

**SANITARY SEWER EASEMENT ABANDONMENT  
1,855 SQUARE FEET / 0.0426 ACRES  
CITY BLOCK 4706  
G.S.C. LEONARD SURVEY, ABSTRACT NO. 780  
DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,855 square foot or 0.0426 acre tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, City of Dallas Block 4706, Dallas County, Texas, same being a portion of that tract of land described in General Warranty Deed to Greg Weeter & Chris Taliaferro recorded in Instrument Number 202200265530, Official Public Records, Dallas County, Texas, and being the Sanitary Sewer Easement as recorded in Volume 2323, Page 618, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found (controlling monument) at the intersection of the northeast right-of-way line of Cedar Hill Avenue (50' right-of-way)(AKA Cedar Hill Drive)(FKA Rock Lodge Road) and the northwest right-of-way line of Greenbriar Lane (60' right-of-way), both created by First Installment of East Kessler Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 292, Map Records, Dallas County, Texas,;

THENCE North 20 degrees 52 minutes 32 seconds West, along the said northeast right-of-way line of Cedar Hill Avenue, a distance of 51.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the south corner of the herein described tract of land, same being the POINT OF BEGINNING;

THENCE North 20 degrees 52 minutes 32 seconds West, along the said northeast right-of-way line of Cedar Hill Avenue, a distance of 17.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS", from which a 1/2 inch iron pipe found (controlling monument) bears North 20 degrees 52 minutes 32 seconds West 107.03 feet for the southwest corner of that tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Gregory Weeter as recorded in 202200040197, Official Public Records, Dallas County, Texas;

THENCE traversing said Weeter/Taliaferro tract, and City Block 4706, the following bearings and distances;

THENCE North 36 degrees 32 minutes 42 seconds East,, a distance of 60.21 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the start of a non-tangent curve to the left having a radius of 92.50 feet, a delta angle of 33 degrees 30 minutes 44 seconds and a chord bearing and distance of North 19 degrees 47 minutes 20 seconds East 53.34 feet;


THENCE along said curve to the left, an arc distance of 54.10 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

THENCE South 88 degrees 15 minutes 43 seconds East, a distance of 15.00 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the west line of Lot 1C, Block 4700, Krishnan Kessler Parkway Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700257465, Official Public Records, Dallas County, Texas, same being the start of a non - tangent curve to the right having a radius of 107.50 feet, a delta angle of 33 degrees 41 minutes 35 seconds and a chord bearing and distance of South 19 degrees 41 minutes 55 seconds West 62.31 feet;

THENCE along said curve to the right, an arc distance of 63.22 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

THENCE South 36 degrees 32 minutes 42 seconds West, a distance of 69.79 feet to the PLACE OF BEGINNING and containing 1,855 square feet of 0.0426 acres of land more or less.

(For SPRG use only)  
Reviewed By: A.B  
Date: 11/14/2025  
SPRG NO: 7074

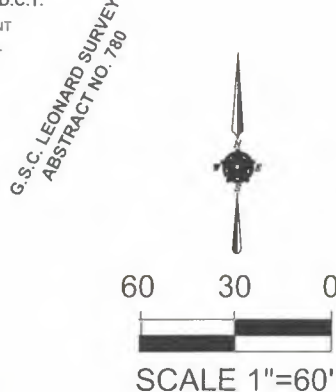
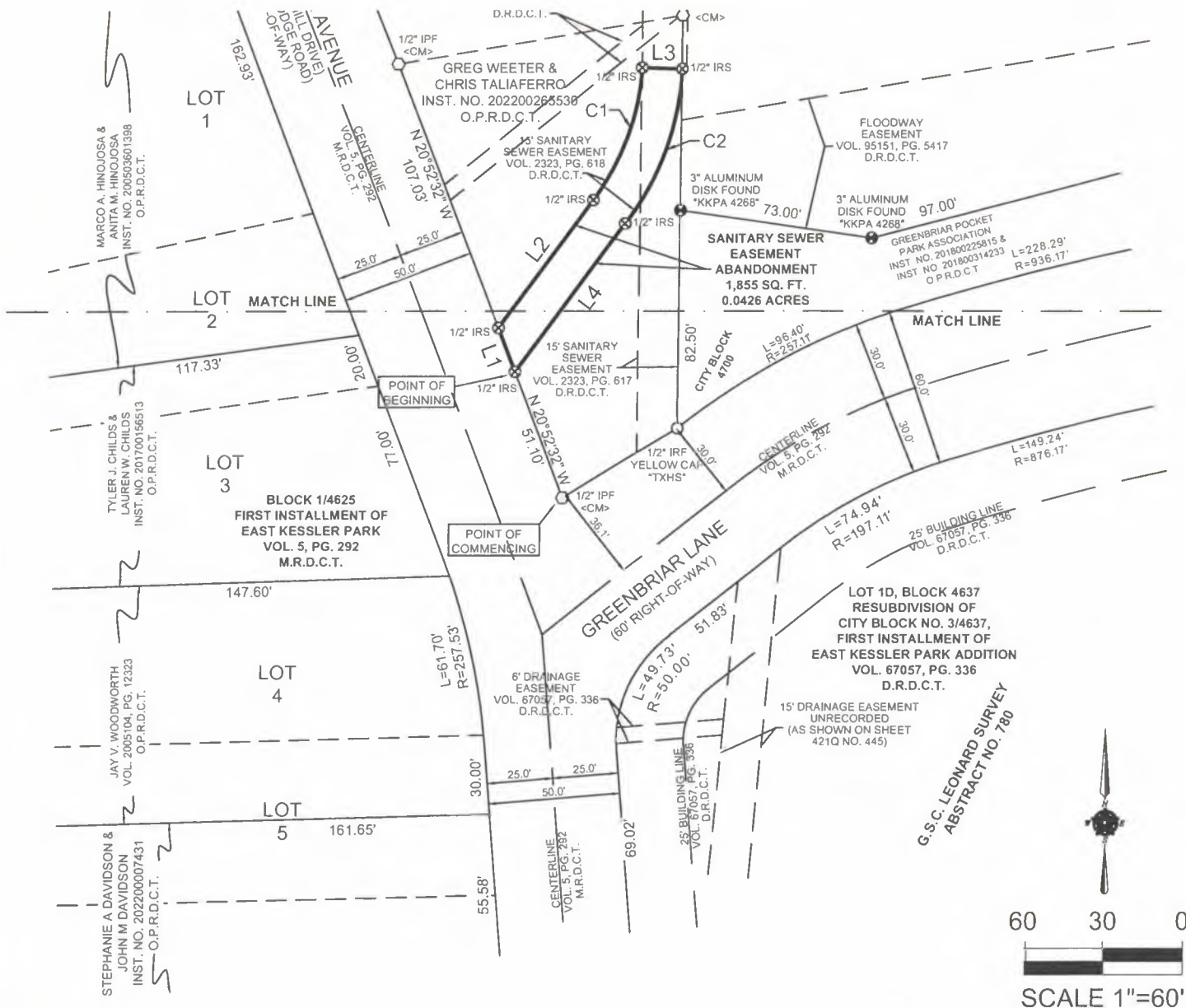
  
JR January, R.P.L.S.# 5382



BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, REALIZATION OF 2011.

Job# 2102842-5A  
Date: 09/30/2025  
Drawn: KO  
Scale: 1" - 60'  
Page 1 of 4

**SANITARY SEWER EASEMENT ABANDONMENT**  
**1,855 SQUARE FEET / 0.0426 ACRES**  
**CITY BLOCK 4706**  
**G.S.C. LEONARD SURVEY, ABSTRACT NO. 780**  
**DALLAS, DALLAS COUNTY, TEXAS**



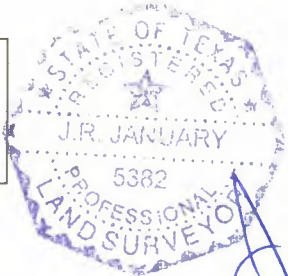
- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - PFC POINT FOR CORNER
  - SQ.FT SQUARE FEET
  - FKA FORMERLY KNOWN AS
  - AKA ALSO KNOWN AS
  - INST. NO. INSTRUMENT NUMBER
  - VOL. PG. VOLUME PAGE
  - M.R.D.C.T MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T DALLAS RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - EASEMENT \_\_\_\_\_
  - MATCH LINE \_\_\_\_\_
  - BOUNDARY \_\_\_\_\_
  - SANITARY SEWER LINE \_\_\_\_\_ **SS**

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Reviewed By: A.B

Date: 11/14/2025

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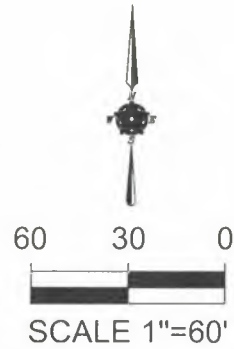
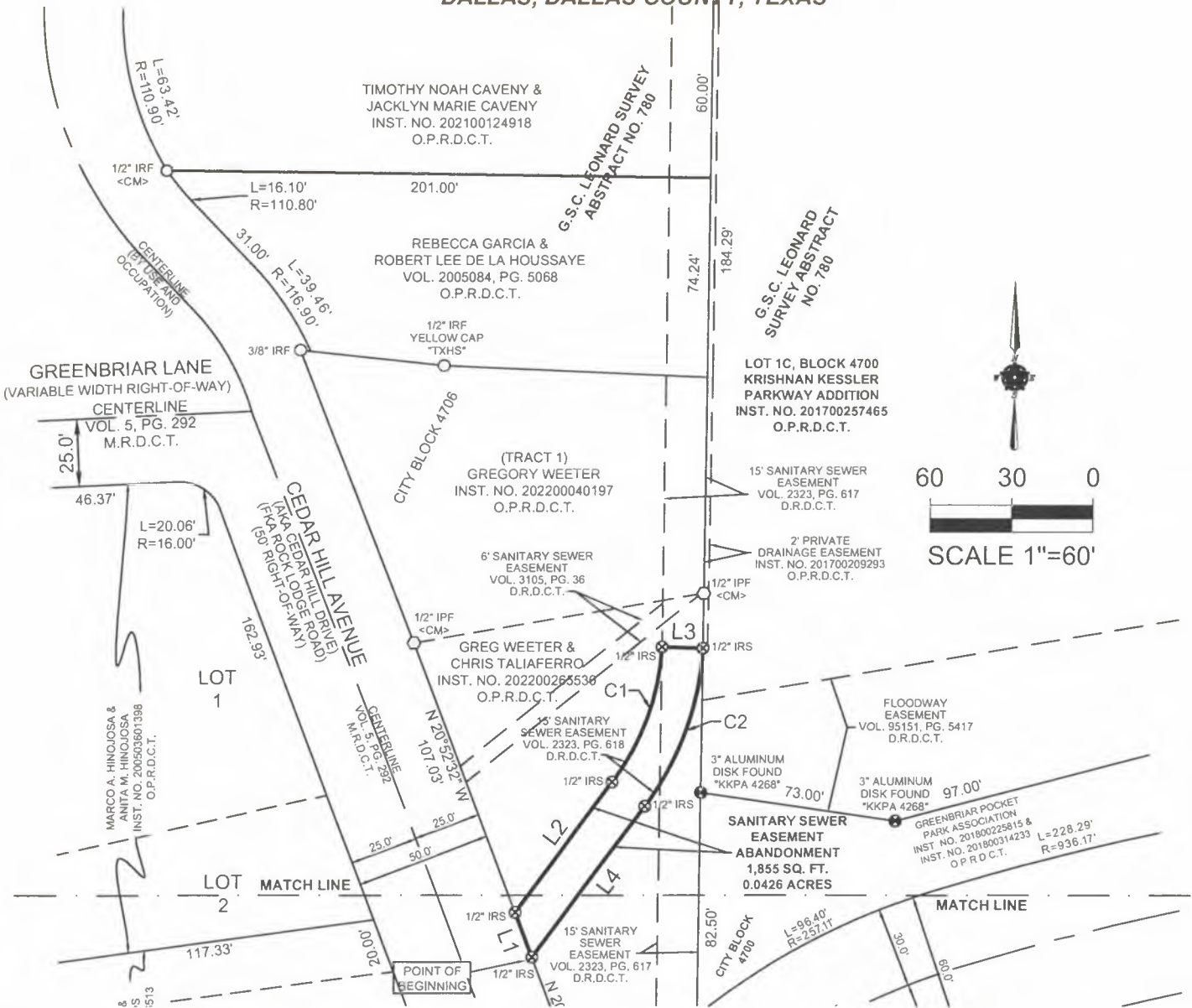
JR JANUARY, R.P.L.S.# 5382

**TEXAS HERITAGE**  
**SURVEYING, LLC**  
 10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com Firm No. 10169300

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 Page 2 of 4

**SANITARY SEWER EASEMENT ABANDONMENT EXHIBIT A – TRACT 1**  
**1,855 SQUARE FEET / 0.0426 ACRES**  
**CITY BLOCK 4706**  
**G.S.C. LEONARD SURVEY, ABSTRACT NO. 780**  
**DALLAS, DALLAS COUNTY, TEXAS**



- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - PFC POINT FOR CORNER
  - SQ.FT SQUARE FEET
  - FKA FORMERLY KNOWN AS
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  - D.R.D.C.T. DALLAS RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - EASEMENT
  - MATCH LINE
  - BOUNDARY
  - SANITARY SEWER LINE SS SS

(For SPRG use only)

Reviewed By: A.B  
 Date: 11/19/2025  
 SPRG NO: 7074

STATE OF TEXAS  
 REGISTERED  
 J.R. JANUARY  
 5382  
 PROFESSIONAL LAND SURVEYOR

JR JANUARY, R.P.L.S.# 5382

**TEXAS HERITAGE SURVEYING, LLC**  
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**SANITARY SEWER EASEMENT ABANDONMENT  
 1,855 SQUARE FEET / 0.0426 ACRES  
 CITY BLOCK 4706  
 G.S.C. LEONARD SURVEY, ABSTRACT NO. 780  
 DALLAS, DALLAS COUNTY, TEXAS**

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.80'	N20°52'32"W
L2	60.21'	N36°32'42"E
L3	15.00'	S88°15'43"E
L4	69.79'	S36°32'42"W


PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	54.10'	92.50'	33°30'44"	N19° 47' 20"E 53.34'
C2	63.22'	107.50'	33°41'35"	S19° 41' 55"W 62.31'

(For SPRG use only)

Reviewed By: A.B.

Date: 11/19/2025

SPRG NO: 7074



*JR January*

JR JANUARY, R.P.L.S.# 5382



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 SURVEYING, LLC**

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 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON THE STATE  
 PLANE COORDINATE SYSTEM, TEXAS  
 NORTH CENTRAL ZONE 4202, NORTH  
 AMERICAN DATUM OF 1983,  
 REALIZATION OF 2011.

Job# 2102842-5A  
 Date: 09/30/2025  
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 Page 4 of 4

**SANITARY SEWER EASEMENT ABANDONMENT EXHIBIT A – TRACT 2**

**2,199 SQUARE FEET / 0.0505 ACRES**

**CITY BLOCK 4706**

**G.S.C. LEONARD SURVEY, ABSTRACT NO. 780**

**DALLAS, DALLAS COUNTY, TEXAS**

BEING a 2,199 square foot or 0.0505 acre tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, City of Dallas Block 4706, Dallas County, Texas, same being a portion of that tract of land described in General Warranty Deed to Greg Weeter & Chris Taliaferro recorded in Instrument Number 202200265530, Official Public Records, Dallas County, Texas, and being part of the Sanitary Sewer Easement as recorded in Volume 2323, Page 617, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found (controlling monument) at the intersection of the northeast right-of-way line of Cedar Hill Avenue (50' right-of-way)(AKA Cedar Hill Drive)(FKA Rock Lodge Road) and the northwest right-of-way line of Greenbriar Lane (60' right-of-way), both created by First Installment of East Kessler Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 5, Page 292, Map Records, Dallas County, Texas, from which a 1/2 inch iron pipe found (controlling monument) bears North 20 degrees 52 minutes 32 seconds West 175.93 feet for the southwest corner of that tract of land described as Tract 1 in Warranty Deed with Vendor's Lien to Gregory Weeter as recorded in 202200040197, Official Public Records, Dallas County, Texas;

THENCE North 58 degrees 34 minutes 02 seconds East, along the said northwest right-of-way line of Greenbriar Lane, a distance of 32.80 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for the southwest corner of the herein described tract of land, same being the POINT OF BEGINNING;

THENCE North 00 degrees 32 minutes 13 seconds East, traversing said Weeter/Taliaferro tract, and City Block 4706, a distance of 145.12 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS";

THENCE North 51 degrees 02 minutes 53 seconds East, continuing to traverse said Weeter/Taliaferro tract, and City Block 4706, a distance of 19.44 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the west line of Lot 1C, Block 4700, Krishnan Kessler Parkway Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700257465, Official Public Records, Dallas County, Texas;

THENCE South 00 degrees 32 minutes 13 seconds West, along the west line of said Lot 1C, Block 4700, passing an 3 1/4 inch aluminum monument stamped "KKPA 4268" found for the northwest corner of that tract of land described in Deed without Warranty, recorded in Instrument Number 201800225815 and Correction Instrument as to a Recorded Original Instrument to Greenbriar Pocket Park Association recorded in Instrument Number 201800314233, Official Public Records, Dallas County, Texas, at a distance of 65.56 feet and continuing for a total distance of 148.12 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "TXHS" for the southwest corner of said Greenbriar Pocket Park Association tract and lying in the said northwest right-of-way line of Greenbriar Lane;

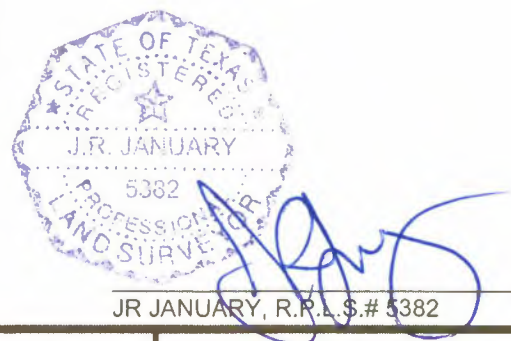
THENCE South 58 degrees 34 minutes 02 seconds West, along the said northwest right-of-way line of Greenbriar Lane, a distance of 17.68 feet to the PLACE OF BEGINNING and containing 2,199 square feet of 0.0505 acres of land more or less.

(For SPRG use only)

Reviewed By: A.G

Date: 11/14/2025

SPRG NO: 7075



JR JANUARY, R.P.L.S.# 5382



**TEXAS HERITAGE SURVEYING, LLC**

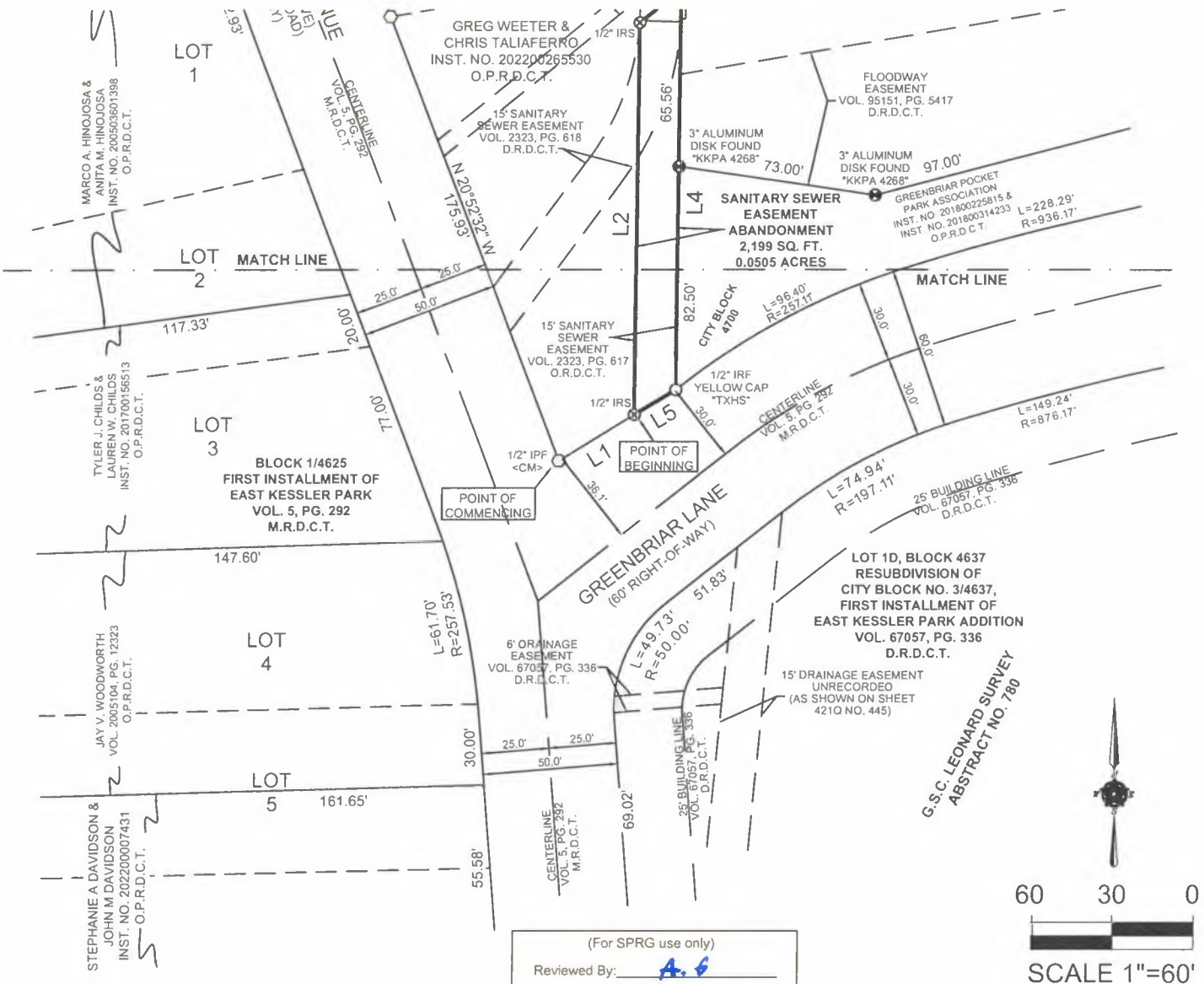
10610 Metric Drive, Suite 124, Dallas, TX 75243  
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txheritage.com Firm No. 10169300

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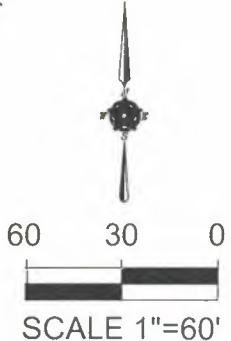
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Page 1 of 4

**SANITARY SEWER EASEMENT ABANDONMENT**  
**2,199 SQUARE FEET / 0.0505 ACRES**  
**CITY BLOCK 4706**  
**G.S.C. LEONARD SURVEY, ABSTRACT NO. 780**  
**DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A - TRACT 2**



(For SPRG use only)  
 Reviewed By: A. G.  
 Date: 11/14/2025  
 SPRG NO: 7075



- LEGEND:**
- CM CONTROLLING MONUMENT
  - IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
  - IPF IRON PIPE FOUND
  - IRF IRON ROD FOUND
  - PFC POINT FOR CORNER
  - SQ.FT SQUARE FEET
  - FKA FORMERLY KNOWN AS
  - AKA ALSO KNOWN AS
  - INST. NO. INSTRUMENT NUMBER
  - VOL. PG. VOLUME PAGE
  - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
  - D.R.D.C.T. DALLAS RECORDS, DALLAS COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
  - EASEMENT \_\_\_\_\_
  - MATCH LINE \_\_\_\_\_
  - BOUNDARY \_\_\_\_\_
  - SANITARY SEWER LINE \_\_\_\_\_ **SS**

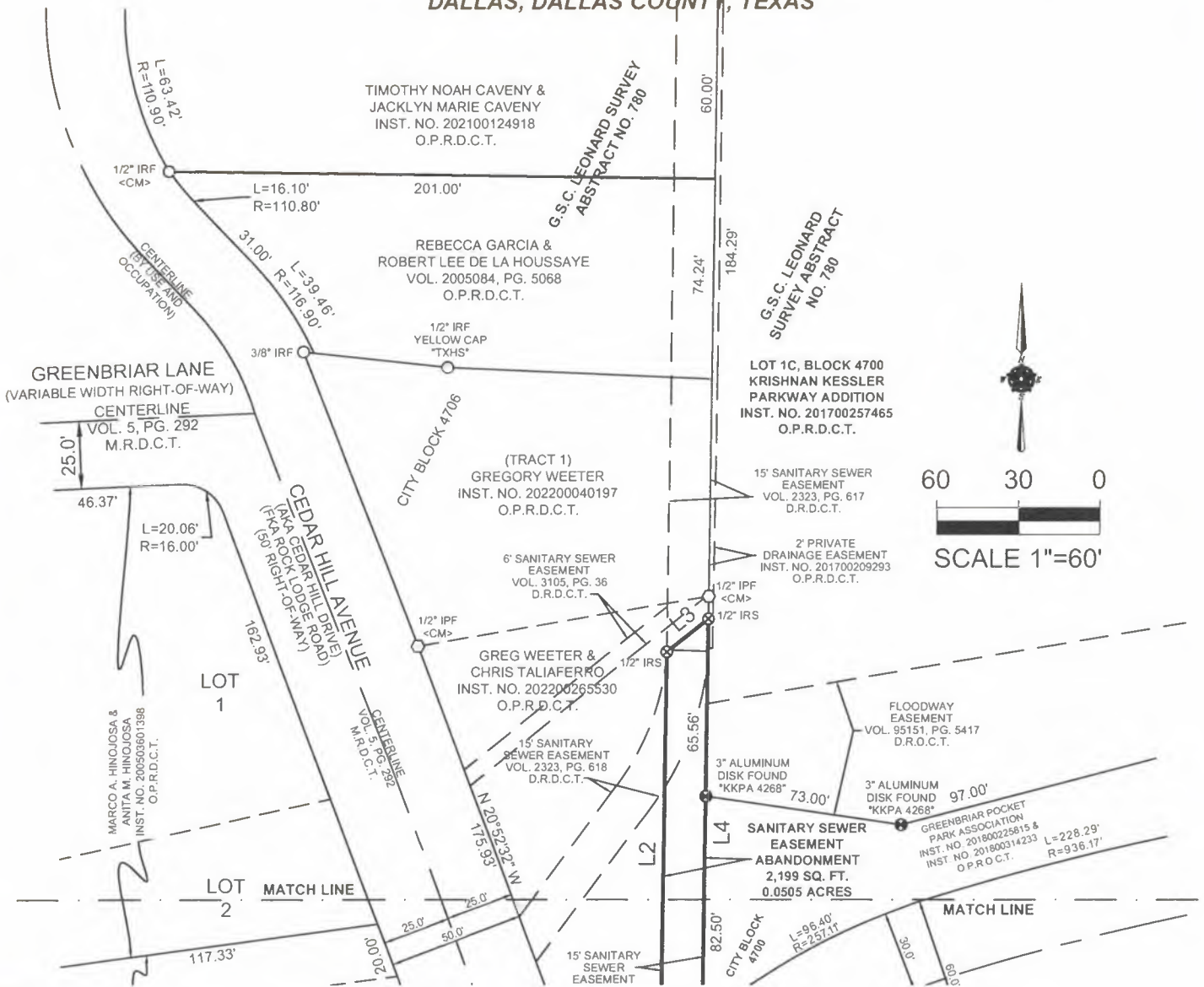
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**2,199 SQUARE FEET / 0.0505 ACRES**  
**CITY BLOCK 4706**  
**G.S.C. LEONARD SURVEY, ABSTRACT NO. 780**  
**DALLAS, DALLAS COUNTY, TEXAS**



<b>LEGEND:</b>	
CM	CONTROLLING MONUMENT
IRS	IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
PFC	POINT FOR CORNER
SQ.FT	SQUARE FEET
FKA	FORMERLY KNOWN AS
AKA	ALSO KNOWN AS
INST. NO.	INSTRUMENT NUMBER
VOL. PG.	VOLUME PAGE
M.R.D.C.T	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DALLAS RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
EASEMENT	_____
MATCH LINE	_____
BOUNDARY	_____
SANITARY SEWER LINE	SS SS

(For SPRG use only)  
 Reviewed By: A. G.  
 Date: 11/14/2025  
 SPRG NO: 7075

STATE OF TEXAS  
 REGISTERED  
 JR JANUARY  
 5382  
 PROFESSIONAL  
 LAND SURVEYOR  
 JR JANUARY, R.P.L.S.# 5382

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 CITY BLOCK 4706  
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 DALLAS, DALLAS COUNTY, TEXAS


PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.80'	N58°34'02"E
L2	145.12'	N0°32'13"E
L3	19.44'	N51°02'53"E
L4	148.12'	S0°32'13"W
L5	17.68'	S58°34'02"W

(For SPRG use only)

Reviewed By: A. G.

Date: 11/14/2025

SPRG NO: 7075



\_\_\_\_\_  
 JR JANUARY, R.P.L.S.# 5382



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