

SANITARY SEWER EASEMENT ABANDONMENT
PART OF BLOCK 4012
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,001 square feet or 0.046 acres tract of land situated in the William Coombs Survey, Abstract No. 290, City Block 4012, in the City of Dallas, Dallas County, Texas, being part of a tract conveyed by a special warranty deed to Worth LW, LLC, recorded in Instrument Number 201800150690, Official Public Records, Dallas County, Texas (OPRDCT), and being a portion of Cedar Street, abandoned by Dallas City Ordinance No. 6440, being a portion of a called 10-foot-wide sewer easement to the City of Dallas, recorded in Volume 2820, Page 149, Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the north line of the Interstate Highway 30, a variable width public right-of-way (also known as the Dallas-Fort Worth Turnpike), being the northwest corner of right-of-way dedication thereof to the County of Dallas by a deed recorded in Volume 69158, Page 48 DRDCT, and for the northeast corner of another right-of-way dedication to the County of Dallas by a deed recorded in Volume 70100, Page 974 DRDCT, and being on the east line of Lot 2, Block 19, Flanders Heights Addition Revised, recorded in Volume 90, Page 20 DRDCT, and same for a called Tract 3 conveyed by a special warranty deed to Worth Trinity, LLC, recorded in Instrument Number 201600326553 OPRDCT, and being on the west line of said easement and said Worth LW tract;

THENCE N 01°02'15" W, 201.76 feet along the east line of said Lot 2, Block 19, and said Tract 3, and along the west line of said easement, Block 4012, and said Worth LW tract, passing into and along the west line of said closed Cedar Street, to the northwest corner thereof, and of said easement, being the southwest corner of City Block 4011;

THENCE N 77°33'01" E, 10.20 feet along the north line of said easement and said closed Cedar Street, and along the south line of City Block 4011 to the northeast corner of said easement;

THENCE S 01°02'15" E, 198.48 feet along the east line of said easement, through said closed Cedar Street and said City Block 4012, to a point on the north line of said highway and same for said right-of-way dedication, a point from which another 1/2" iron rod found for the southeast corner of said Worth LW tract, and the northeast corner of said dedication, bears N 61°04'08" E, 402.42 feet;

THENCE S 61°04'08" W, 11.31 feet along the south line of said Worth LW tract and the north line of said highway and same for said dedication to the POINT OF BEGINNING with the subject tract containing 2,001 square feet or 0.046 acres of land.

(For SPRG use only)

Reviewed By: G.S.
Date: 9-9-21
SPRG No: 5706

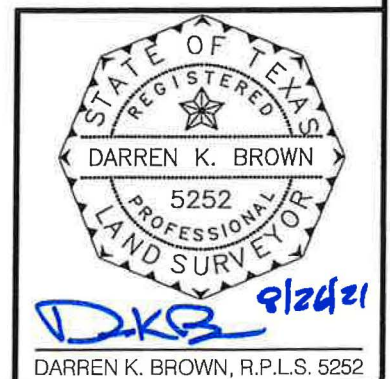
PAGE 1 OF 2



Drawn:	Checked:	Date	Job No.
ED	DKB	6/18/21	21-068

NOTES:

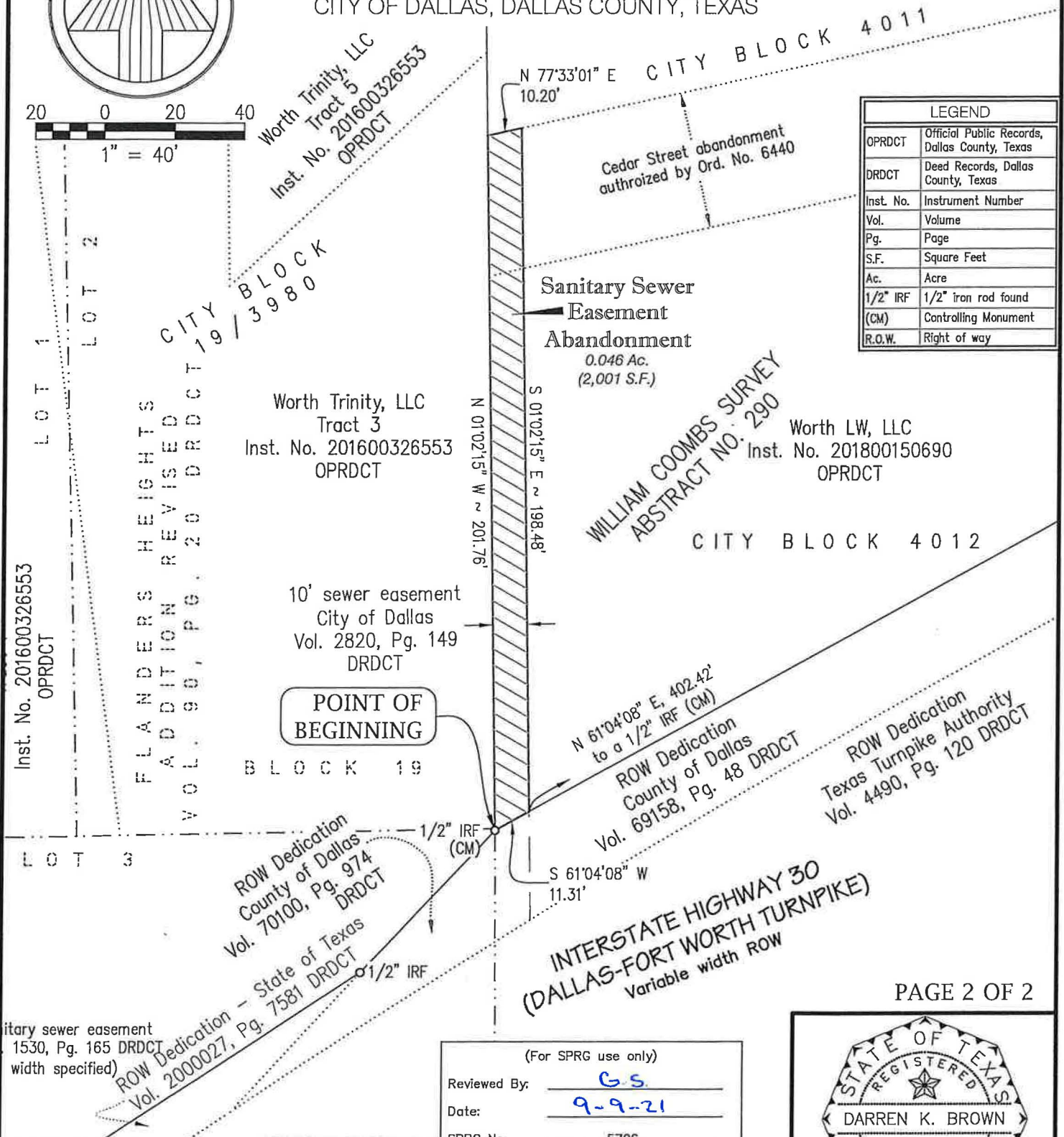
1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



SANITARY SEWER EASEMENT ABANDONMENT PART OF BLOCK 4012 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290 CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
S.F.	Square Feet
Ac.	Acre
1/2" IRF	1/2" Iron rod found
(CM)	Controlling Monument
R.O.W.	Right of way



(For SPRG use only)

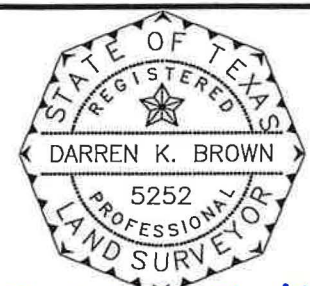
Reviewed By: G.S.
Date: 9-9-21
SPRG No: 5706

NOTES:

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2. A legal description of even date hereby accompanies this parcel plat map.

SPIARS
ENGINEERING & SURVEYING
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G. J. K. 9/26/21
DARREN K. BROWN, R.P.L.S. 5252

SANITARY SEWER EASEMENT ABANDONMENT
PART OF BLOCK 19/3980
FLANDERS HEIGHTS ADDITION REVISED
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 1,252 square feet or 0.029 acres tract of land situated in the William Coombs Survey, Abstract No. 290, City Block 19/3980, in the City of Dallas, Dallas County, Texas, being part of a called Tract 3 conveyed by a special warranty deed to Worth Trinity, LLC, recorded in Instrument Number 201600326553, Official Public Records, Dallas County, Texas (OPRDCT), and being part of Lot 3, Block 19, Flanders Heights Addition Revised, recorded in Volume 90, Page 20, Deed Records, Dallas County, Texas (DRDCT), and being part of a sanitary sewer easement conveyed to the City of Dallas, recorded in Volume 1530, Page 165 DRDCT, with an assumed width of 5 feet from the centerline thereof, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the southwest of said Tract 3, being on the west line of said Lot 3, for the southeast corner of Winnetka Avenue, an abandoned city street by Dallas City Ordinance Number 31287 (easements retained), being on the north line of the Interstate Highway 30, a variable width public right-of-way (also known as the Dallas-Fort Worth Turnpike), being the northwest corner of right-of-way dedication thereof to the County of Dallas by a deed recorded in Volume 2000027, Page 7581 DRDCT;

THENCE N 00°23'47" W, 76.90 feet along the west line of said Tract 3 and said Lot 3, and the east line of said closed street, to the POINT OF BEGINNING of the subject tract;

THENCE N 00°23'47" W, 10.00 feet continuing along the west line of said Tract 3 and said Lot 3, and the east line of said closed street to a point for corner;

THENCE EAST, 132.86 feet through said Tract 3 and said Lot 3 to a point on the southeast line of Tract 3 and the northwest line of said highway and same for said dedication, said point being S 56°41'38" W, 80.14 feet from a 1/2" iron rod found for the northeast corner of said dedication, being a northwesterly corner of another right-of-way dedication to the County of Dallas, recorded in Volume 70100, Page 974 DRDCT;

THENCE S 56°41'38" W, 18.21 feet along the southeast line of said Tract 3, through said Lot 3, and along the northwest line of said highway and same for said dedication to a point for corner;

THENCE WEST, 117.57 feet through said Tract 3 and said Lot 3 to the POINT OF BEGINNING with the subject tract containing 1,252 square feet or 0.029 acres of land.

(For SPRG use only)

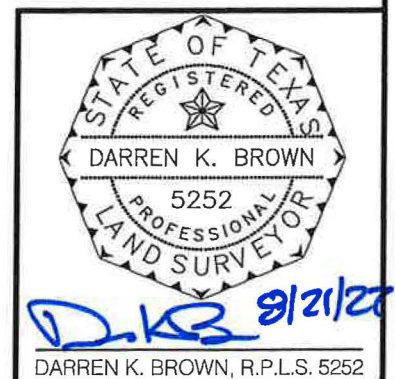
Reviewed By: G.S.
Date: 9-9-21
SPRG No: 5707

PAGE 1 OF 2

			
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ED	DKB	6/18/21	21-068

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



SANITARY SEWER EASEMENT ABANDONMENT
PART OF BLOCK 19/3980
FLANDERS HEIGHTS ADDITION REVISED
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS



20 0 20 40
1" = 40'

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
S.F.	Square Feet
Ac.	Acre
1/2" IRF	1/2" iron rod found
(CM)	Controlling Monument
R.O.W.	Right of way

Variable width wastewater esmt.
Inst. No. 201900307484 OPRDCT

Worth Trinity, LLC
Tract 2
Inst. No. 201600326553
OPRDCT

Worth Trinity, LLC
Tract 1
Inst. No. 201600326553
OPRDCT

FLANDERS
HEIGHTS
ADDITION
REVISED
VOL. 90, PG. 20
DRDCT
CITY BLOCK
19 / 3980
Sanitary Sewer
Easement
Abandonment
0.029 Ac.
(1,252 S.F.)

Worth Trinity, LLC
Tract 3
Inst. No. 201600326553
OPRDCT

sanitary sewer easement
Vol. 1530, Pg. 165 DRDCT
(no width specified)

ROW Dedication
County of Dallas
Vol. 70100, Pg. 974
DRDCT

WINNETKA AVENUE

(Abandonment Authorized
by Ord. No. 31287,
easements retained)

POINT OF
BEGINNING

N 00°23'47" W
10.00'

EAST ~ 132.86'

WEST ~ 117.57'

S 56°41'38" W
80.14'

WILLIAM COOMBS SURVEY
ABSTRACT NO. 290

ROW Dedication
Texas Turnpike Authority
Vol. 4634, Pg. 317 DRDCT

ROW Dedication
Texas Turnpike Authority
Vol. 4382, Pg. 539 DRDCT

INTERSTATE HIGHWAY 30
(DALLAS-FORT WORTH TURNPIKE)
Variable width ROW

POINT OF
COMMENCING

(For SPRG use only)

Reviewed By: G.S.

Date: 9-9-21

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PAGE 2 OF 2

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

DKB 8/2/21
DARREN K. BROWN, R.P.L.S. 5252