

SLOPE EASEMENT ABANDONMENT
LOT 35, BLOCK 5743, THIRD INSTALLMENT OF MAPLEWOOD ADDITION
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,872 square foot (0.066 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, and City of Dallas Block 5743, Dallas County, Texas; being all of Easement Tract "A" as dedicated by Slope Easement recorded in Instrument No. 20070221151, Official Public Records, Dallas County, Texas; also being a portion of Lot 35, Block 5743 of the Third Installment of Maplewood Addition recorded in Volume 2, Page 226, Map Records of Dallas County, Texas as conveyed to Shelter Ministries of Dallas by Warranty Deed recorded in Instrument No. 201800052989, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a mag nail found for corner at the intersection of the northwest right-of-way line of Lucas Drive (a variable width right-of-way; 50-feet wide at this point; Volume 2, Page 214, Map Records, Dallas County, Texas) and the southwest right-of-way line of Production Drive (F.K.A. Creek Drive; a variable width right-of-way; Volume 2, Page 226, Map Records, Dallas County, Texas); same being the southeast corner of an Easement for Vehicular and Pedestrian Traffic recorded in Instrument No. 20070221152, Official Public Records, Dallas County, Texas;

THENCE N 41° 40' 43" W, with the northeast line of said Easement for Vehicular and Pedestrian Traffic, a distance of 21.38 feet to the **POINT OF BEGINNING**; same being the north corner of said Easement for Vehicular and Pedestrian Traffic and the easternmost corner of said Tract "A";

THENCE departing said northwest line of the Easement for Vehicular and Pedestrian Traffic, with the southwest line of Tract "A", the following courses and distances:

S 41° 06' 15" W, a distance of 15.92 feet to a point for corner;
 N 40° 22' 12" W, a distance of 121.24 feet to a point for corner;
 S 75° 59' 36" W, a distance of 13.16 feet to a point for corner;
 N 43° 47' 21" W, a distance of 20.96 feet to a point for corner;
 N 15° 47' 00" E, a distance of 13.24 feet to a point for corner;
 N 44° 08' 19" W, a distance of 23.40 feet to a point for corner in the east line of a tract of land conveyed to 4525 Warehouse Partners LLC by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 201700119301, Official Public Records, Dallas County, Texas at the southwest corner of said Tract "A";

THENCE N 42° 08' 18" E, with the northwest line of said Tract "A", a distance of 15.39 feet to a 1/2-inch iron rod found for the north corner of said Tract "A" and the east corner of said 4525 Warehouse Partners LLC tract, being on the southwest right-of-way line of said Production Drive; from which a 1/2-inch iron rod found bears S 34° 12' 02" E, a distance of 4.1 feet;

THENCE S 41° 40' 43" E, with the northeast line of said Tract "A" and said southwest right-of-way line of Production Drive, a distance of 178.42 feet to the **POINT OF BEGINNING** and containing 2,872 square feet or 0.066 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>2-26-21</u>
SPRG NO:	<u>5373</u>

Candy Hone, RPLS 2/26/2021
 Candy Hone
 Registered Professional Land Surveyor, No. 5867

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
 10440 N. CENTRAL EXPWY, STE 800 DALLAS, TEXAS 75231
 PH. (469) 333-8831; candy@votexsurveying.com
 PROJECT NO. 2019-072
 SHEET 1 OF 2

SLOPE EASEMENT ABANDONMENT
LOT 35, BLOCK 5743, THIRD INSTALLMENT OF MAPLEWOOD ADDITION
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PART OF LOT 36, BLOCK 5743 4525 WAREHOUSE
THIRD INSTALLMENT OF PARTNERS LLC
MAPLEWOOD ADDITION INST. NO. 201700119301
VOL. 2, PG. 226 O.P.R.D.C.T. N42°
M.R.D.C.T.

(3/8" IRF BENT
S82°58'08"W 1.1')


SHELTER MINISTRIES OF
DALLAS
INST. NO. 201800052989
O.P.R.D.C.T.

LOT 35, BLOCK 5743
THIRD INSTALLMENT OF
MAPLEWOOD ADDITION
VOL. 2, PG. 226
M.R.D.C.T. APPRO

OF SLOPE EASEMENT
EASEMENT TRACT "A"
INST. NO. 20070221151
O.P.R.D.C.T.

APPROXIMATE LOCATION OF
EASEMENT FOR VEHICULAR &
PEDESTRIAN TRAFFIC
INST. NO. 20070221152
O.P.R.D.C.T.

APPROXIMATE LOCATION
OF SLOPE EASEMENT
EASEMENT TRACT "B"
INST. NO. 20070221151
O.P.R.D.C.T.



LUCAS DRIVE

(VARIABLE WIDTH R.O.W.)
VOL. 2, PG. 214, M.R.D.C.T.

CRAWFORD GRIGSBY
SURVEY - ABSTRACT NO. 533
JAMES A. SYLVESTER
SURVEY - ABSTRACT NO. 1383

1/2" IRF (C.M.)
(1/2" IRF
S34°12'02"E 4.1')

PRODUCTION DRIVE
(F.K.A. CREEK DRIVE; VARIABLE WIDTH R.O.W.)
VOL. 2, PG. 226, M.R.D.C.T.

LOT 17A, BLOCK 2300
DISD NO. 160 ADDITION
VOL. 99089, PG. 248
D.R.D.C.T.

P.O.B.

—N41°40'43"W
21.38'

P.O.C. _____

CENTERLINE — 6' R.O.W. DEDICATION
VOL. 99089, PG. 248
D.R.D.C.T.

LEGEND

LOT 20

LOT 19

LOT 18

BLOCK 5

CLIFTON PL

VOL. 2, P

M.R.D.

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

IRF = IRON ROD FOUND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

IPF = IRON PIPE FOUND

(C.M.) = CONTROLLING MONUMENT

VOL. = VOLUME

PG. = PAGE

MNF = MAG NAIL FOUND

XF = "X" CUT IN CONCRETE FOUND

INST. NO. = INSTRUMENT NUMBER

R.O.W. = RIGHT-OF-WAY

F.K.A. = FORMERLY KNOWN AS

STATE OF TEXAS
REGISTERED
CANDY

(For SPRG use only)

Reviewed By: G.S.

Date: 2-26-21

SPRG NO: 5373

NOTES

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

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PROJECT NO. 2019-072
SHEET 2 OF 2



Candy Hone
Registered Professional Land Surveyor, No. 5867

SLOPE EASEMENT ABANDONMENT
LOT 35, BLOCK 5743, THIRD INSTALLMENT OF MAPLEWOOD ADDITION
CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 533
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,070 square foot (0.025 acre) tract of land situated in the Crawford Grigsby Survey, Abstract No. 533, and City of Dallas Block 5743, Dallas County, Texas; being all of Easement Tract "B" as dedicated by Slope Easement recorded in Instrument No. 20070221151, Official Public Records, Dallas County, Texas; also being a portion of Lot 35, Block 5743 of the Third Installment of Maplewood Addition recorded in Volume 2, Page 226, Map Records of Dallas County, Texas as conveyed to Shelter Ministries of Dallas by Warranty Deed recorded in Instrument No. 201800052989, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a mag nail found for corner at the intersection of the northwest right-of-way line of Lucas Drive (a variable width right-of-way; 50-feet wide at this point; Volume 2, Page 214, Map Records, Dallas County, Texas) and the southwest right-of-way line of Production Drive (F.K.A. Creek Drive; a variable width right-of-way; Volume 2, Page 226, Map Records, Dallas County, Texas); same being the east corner of an Easement for Vehicular and Pedestrian Traffic recorded in Instrument No. 20070221152, Official Public Records, Dallas County, Texas;

THENCE S 40° 46' 26" W, with said northwest right-of-way line of Lucas Drive and the southeast line of said Easement for Vehicular and Pedestrian Traffic, a distance of 26.96 feet to the **POINT OF BEGINNING**; same being the south corner of said Easement for Vehicular and Pedestrian Traffic and the easternmost corner of said Tract "B";

THENCE S 40° 46' 26" W, continuing with said northwest right-of-way line of Lucas Drive and with the southeast line of said Tract "B", a distance of 61.95 feet to the southwest corner of said Tract "B"; from which an "X" cut in concrete found for corner at the intersection of said northwest right-of-way line of Lucas Drive and the northeast line of a variable width Dallas Area Rapid Transit right-of-way bears S 40° 46' 26" W, a distance of 127.99 feet;

THENCE departing said northwest right-of-way line of Lucas Drive and with the west line of said Tract "B", the following courses and distances:

N 30° 41' 56" W, a distance of 25.59 feet to a point for corner;

N 40° 58' 53" E, a distance of 24.01 feet to a point for corner;

S 74° 49' 48" E, a distance of 14.09 feet to a point for corner;

N 40° 23' 01" E, a distance of 25.06 feet a point for corner in the southwest line of said Easement for Vehicular and Pedestrian Traffic;

THENCE S 42° 39' 08" E, with said southwest line of the Easement for Vehicular and Pedestrian Traffic and the northeast line of said Tract "B", a distance of 11.72 feet to the **POINT OF BEGINNING** and containing 1,070 square feet or 0.025 acres of land, more or less.

The basis of bearings for this survey is The State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.



Candy Hone, RPLS 2/26/2021
Candy Hone
Registered Professional Land Surveyor, No. 5867

(For SPRG use only)

Reviewed By: G. S.

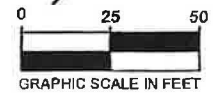
Date: 2-26-21

SPRG NO: 5374

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SHEET 1 OF 2

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THIRD INSTALLMENT OF PARTNERS LLC
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VOL. 2, PG. 226 O.P.R.D.C.T.
M.R.D.C.T.



(3/8" IRF BENT
S82°58'08"W 1.1')

1/2" IRF (C.M.)
(1/2" IRF
S34°12'02"E 4.1')

SHELTER MINISTRIES OF DALLAS
INST. NO. 201800052989
O.P.R.D.C.T.

LOT 35, BLOCK 5743
THIRD INSTALLMENT OF
MAPLEWOOD ADDITION
VOL. 2, PG. 226
M.R.D.C.T.

APPROXIMATE LOCATION
OF SLOPE EASEMENT
EASEMENT TRACT "A"
INST. NO. 20070221151
O.P.R.D.C.T.

APPROXIMATE LOCATION
OF SLOPE EASEMENT
EASEMENT TRACT "B"
INST. NO. 20070221151
O.P.R.D.C.T.

1,070 SQ. FT.
0.025 ACRES

N30°41'56"W
25.59'

N40°58'53"E
24.01'

S74°49'48"E
14.09'

N40°23'01"E
25.06'

PRODUCTION DRIVE
(F.K.A. CREEK DRIVE; VARIABLE WIDTH R.O.W.)
VOL. 2, PG. 226, M.R.D.C.T.

LOT 17A, BLOCK 2300
DISD NO. 160 ADDITION
VOL. 99089, PG. 248
D.R.D.C.T.

APPROXIMATE LOCATION OF
EASEMENT FOR VEHICULAR &
PEDESTRIAN TRAFFIC
INST. NO. 20070221152
O.P.R.D.C.T.

XF (C.M.)

S40°46'26"W 127.99'

S40°46'26"W
61.95'

P.O.B.

S42°39'08"E
11.72'

118.4'

MNF
(C.M.)

CRAWFORD GRIGSBY
SURVEY - ABSTRACT NO. 533
JAMES A. SYLVESTER
SURVEY - ABSTRACT NO. 1363

LUCAS DRIVE
(VARIABLE WIDTH R.O.W.)
VOL. 2, PG. 214, M.R.D.C.T.

S40°46'26"W
26.96'
P.O.C.

CENTERLINE
6' R.O.W. DEDICATION
VOL. 99089, PG. 248
D.R.D.C.T.

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 14

LEGEND

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BLOCK 5/2266
CLIFTON PLACE NO. 2
VOL. 2, PG. 214, M.R.D.C.T.

CITY OF DALLAS
INST. NO.
201000124955
O.P.R.D.C.T.

LOT 15

(For SPRG use only)

Reviewed By: G.S

Date: 2-26-21

SPRG NO: 5374

NOTES

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