

**FIELD NOTES DESCRIBING A 2,196 SQUARE FOOT (0.050 ACRE)  
WASTEWATER EASEMENT  
TO BE ACQUIRED BY THE CITY OF DALLAS  
IN LOT 17, BLOCK A/7399 OF THE PEAVY FOREST ADDITION  
JACOB HART SURVEY, ABSTRACT NO. 577  
DALLAS COUNTY, TEXAS  
FROM FRED WYNN AND WIFE, ALICE WYNN**

**BEING**, a 2,196 square foot (0.050 acre) tract of land situated in the Jacob Hart Survey, Abstract No. 577, Dallas County, Texas; said tract being part of Lot 17, Block A/7399 of the Peavy Forest Addition, an addition to the City of Dallas recorded in Volume 44, Page 171 of the Map Records of Dallas County, Texas; said tract also being that certain tract of land described in Warranty Deed to Fred Wynn and Wife, Alice Wynn recorded in Volume 72203, Page 1941 of the Deed Records of Dallas County, Texas; said 2,196 square foot tract of land being more particularly described as follows:

**COMMENCING**, at a point for corner in the west line of Peavy Road, a 60-foot right-of-way, and the south line of a 15-foot wide alley as shown on Lake Park Estates No. 6, an addition to the City of Dallas recorded in Volume 30, Page 103 of said Map Records; said point being the northeast corner of said Lot 17;

**THENCE**, South 00 degrees, 57 minutes, 39 seconds West, along the said west line of Peavy Road and the east line of said Lot 17, a distance of 52.52 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set for **POINT OF BEGINNING**;

**THENCE**, South 00 degrees, 57 minutes, 39 seconds West, continuing along the said west line of Peavy Road and the said east line of Lot 17, a distance of 43.18 feet to a 5/8-inch iron rod with "PACHECO KOCH EASEMENT" cap set for the northeast corner an existing 10-foot Sanitary Sewer Easement recorded in Volume 3902, Page 402 of said Deed Records;

**THENCE**, along the north line of the said 10-foot Sanitary Sewer Easement, the following two (2) calls:

South 52 degrees, 23 minutes, 11 seconds West, a distance of 42.52 feet to a MAG-nail with washer set for corner;

South 85 degrees, 15 minutes, 11 seconds West, a distance of 44.76 feet to a MAG-nail with washer set for corner;



FIELD NOTES APPROVED:

*Plf/c* 6/24/19

**FIELD NOTES DESCRIBING A 2,196 SQUARE FOOT (0.050 ACRE)  
WASTEWATER EASEMENT  
TO BE ACQUIRED BY THE CITY OF DALLAS  
IN LOT 17, BLOCK A/7399 OF THE PEAVY FOREST ADDITION  
JACOB HART SURVEY, ABSTRACT NO. 577  
DALLAS COUNTY, TEXAS  
FROM FRED WYNN AND WIFE, ALICE WYNN**

**THENCE**, North 47 degrees 19 minutes, 59 seconds East, a distance of 107.46 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 2,196 square feet or 0.050 acre of land, more or less.

Basis of bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

(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 tract described.

 4/12/19  
Justin W. Waldrip Date  
Registered Professional Land Surveyor No. 6179  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, #1400, Dallas, Texas 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-100080-00



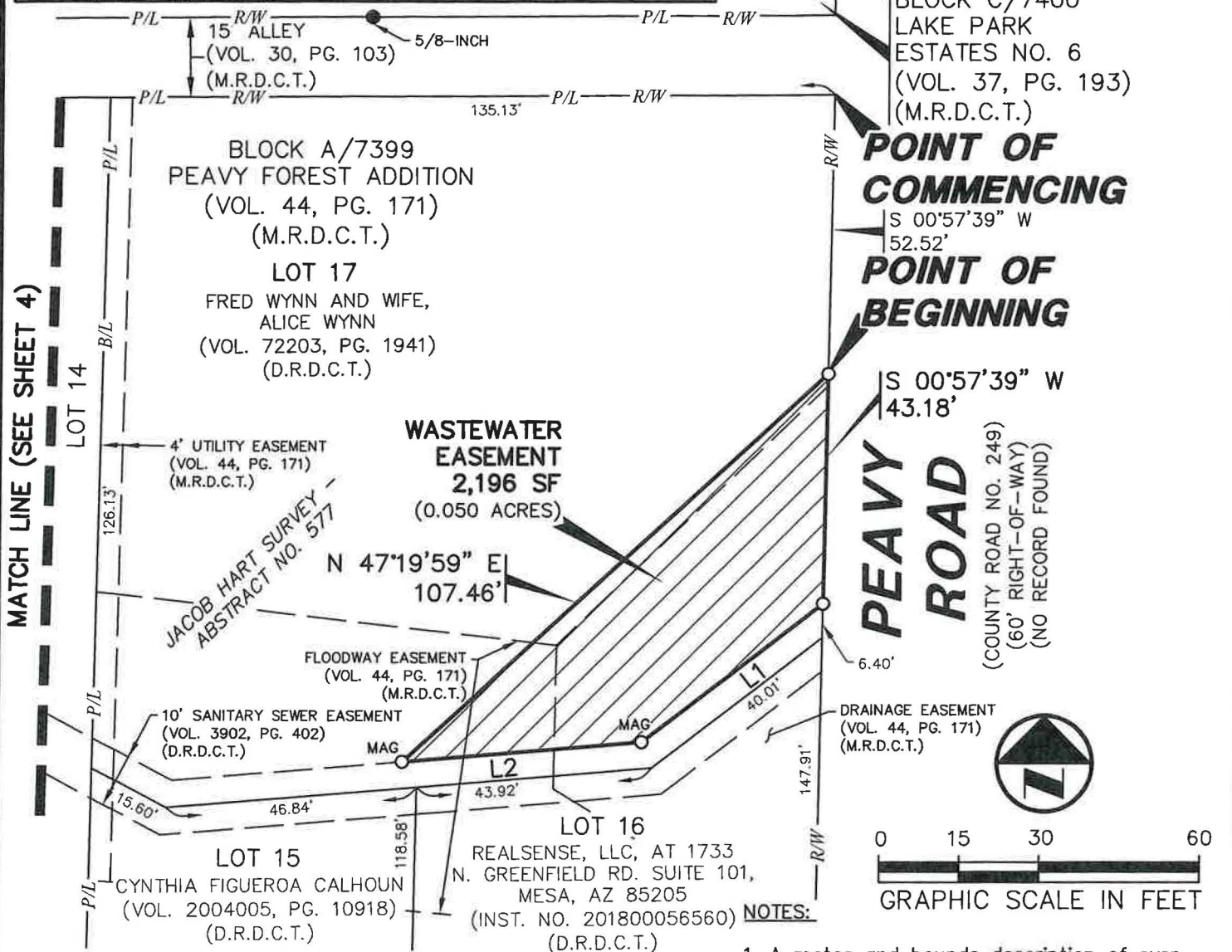
3505-14.013EX.doc  
3505-14.013EX.dwg JAN/MWH

## LEGEND

—	PROPERTY LINE	○	5/8-INCH IRON ROD W/ "PACHECO KOCH EASEMENT" CAP SET (UNLESS OTHERWISE NOTED)
- - -	PROPOSED EASEMENT LINE	●	IRON ROD FOUND
- - -	EXISTING EASEMENT LINE	⊙	IRON ROD FOUND
B/L	BLOCK LINE		W/ CAP
R/W	RIGHT OF WAY LINE		VOL. - VOLUME
P/L	PROPERTY LINE		PG. - PAGE
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		INST. - INSTRUMENT
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS		NO. - NUMBER
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS		(C.M.) - CONTROLLING MONUMENT
MAG	MAG-NAIL W/ WASHER SET		

## LINE TABLE

LINE	BEARING	LENGTH
L1	S 52°23'11" W	42.52'
L2	S 85°15'11" W	44.76'



The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

Justin W. Waldrip  
Registered Professional  
Land Surveyor No. 6179



- 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 a the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.

## WASTEWATER EASEMENT

TO BE ACQUIRED BY THE CITY OF DALLAS  
IN LOT 17, BLOCK A/7399 OF THE  
PEAVY FOREST ADDITION  
JACOB HART SURVEY, ABSTRACT NO. 577  
DALLAS COUNTY, TEXAS  
FROM FRED WYNN AND WIFE, ALICE WYNN  
SHEET 3 OF 4

**Pacheco Koch**

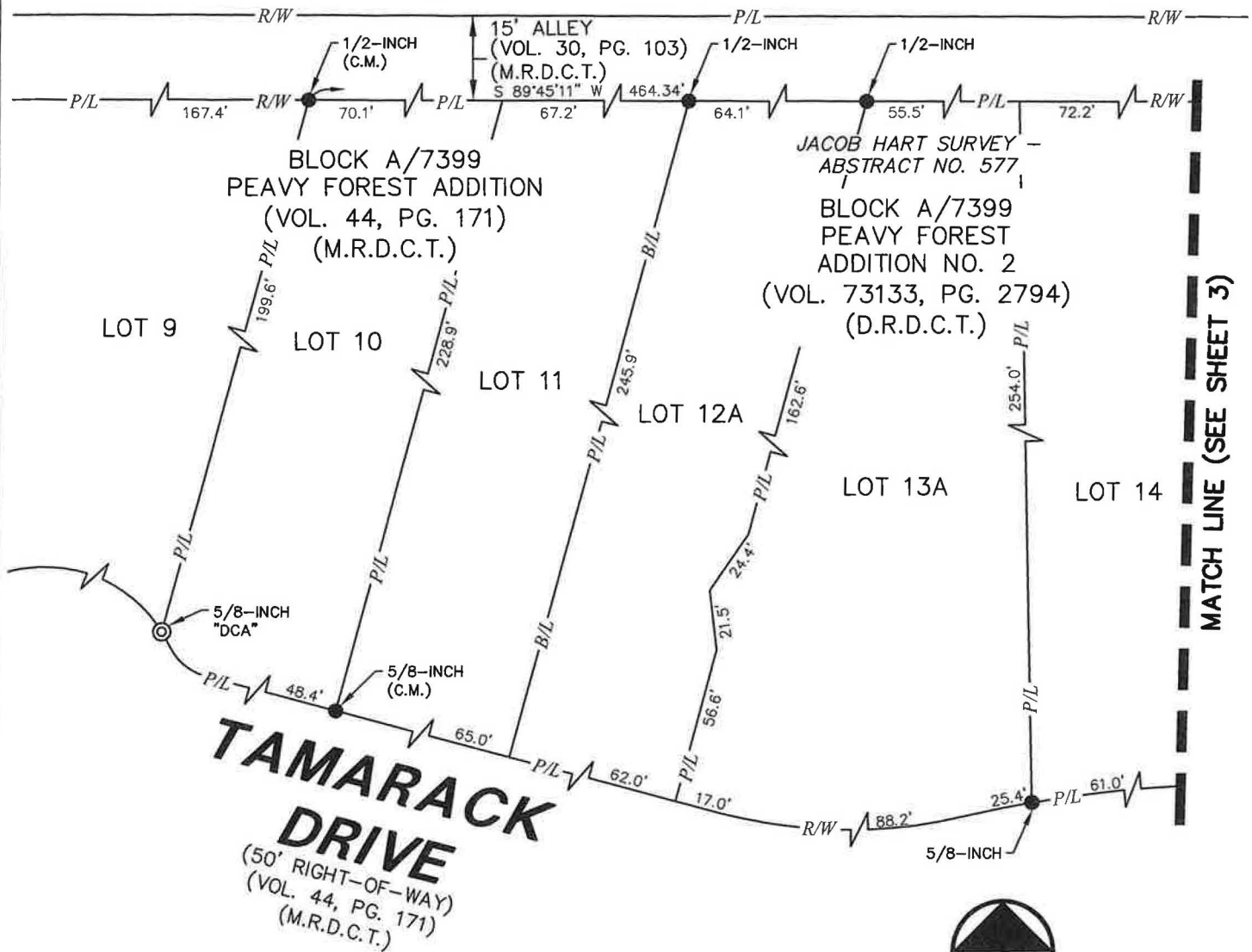
7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JAN/MWH	JWW	1"=30'	APRIL 2019	3505-14.013

## LEGEND

PROPERTY LINE	○ 5/8-INCH IRON ROD W/ "PACHECO
PROPOSED EASEMENT LINE	KOCH EASEMENT" CAP SET
EXISTING EASEMENT LINE	(UNLESS OTHERWISE NOTED)
B/L - BLOCK LINE	● IRON ROD FOUND
R/W - RIGHT OF WAY LINE	⊙ IRON ROD FOUND
P/L - PROPERTY LINE	W/ CAP
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS	VOL. - VOLUME
OF DALLAS COUNTY, TEXAS	PG. - PAGE
D.R.D.C.T. - DEED RECORDS OF DALLAS	INST. - INSTRUMENT
COUNTY, TEXAS	NO. - NUMBER
M.R.D.C.T. - MAP RECORDS OF DALLAS	(C.M.) - CONTROLLING MONUMENT
DALLAS COUNTY, TEXAS	
PFC - POINT FOR CORNER	

BLOCK C/7400  
LAKE PARK ESTATES NO. 6  
(VOL. 37, PG. 193)  
(M.R.D.C.T.)



MATCH LINE (SEE SHEET 3)

## 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 a the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202.

**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
JAN/MWH	JWW	1"=30'	APRIL 2019	3505-14.013

## WASTEWATER EASEMENT

TO BE ACQUIRED BY THE CITY OF DALLAS  
IN LOT 17, BLOCK A/7399 OF THE  
PEAVY FOREST ADDITION  
JACOB HART SURVEY, ABSTRACT NO. 577  
DALLAS COUNTY, TEXAS  
FROM FRED WYNN AND WIFE, ALICE WYNN  
SHEET 4 OF 4