

SANITARY SEWER EASEMENT ABANDONMENT

AMENDED MAP OF BOWSER AND LEMMON OAK LAWN AND NORTH DALLAS
PORTION OF LOTS 14, 15, AND 16, BLOCK 13/969
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,443 square feet or 0.0561 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas; said tract being a portion of Lots 14, 15, and the remainder of Lot 16, Block 13/969, Amended Map of Bowser and Lemmon Oak Lawn and North Dallas, Volume 3, Page 537, Map Records, Dallas County, Texas (M.R.D.C.T.), same being a portion of that tract of land described in The Colecreek Condominiums Regime recorded in Volume 80167, Page 10, Deed Records of Dallas County, Texas (D.R.D.C.T.), said Condominium Regime terminated by document called Termination of Declaration and Master Deed of the Colecreek Condominiums made by AHC Cole LP, the fee simple owner of all the units in said Condominiums regime, recorded as Instrument No. 202200211053, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and also being all of that certain tract of land described in Sanitary Sewer Easement to City of Dallas, recorded in Volume 80030, Page 502, D.R.D.C.T.; said tract being more particularly described as follows:

BEGINNING (P.O.B.) at a 1/2-inch iron rod found for the west corner of said AHC Cole LP Tract, same being the common north corner of Lot 16E, Cole-Bowen Addition, Volume 98109, Page 131, D.R.D.C.T., and also being in the southeast right-of-way line of a 15-foot Alley, (a 15-foot wide right-of-way as shown on said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas;

THENCE North 28 degrees 07 minutes 27 seconds East, with the common line between said AHC Cole LP Tract, and the southeast right-of-way line of said 15-foot Alley, a distance of 8.38 feet;

THENCE departing the southeast right-of-way line of said 15-foot Alley, over and across said AHC Cole LP Tract the following bearings and distances:

South 61 degrees 20 minutes 32 seconds East, a distance of 12.03 feet to a point for corner;

North 28 degrees 22 minutes 28 seconds East, a distance of 80.00 feet to the beginning of a tangent curve to the right with a radius of 215.00 feet, a central angle of 27 degrees 02 minutes 19 seconds and a chord bearing and distance of North 41 degrees 53 minutes 37 seconds East, 100.52 feet;

Continuing with said curve to the right, an arc length of 101.46 feet to a point for corner;

North 28 degrees 22 minutes 28 seconds East, a distance of 3.77 feet to a point for corner, being in the northeast line of said AHC Cole LP Tract, same being the common southwest line of Lot 13, Block 13/969, of said Amended Map of Bowser and Lemmon Oak Lawn and North Dallas, from which a 1/2-inch iron rod with orange cap stamped "U.S. PLUS SURVEY" found for the common north corner of said Lot 14 and said AHC Cole LP Tract, same being the west corner of said Lot 13, and also being in the southeast right-of-way line of aforesaid 15-foot Alley, bears North 61 degrees 20 minutes 32 seconds West, a distance of 36.32 feet;

THENCE South 61 degrees 20 minutes 32 seconds East, with the common northeast line of said AHC Cole LP Tract and the southwest line of said Lot 13, a distance of 10.00 feet to a point for corner;

THENCE departing the southwest line of said Lot 13, over and across said said AHC Cole LP Tract the following bearings and distances:

South 28 degrees 22 minutes 28 seconds West, a distance of 6.15 feet to the beginning of a non-tangent curve to the left with a radius of 205.00 feet, a central angle of 27 degrees 42 minutes 11 seconds, and a chord bearing and chord distance of South 42 degrees 13 minutes 33 seconds West, 98.16 feet,

CONTINUED ON SHEET 2 OF 4



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BY: A.B
DATE: 2/12/2026
SPRG NO: 7121

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CONTINUED FROM SHEET 1 OF 4

Continuing with said curve to the left, an arc length of 99.12 feet to a point for corner;

South 28 degrees 22 minutes 28 seconds West, a distance of 70.00 feet to a point for corner;

South 61 degrees 20 minutes 32 seconds East, a distance of 22.00 feet point for corner;

South 28 degrees 22 minutes 28 seconds West, a distance of 18.43 feet to a point for corner, being in the southwest line of said AHC Cole LP Tract, same being the common northwest line of said Lot 16E;

THENCE North 61 degrees 20 minutes 32 seconds West, with the southwest line of said AHC Cole LP Tract, same being the common northwest line of said Lot 16E, a distance of 44.00 feet to the **POINT OF BEGINNING** and containing **2,443 square feet** or **0.0561 acre** of land more or less.

The basis of bearing State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.

This metes and bounds description is accompanied by an exhibit of even date.



2-6-2026

Tyler J. Attebury
Registered Professional Land Surveyor
Texas Registration No. 7204

Date



GENERAL NOTES

1. THE BASIS OF BEARING SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION OF 2011.
2. THIS METES AND BOUNDS DESCRIPTION IS ACCOMPANIED BY AN EXHIBIT OF EVEN DATE.
3. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS GRAPHICAL DEPICTION BASED ON RECORDED INFORMATION AND TAX MAPS.

 **URBAN
STRATEGY**
4222 Main Street
Dallas, Texas 75226
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www.urbanstrategy.us

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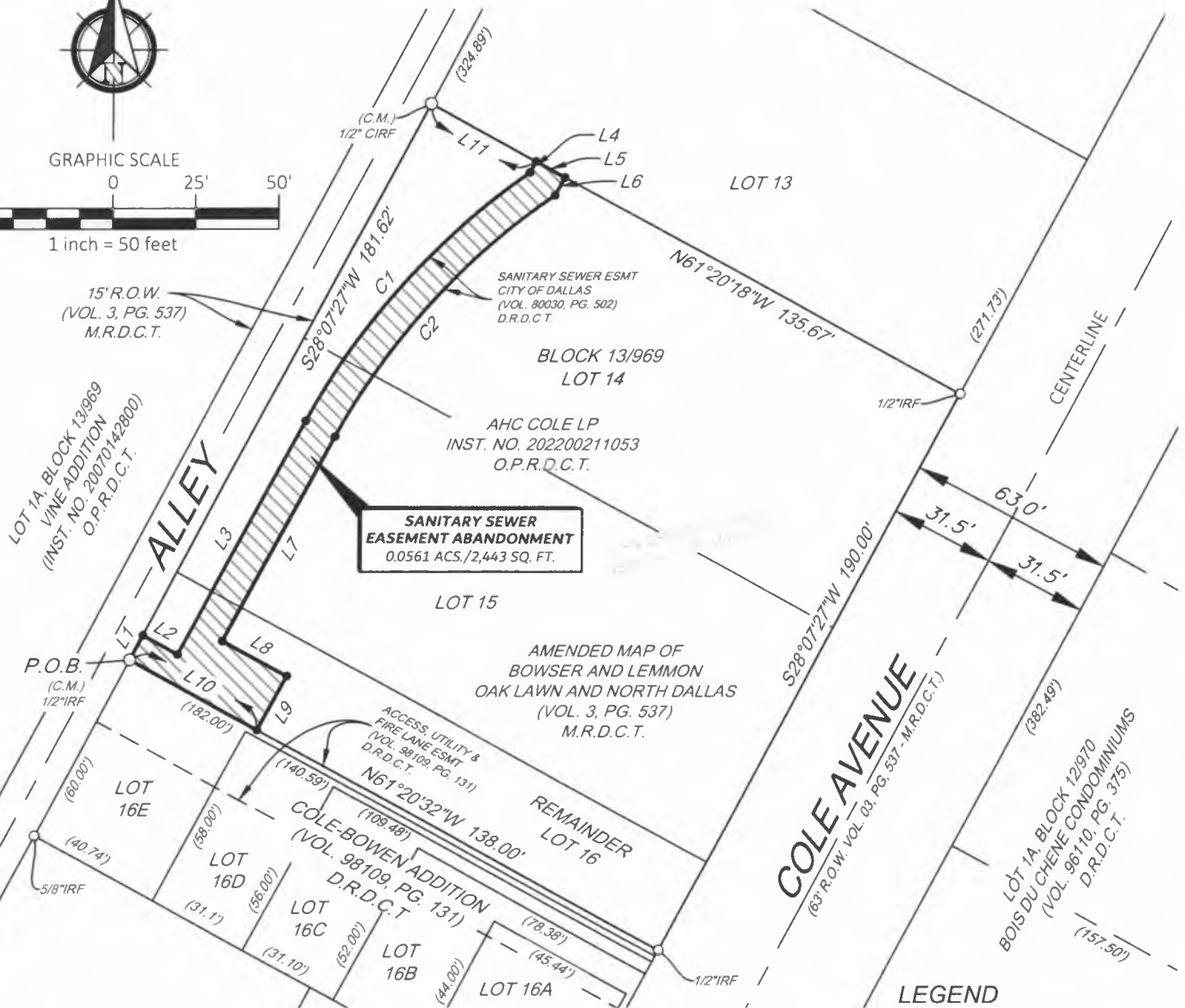
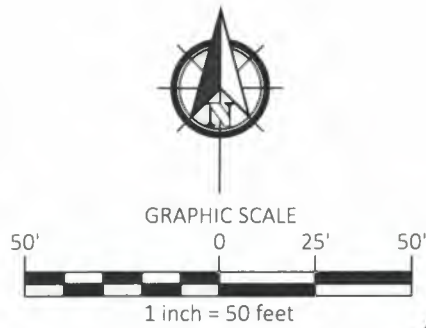
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LEGEND

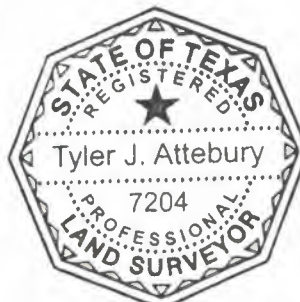
VOL., PG.	VOLUME, PAGE
SQ.FT., ACS.	SQUARE FEET, ACRES
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
C.M.	CONTROLLING MONUMENT
INST. NO.	INSTRUMENT NUMBER
(XX.XX')	RECORD DISTANCES
M.R.D.C.T.	MAP RECORDS, DALLAS, COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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1 INCH = 50 FEET

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CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH BEARING	CH DISTANCE
C1	027° 02' 19"	215.00'	101.46'	N41°53'37"E	100.52'
C2	027° 42' 11"	205.00'	99.12'	S42°13'33"W	98.16'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N28°07'27"E	8.38'
L2	S61°20'32"E	12.03'
L3	N28°22'28"E	80.00'
L4	N28°22'28"E	3.77'
L5	S61°20'32"E	10.00'
L6	S28°22'28"W	6.15'
L7	S28°22'28"W	70.00'
L8	S61°20'32"E	22.00'
L9	S28°22'28"W	18.43'
L10	N61°20'32"W	44.00'
L11	N61°20'32"W	36.32'



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