of 65.42 feet to a point (unable to monument, point lands in creek);

(For SPRG use only)	
Reviewed By:	<u>G. S.</u>
Date:	<u>5-13-21</u>
SPRG NO.:	<u>5536</u>

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South 30°00'00" West, a distance of 30.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 60°00'00" West, a distance of 82.74 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 00°00'00" East, a distance of 834.53 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 45°00'00" West, a distance of 40.20 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

South 89°22'44" West, a distance of 1247.37 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set;

North 45°44'50" West, a distance of 149.45 feet to the **POINT OF BEGINNING**, containing 70,039 square feet or 1.6079 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



(For SPRG use only)

Reviewed By: G.S.
Date: 5-13-21
SPRG NO.: 5536

****NOTE:** SEE SHEET 5 OF 6 FOR DELTA INFORMATION**

0 50 100 200 (FEET)

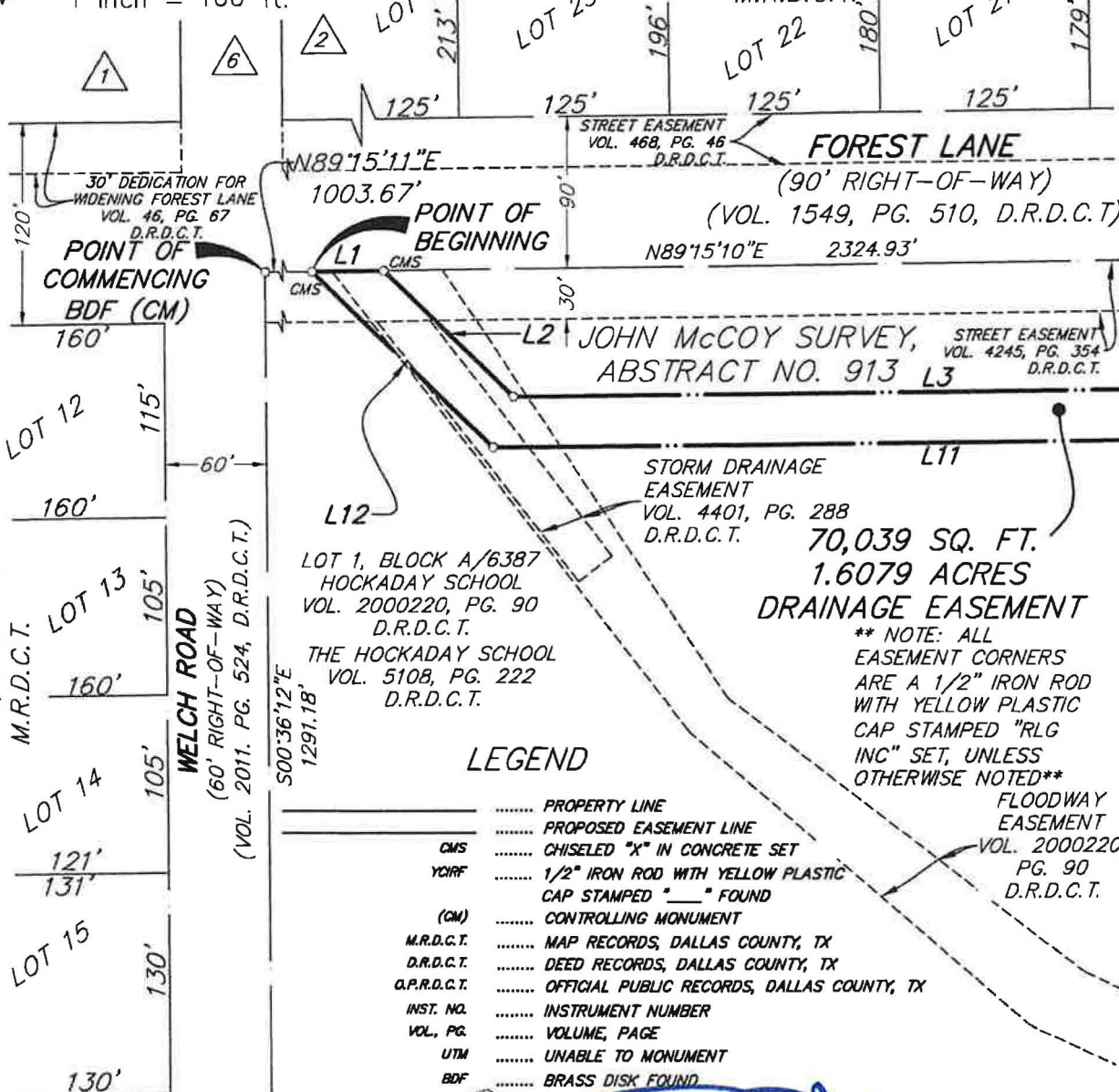
1 inch = 100 ft.

FORESTCREST ESTATES

BLOCK G/6394

VOL. 29, PG. 103

M.R.D.C.T.



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT LINE
- CHISELED "X" IN CONCRETE SET
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "___" FOUND
- (CM) CONTROLLING MONUMENT
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- A.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- UTM UNABLE TO MONUMENT
- BDF BRASS DISK FOUND

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.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00



BRIAN R. WADE,

RPLS NO. 6098

10/07/2020

REVISED: 02/23/2021

REVISED: 04/07/2021

REVISED: 04/27/2021

DRAINAGE EASEMENT

LOT 1, BLOCK A/6387

HOCKADAY SCHOOL ADDITION

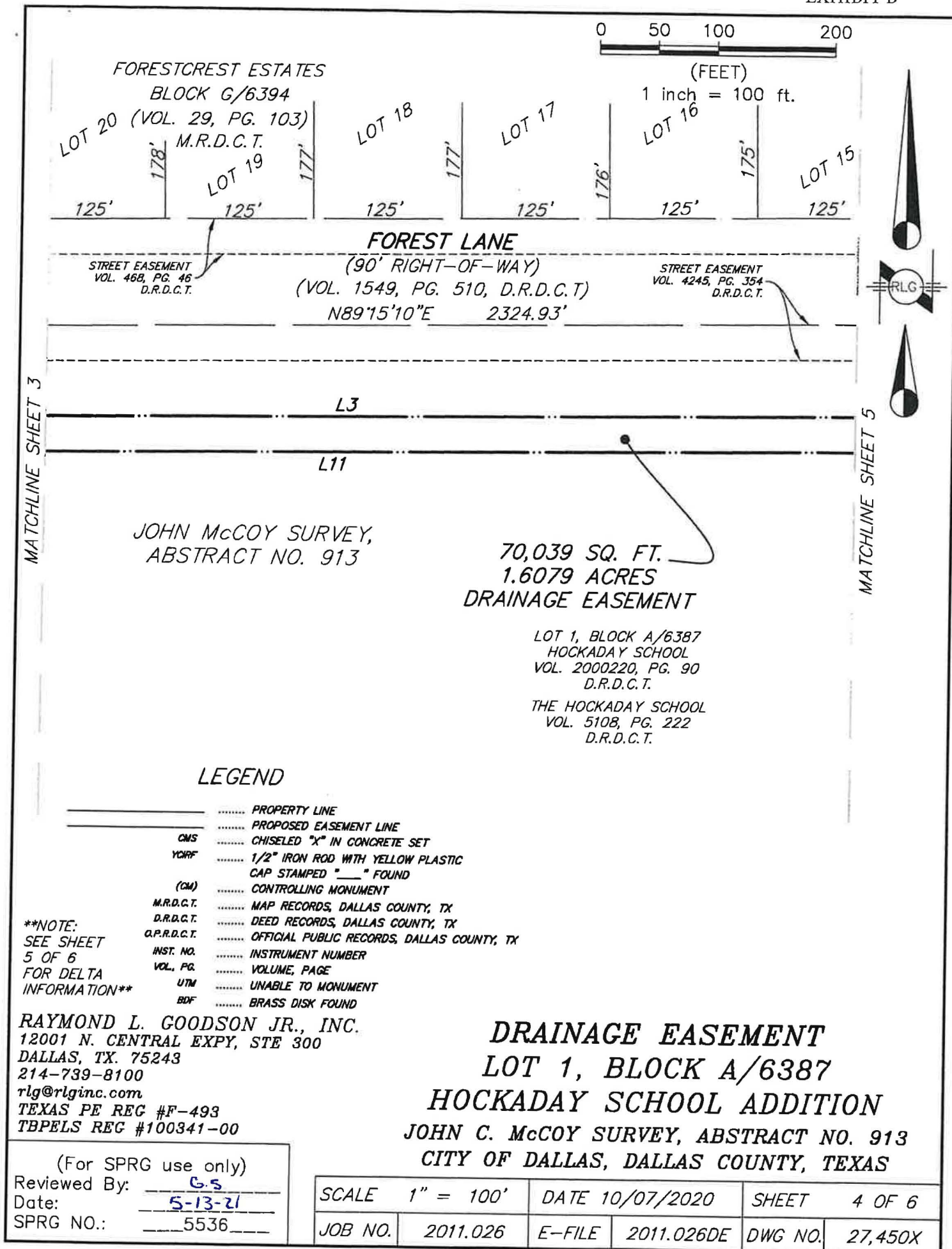
JOHN C. McCOY SURVEY, ABSTRACT NO. 913

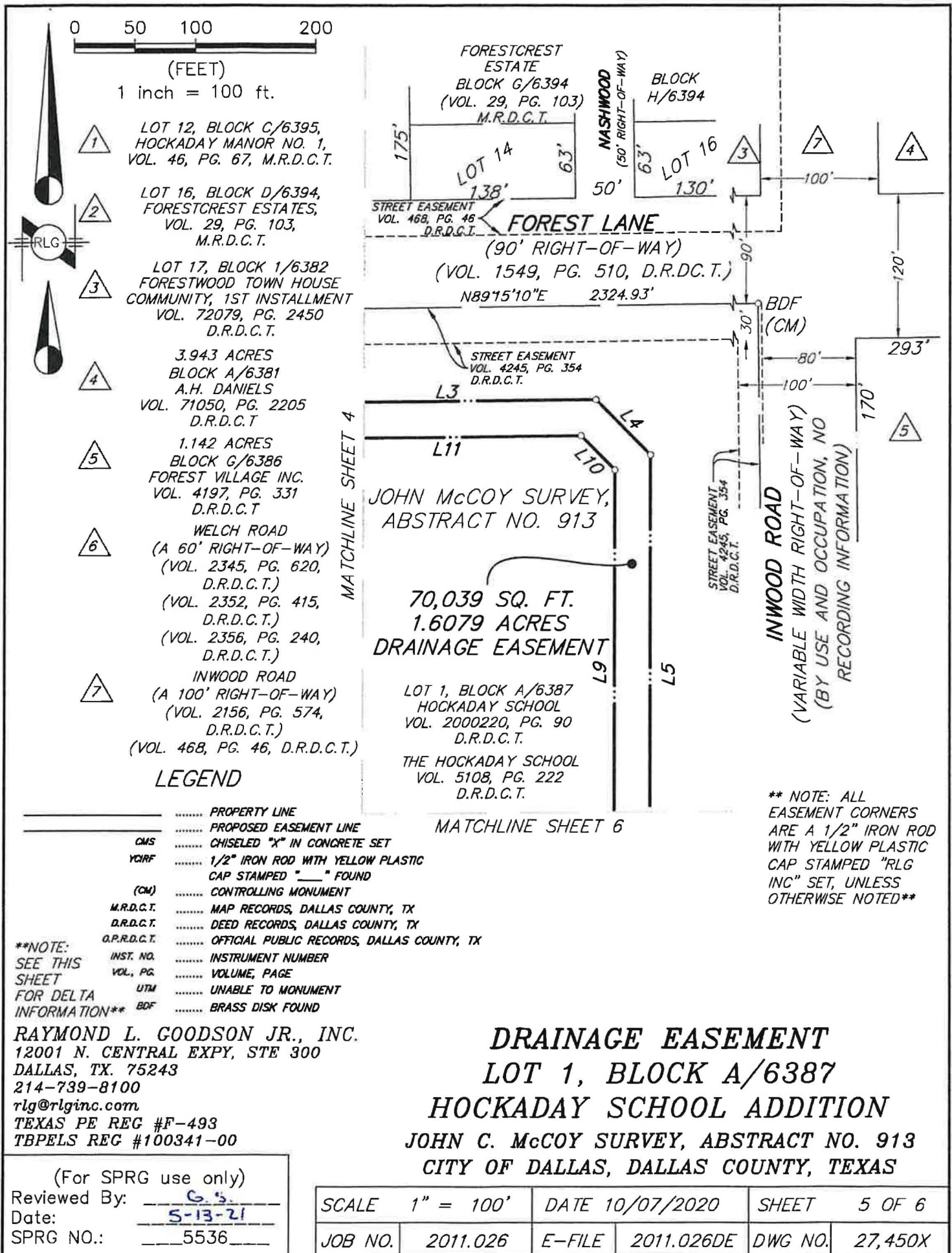
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: 65Date: 5-13-21SPRG NO.: 5536

SCALE	1" = 100'	DATE	10/07/2020	SHEET	3 OF 6
JOB NO.	2011.026	E-FILE	2011.026DE	DWG NO.	27,450X





(For SPRG use only)

Reviewed By: G.S.Date: 5-13-21SPRG NO.: 5536

SCALE 1" = 100'

DATE 10/07/2020

SHEET 5 OF 6

JOB NO. 2011.026

E-FILE 2011.026DE

DWG NO. 27,450X

0 50 100 200

(FEET)

1 inch = 100 ft.

MATCHLINE SHEET 5

JOHN McCOY SURVEY,
ABSTRACT NO. 91370,039 SQ. FT.
1.6079 ACRES
DRAINAGE EASEMENTLOT 1, BLOCK A/6387
HOCKADAY SCHOOL
VOL. 2000220, PG. 90
D.R.D.C.T.THE HOCKADAY SCHOOL
VOL. 5108, PG. 222
D.R.D.C.T.FLOODWAY
EASEMENT
VOL. 2000220,
PG. 90
D.R.D.C.T.**NOTE:
SEE SHEET
5 OF 6
FOR DELTA
INFORMATION**** NOTE: ALL
EASEMENT CORNERS
ARE A 1/2" IRON ROD
WITH YELLOW PLASTIC
CAP STAMPED "RLG
INC" SET, UNLESS
OTHERWISE NOTED**RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°15'11"E	42.43'
L2	S45°44'50"E	107.06'
L3	N89°22'44"E	1247.60'
L4	S45°00'00"E	65.24'
L5	S00°00'00"E	829.64'
L6	S60°00'00"E	65.42'
L7	S30°00'00"W	30.00'
L8	N60°00'00"W	82.74'
L9	N00°00'00"E	834.53'
L10	N45°00'00"W	40.20'
L11	S89°22'44"W	1247.37'
L12	N45°44'50"W	149.45'

LEGEND

.....	PROPERTY LINE
.....	PROPOSED EASEMENT LINE
CMS	CHISELED "X" IN CONCRETE SET
YDIRF	1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "____" FOUND
(CM)	CONTROLLING MONUMENT
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TX
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
UTM	UNABLE TO MONUMENT
BDF	BRASS DISK FOUND

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

SCALE	1" = 100'	DATE	10/07/2020	SHEET	6 OF 6
JOB NO.	2011.026	E-FILE	2011.026DE	DWG NO.	27,450X