



4901 East End Blvd. South
Marshall, TX 75672
903 471 8391
TBPELS Firm No. 10120600
LA Firm No. 846
www.bowman.com

**WASTEWATER EASEMENT ABANDONMENT
BEING 12,805 SQ. FT. (0.2940 ACRE MORE OR LESS)
CITY BLOCK 8779
SOLOMON DIXON SURVEY, ABSTRACT NO. 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 15 foot wide wastewater easement to the City of Dallas, recorded in Volume 91044, Page 7, Deed Records Dallas County, Texas (D.R.D.C.T.), being 12,805 Sq. Ft., 0.2940 acre more or less, situated in the Solomon Dixon Survey, Abstract No. 407, crossing a called 34.203 acre tract, described in a Special Warranty Deed to Haymarket Investment Company, LLC, a Texas Limited Liability Company and recorded in Instrument Number 202500123910, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.) said easement is more particularly described as follows, to wit

COMMENCING at a point for corner, from which a found ½" iron rod (bent) with a plastic cap, bears N 39° 35' 16" W, for 4.80 feet, and from which commencing point, a 6" wooden fence corner post, bears S 47° 02' 34" W, for 1.77 feet, said commencing point being also the most westerly northwest corner of said 34.203 acres, same being the southwest corner of a tract conveyed to Celsius USA Development, LLC, recorded in Instrument Number 202300258259, O.P.R.D.C.T., thence N 89° 50' 43" E, with the most westerly north line of said 34.203 acre tract, the south line of said "Celsius" tract, the south line of a called 5.00 acre tract, described in a deed to J.T. McDonald, recorded in Volume 96193, Page 7675, D.R.D.C.T., and the south line of the unrecorded C.A. Cade Addition, for 694.63 feet, to point for corner, being the **POINT OF BEGINNING**.

THENCE N 89° 50' 43" E, being the north line of this tract, same being the south line of Trewitt Road as shown on said C.A. Cade Addition plat, for 15.00 feet, to a point for corner;

THENCE S 00° 19' 59" E, over and across said 34.203 acre tract, being the east line of this tract, for 851.57 feet, to a point for corner, being the southeast corner of this tract, same being in the north right of way line of Lyndon B. Johnson Freeway/Interstate 20, recorded in Volume 67006, Page 445 D.R.D.C.T., and Volume 67006, Page 453, D.R.D.C.T., and being in the south line of said 34.203 acre tract, from which a type 2 concrete right of way monument, found in place, bears N 74° 06' 04" E, for 234.05 feet;

THENCE S 74° 06' 04" W, with the north right of way of Lyndon B. Johnson Freeway/Interstate Highway 20 and the south line of said 34.203 acre tract, being the south line of this tract, for 15.57 feet, to a point for corner being the southwest corner of this tract, from which a found ½" iron rod with a plastic cap (illegible), bears S 74° 06' 04" W, for a distance of 79.34 feet;

THENCE N 00° 19' 59" W, over and said 34.203 acre tract, being the west line of this tract, for 855.75 feet, to the **POINT OF BEGINNING**, containing 0.2940 acre more or less.

(Bearing Basis: SPC Texas North Central 4202, NAD83, GRID):

(For SPRG use only)

Reviewed by: A.B.

Date: 1/12/2026

SPRG No. 6995

Bowman

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I, Mark Henry Tooke, Registered Professional Land Surveyor No. 6474, do hereby certify that these field notes were prepared from an actual survey made on the ground, under my supervision, during the month of January 2025.

GIVEN UNDER MY HAND AND SEAL this the 7th day of January, 2026

Mark Henry Tooke
Registered Professional Land Surveyor
Texas Registration No. 6474



(For SPRG use only)
Reviewed by: A.G.
Date: 1/12/2026
SPRG No. 6995

PC - Plastic Cap
PFC - Point For Corner
IPF - Iron Pipe Found
IPFC - Iron Pipe w/Crimped Top Found
IRF - Iron Rod Found
IRS - Set 1/2" Iron Rod w/PC Stamped "Bowman"

	Power Pole		Water Valve
	Fire Hydrant		Water Meter
	Electric Meter		Air Conditioner
	Gas Meter		Manhole/Sewer Storm drain

● Found monument (size and type as noted)
 ● Set 1/2" iron rod with a plastic cap ☐ Telephone Junc. Box stamped Bowman
 PK Nail Set W/Metal Washer
 + Covered Concrete stamped Bowman

WASTEWATER EASEMENT ABANDONMENT
BEING 12,805 SQ. FT., (0.2840 ACRE, MORE OR LESS)

CITY BLK 6778
SOLOMON DIXON SURVEY, ABSTRACT NO. 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**SOLOMON DIXON SURVEY
ABSTRACT NO. 407**

GRAPHICAL SCALE: 1"=100'

Found Type II Concrete
Right of Way Monument

LYNDON B. JOHNSON FREEWAY
INTERSTATE HIGHWAY 20
Volume 67006, Page 445, (D.R.D.C.T.)
Volume 67006, Page 453, (D.R.D.C.T.)

WASTEWATER EASEMENT ABANDONMENT

12,805 Sq. Feet
0.2940 Acre More or Less

P.F.C.
N:6937545.96
E:2539158.96
LAT:32.6859876°
LON:96.6450246°

S 00°19'59" E 851.57'

N 00°19'59" W 855.75'

CITY OF DALLAS
15-FOOT WIDE WASTEWATER EASEMENT
VOL. 91044, PAGE 7
Deed Records Dallas County, Texas (D.R.D.C.)
TO BE ABANDONED

P.O.C.
PFC Being the Southwest corner of a
tract described in a deed to
Celsius USA Development, LLC,
recorded in Instrument Number
202300258259, (O.P.R.D.C.T.)
from which a bent 1/2" IRF w/PC
bears N39°35'16" W, 4.80',
and a 6" wooden
fence corner post
bears S 47°02'34" W 1.77'.

TITLE VESTED UNTO
HAYMARKET INVESTMENT, LLC
Called 34 203 Acres
Instrument Number 20500123910
Official Public Records of Dallas County, Texas
(O.P.R.D.C.T.)

(For SPRG use only)
Reviewed by: A.G.
Date: 1/12/24
SPRG No. 6995

PLAT SHOWING:

EXISTING 15' WIDE WASTEWATER
EASEMENT TO CITY OF DALLAS, VOL.
91044, PG. 7, (D.R.D.C.T.), CROSSING A
PORTION OF A TRACT DESCRIBED IN A
DEED TO TO HAYMARKET INVESTMENT,
LLC AND RECORDED IN INSTRUMENT
NUMBER 202500123910, (O.P.R.D.C.T.)
LOCATED WITHIN THE SOLOMON DIXON
SURVEY, ABSTRACT NO. 407,
DALLAS COUNTY, TEXAS

To Haymarket Investment, LLC Exclusively.

This plat is the result of a survey made on the ground under my supervision, and it correctly represents the boundaries of the tract shown hereon to the best of my knowledge. This survey was made without the benefit of a current title commitment, and may be subject to record evidence which is not available for consideration at this time.

Nadyl V. J. 12/09/25

MARK H. TOOKE R.P.L.S. 6474 DATE
Mets and Bounds Description to Accompany Plot

Q:\TX-MARS-MT\CompanyData\MTX\Projects\2021\21825 (Liberty Bankers - Haymarket Topo)\Draw\21825 Wastewater EmtlAbandonment 01-07-26.dwg