DRAINAGE EASEMENT

1,580 SQ. FT. TRACT

DALLAS CITY BLOCK 4424

SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit B

BEING A 1,580 SQUARE FOOT (0.036 ACRES) TRACT OF LAND SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NUMBER (NO.) 1484, DALLAS COUNTY, TEXAS, PART OF CITY OF DALLAS BLOCK 4424, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO THE CITY OF DALLAS IN DEED RECORDED IN VOLUME (VOL.) 280, PAGE (PG.) 40, DEED RECORDS, DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011):

COMMENCING AT A 5/8-INCH ALUMINUM MONUMENT STAMPED "BLUFFVIEW 3689" FOUND FOR CORNER ON THE NORTH LINE OF SAID CITY OF DALLAS TRACT, SAID POINT BEING THE EASTERNMOST CORNER OF A TRACT OF LAND DESCRIBED TO ADMIRAL FLAG, INC. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOL. 91056, PG. 4426, D.R.D.C.T. AND THE WESTERNMOST SOUTHWEST CORNER OF LOT 3B, BLOCK A/5089, BLUFFVIEW SQUARE ON BACHMAN CREEK, AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT (INST.) NO. 201600201055, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.);

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, WITH A NORTHEAST LINE OF SAID CITY OF DALLAS TRACT AND A SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 141.20 FEET TO THE POINT OF BEGINNING;

THENCE, SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, CONTINUING WITH A NORTHEAST LINE OF SAID CITY OF DALLAS TRACT AND A SOUTHWEST LINE OF SAID LOT 3B, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER, FROM SAID POINT A 1/2-INCH REBAR FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 3B BEARS SOUTH 75 DEGREES 52 MINUTES 53 SECONDS EAST, A DISTANCE OF 393.25 FEET;

THENCE, OVER, ACROSS, AND UPON SAID CITY OF DALLAS TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 14 DEGREES 34 MINUTES 07 SECONDS WEST, A DISTANCE OF 50.53 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 37.58 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 13.00 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 55 MINUTES 47 SECONDS WEST, A DISTANCE OF 3.18 FEET TO A POINT FOR CORNER;

NORTH 40 DEGREES 04 MINUTES 13 SECONDS WEST, A DISTANCE OF 28.00 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 3.18 FEET TO A POINT FOR CORNER;

NORTH 79 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 13.00 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 55 MINUTES 47 SECONDS EAST, A DISTANCE OF 32.80 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 45.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,580 SQUARE FEET, OR 0.036 ACRES OF LAND, MORE OR LESS.

5/15/23

RPLS No. 6443

(For SPRG use only)

Reviewed by: _____

Date: _____

SPRG No. 6279

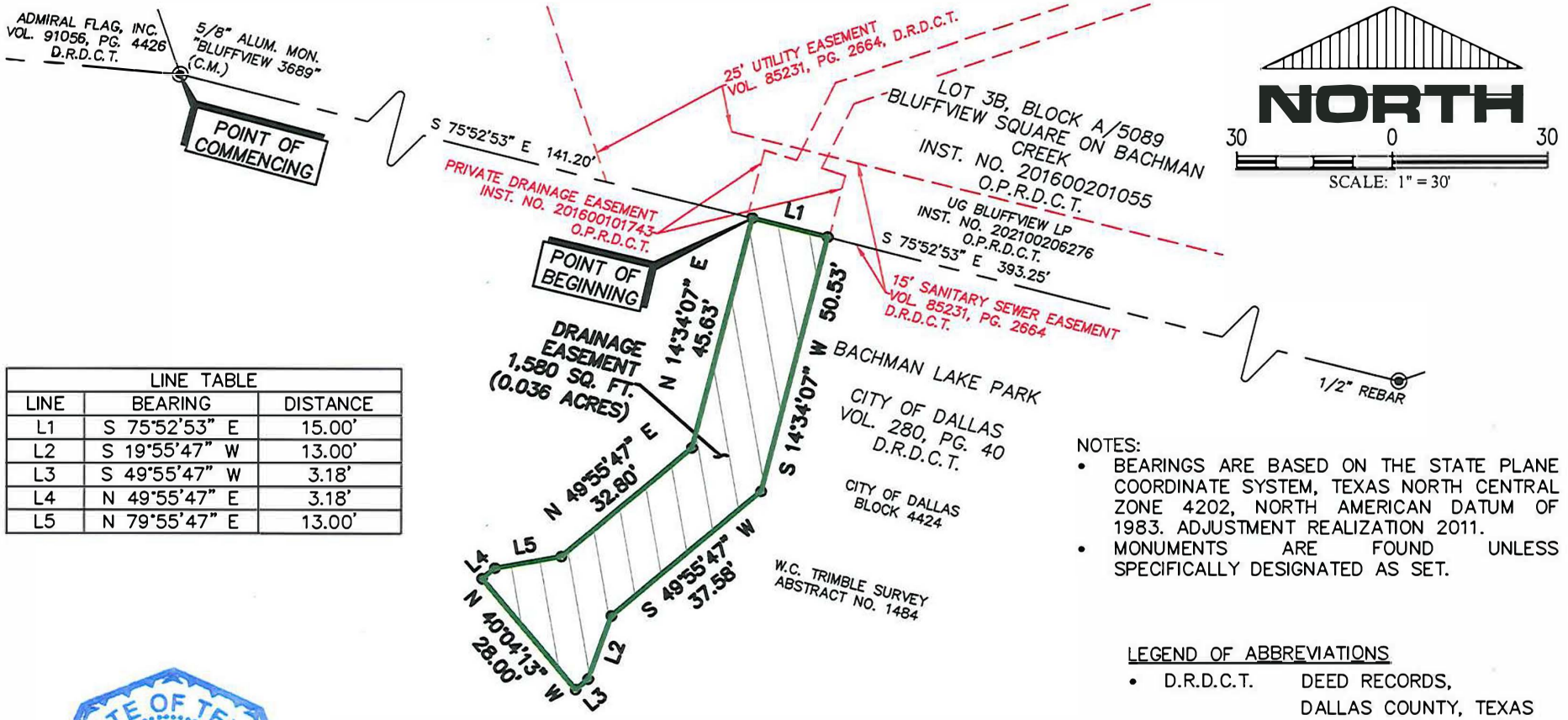
FIELDED BY:	-	DATE:	05/03/2023
DRAWN BY:	BJ	REV:	05/15/2023
CHECKED BY:	MNP	REV:	
JOB NO.	D56588	REV:	
SHEET 1 OF 2		REV:	

WINDROSE

LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544

FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°52'53" E	15.00'
L2	S 19°55'47" W	13.00'
L3	S 49°55'47" W	3.18'
L4	N 49°55'47" E	3.18'
L5	N 79°55'47" E	13.00'

NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- VOL. VOLUME
- PG. PAGE
- INST. NO. INSTRUMENT NUMBER
- ALUM. MON. ALUMINUM MONUMENT

STATE OF TEXAS
REGISTERED
MARK N. PEEPLES
6443
PROFESSIONAL
LAND SURVEYOR
5/15/23

RPLS No. 6443

(For SPRG use only)
Reviewed by: _____
Date: _____
SPRG No. 6279

DRAINAGE EASEMENT

1,580 SQ. FT. TRACT
DALLAS CITY BLOCK 4424
SITUATED IN THE W.C. TRIMBLE SURVEY, ABSTRACT NO. 1484
CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIELDED BY:	-	DATE:	05/03/2023
DRAWN BY:	BJ	REV:	05/15/2023
CHECKED BY:	MNP	REV:	
JOB NO.	D56588	REV:	
SHEET 2 OF 2		REV:	

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM