

DRAINAGE AND UTILITY EASEMENT ABANDONMENT

Iron Point Addition, Lot 4A, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 213 square foot (0.005 acre) tract of land situated in the John G. Jackson Jr. Survey, Abstract No. 707, City of Dallas, Dallas County, Texas; part of Block 8103, an Official Number of the City of Dallas, Texas; said tract being part of Lot 4A, Block 8103, Iron Point Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800211278 of the Official Public Records of Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to JAHCO Lake Highlands LLC recorded in Instrument No. 201900327653 of said Official Public Records; said tract being part of the 10' Drainage and Utility Easement created by plat in Plaza Bank Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 87134, Page 13 of the Deed Records of Dallas County, Texas; said 213 square foot tract being more particularly described as follows:

COMMENCING, 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found in the northwest right-of-way line of Valmarie Drive (60' wide right-of-way, formerly Miller Road and formerly Fair Oaks Avenue) recorded in Volume 2294, Page 75 of said Deed Records; said point being the southwest corner of Lot 4B, Block 8103 of said Iron Point Addition and the east corner of Lot 3B, Block 8103 of said Plaza Bank Center;

THENCE, South 68 degrees, 45 minutes, 25 seconds West, along said northwest line of Valmarie Drive and the southeast line of said Lot 3B, Block 8103, a distance of 143.89 feet to the south corner of said Lot 3B, Block 8103; said point being a southeast corner of said Lot 4A, Block 8103;

THENCE, North 46 degrees, 19 minutes, 44 seconds West, departing said northwest line of Valmarie Drive and along the southwest line of said Lot 3B, Block 8103 and a northeast line of said Lot 4A, Block 8103, a distance of 199.87 feet to the POINT OF BEGINNING;

THENCE, departing the said southwest line of Lot 3B, Block 8103 and the said northeast line of Lot 4A, Block 8103, and into said Lot 4A, Block 8103, the following three (3) call:

South 72 degrees, 57 minutes, 26 seconds West, a distance of 21.27 feet to a point for corner;

North 46 degrees, 20 minutes, 28 seconds West, a distance of 11.47 feet to a point for corner;

North 72 degrees, 57 minutes, 26 seconds East, a distance of 21.28 feet to a point for corner in the said southwest line of Lot 3B, Block 8103 and the said northeast line of Lot 4A, Block 8103; from said point a 1/2-inch iron rod with "CBG SURVEY" cap found bears North 46 degrees, 19 minutes, 44 seconds West, a distance of 4.34 feet;

THENCE, South 46 degrees, 19 minutes, 44 seconds East, along the said southwest line of Lot 3B, Block 8103 and the said northeast line of Lot 4A, Block 8103, a distance of 11.47 feet to the POINT OF BEGINNING;

CONTAINING: 213 square feet or 0.005 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

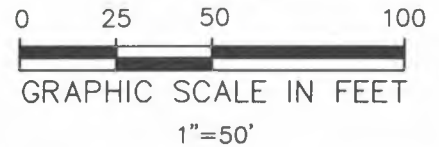
(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract of land described.

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
Reg. Surveying Firm LS-100080-00
Date 08-19-2022



Form with fields: Reviewed By: G.S., Date: 11-12-22, SPRG NO: 6006



LEGEND		
	ABANDONMENT PARCEL LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	VOL. VOLUME PG. PAGE
	POINT FOR CORNER	INST. NO. INSTRUMENT NUMBER
P.O.B.	- POINT OF BEGINNING	SF SQUARE FEET
P.O.C.	- POINT OF COMMENCING	IRFCBG 1/2-INCH IRON ROD W/"CBG SURVEY" CAP FOUND
(C.M.)	CONTROLLING MONUMENT	IRFBC 1/2-INCH IRON ROD W/"BRITAIN & CRAWFORD" CAP FOUND
		R.O.W. RIGHT OF WAY

LOT 4A, BLOCK 8103
IRON POINT ADDITION
(INST. NO. 201800211278)
(O.P.R.D.C.T.)

JAHCO LAKE HIGHLANDS LLC
(INST. NO. 201900327653)
(O.P.R.D.C.T.)

N 72°57'26" E 21.28'
10' DRAINAGE AND UTILITY EASEMENT (VOL. 87134, PG. 13) (D.R.D.C.T.)
N 46°20'28" W 11.47'
S 46°19'44" E 11.47'
S 72°57'26" W 21.27'
N 46°19'44" W 199.87'
P.O.B.

DRAINAGE AND UTILITY EASEMENT ABANDONMENT
213 SF
(0.005 ACRES)

JAHCO ROYAL SKILLMAN, L.L.C.
(INST. NO. 20070013948)
(O.P.R.D.C.T.)

LOT 2D, BLOCK 8103
ROYAL HIGHLANDS ADDITION
(INST. NO. 200900131174)
(O.P.R.D.C.T.)

REMAINDER OF
LOT 3B, BLOCK 8103
PLAZA BANK CENTER
(VOL. 87134, PG. 13)
(D.R.D.C.T.)

JAHCO LH DEVELOPMENT LLC
(INST. NO. 202000334894)
(O.P.R.D.C.T.)

LOT 4B, BLOCK 8103
IRON POINT ADDITION
(INST. NO. 201800211278)
(O.P.R.D.C.T.)

P.O.C.
IRFBC (C.M.)

VALMARIE DRIVE
(FORMERLY MILLER ROAD)
(FORMERLY FAIR OAKS AVENUE)
(VOL. 2294, PG. 75)
(D.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S.

Date: 11-10-22

SPRG NO: 6006

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tracts of land described.

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369

08-19-2022
Date



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

DRAINAGE AND UTILITY EASEMENT ABANDONMENT

IRON POINT ADDITION
LOT 4A, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 2 OF 2



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	MAY 2022	4759-20.489

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lots 4A and 4B, Block 8103 and
Plaza Bank Center, Lot 3B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 12,263 square foot (0.282 acre) tract of land situated in the John G. Jackson Jr. Survey, Abstract No. 707, City of Dallas, Dallas County, Texas; part of Block 8103, an Official Number of the City of Dallas, Texas; said tract being part of Lot 4A and Lot 4B, Block 8103, Iron Point Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800211278 of the Official Public Records of Dallas County, Texas, part of Lot 3B, Block 8103, Plaza Bank Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 87134, Page 13 of the Deed Records of Dallas County, Texas; said tract being part of the certain tract of land described in Special Warranty Deed to JAHCO Lake Highlands LLC recorded in Instrument No. 201900327653 and part of that certain tract of land described in Special Warranty Deed to JAHCO LH Development LLC recorded in Instrument No. 202000334894, both of said Official Public Records; said tract also being part of "Easement Strip No. 1" tract described in the Sanitary Sewer Easement recorded in Volume 69067, Page 693 of said Deed Records; said 12,263 square foot tract being more particularly described as follows:

COMMENCING, at a mag nail with washer stamped "IPA 5513" found in the west right-of-way line of Audelia Road (a variable width right-of-way) recorded in Volume 537, Page 44 and Volume 2033, Page 621 of said Deed Records; said point being the east corner of said Lot 4B, Block 8103 and the northeast corner of a tract of land described in Quitclaim Deed to the State of Texas recorded in Volume 556, Page 1660 of said Deed Records;

THENCE, departing said west line of Audelia Road and along the south line of said Lot 4B, Block 8103 and the north and west line of said State of Texas tract, the following two (2) calls:

North 81 degrees, 14 minutes, 35 seconds West, a distance of 99.52 feet to a 1/2-inch iron rod found at the northwest corner of said State of Texas tract;

South 08 degrees, 45 minutes, 25 seconds West, a distance of 42.68 feet to the **POINT OF BEGINNING**;

THENCE, South 08 degrees, 45 minutes, 25 seconds West, along said south line of Lot 4B, Block 8103 and said west line of said State of Texas tract, a distance of 15.71 feet to a point for corner; from which a 1/2-inch iron rod with "BRITRAIN & CRAWFORD" cap found, at the southwest corner of said State of Texas tract and the a corner in said south line of Lot 4B, bears South 08 degrees, 45 minutes, 25 seconds West, a distance of 41.61 feet;

THENCE, South 81 degrees, 24 minutes, 50 seconds West, departing said south line of Lot 4B, Block 8103 and said west line of said State of Texas tract, and into and across said Lot 4B, Block 8103, at a distance of 111.64 feet passing a south line of said Lot 4B, Block 8103, a north line of said Lot 3B and a north line of said JAHCO LH Development LLC tract, continuing in all a total distance of 190.98 feet to a point for corner;

THENCE, North 69 degrees, 52 minutes, 03 seconds West, at a distance of 32.77 feet passing said south line of Lot 4B, Block 8103 and said north line of said Lot 3B and said north line of the JAHCO LH Development LLC tract, continuing in all a total distance of 167.80 feet to a point for corner;

THENCE, South 59 degrees, 07 minutes, 37 seconds West, a distance of 28.51 feet to a point for the beginning of a tangent curve to the left;

(For SPRG use only)	
Reviewed By:	<u> M.E. </u>
Date:	<u> 12.07.23 </u>
SPRG NO:	<u> 6007 </u>

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lots 4A and 4B, Block 8103 and
Plaza Bank Center, Lot 3B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

THENCE, in a southern direction, along said curve to the left, having a central angle of 26 degrees, 49 minutes, 10 seconds, a radius of 232.50 feet, a chord bearing and distance of South 45 degrees, 43 minutes, 02 seconds West, 107.84 feet, at an arc distance of 84.89 feet passing the west line of said Lot 4B, Block 8103 and the east line of said Lot 4A, Block 8103, continuing in all a total arc distance of 108.83 feet to a point for corner at the end of said curve;

THENCE, continuing through and crossing said Lot 4A, Block 8103, the following five (5) calls:

South 32 degrees, 18 minutes, 27 seconds West, a distance of 44.77 feet to a point for corner;

South 88 degrees, 27 minutes, 57 seconds West, a distance of 65.49 feet to a point for corner;

North 71 degrees, 27 minutes, 43 seconds West, a distance of 97.61 feet to a point for corner;

North 73 degrees, 49 minutes, 33 seconds West, a distance of 63.45 feet to a point for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 15 degrees, 34 minutes, 58 seconds, a radius of 152.50 feet, a chord bearing and distance of North 81 degrees, 37 minutes, 02 seconds West, 41.35 feet, an arc distance of 41.48 feet to a point for corner at the end of said curve; said point being in the southwest line of said Lot 4A, Block 8103 and the northeast line of Lot 2D, Block 8103, Royal Highlands Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200900131174 of said Official Public Records;

THENCE, North 46 degrees, 20 minutes, 28 seconds West, along the said southwest line of Lot 4A, Block 8103 and the northeast line of said Lot 2D, Block 8103, a distance of 20.94 feet to a point for corner; from said point the west corner of said Lot 4A and the north corner of said Lot 2D, in the southeast right-of-way line of Skillman Street (a variable width right-of-way, by use and occupation, no recording information found) bears North 46 degrees, 20 minutes, 28 seconds West, a distance of 88.52 feet; said point being the beginning of a non-tangent curve to the right;

THENCE, departing said southwest line of Lot 4A, Block 8103 and said northeast line of Lot 2D, Block 8103, through and crossing said Lot 4A, Block 8103, the following five (5) calls:

Along said curve to the right, having a central angle of 20 degrees, 49 minutes, 24 seconds, a radius of 167.50 feet, a chord bearing and distance of South 84 degrees, 14 minutes, 15 seconds East, 60.54 feet, an arc distance of 60.88 feet to a point at the end of said curve;

South 73 degrees, 49 minutes, 33 seconds East, a distance of 63.75 feet to a point for corner;

South 71 degrees, 27 minutes, 43 seconds East, a distance of 95.27 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>W.E.</u>
Date:	<u>12.07.23</u>
SPRG NO:	<u>6007</u>

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lots 4A and 4B, Block 8103 and
Plaza Bank Center, Lot 3B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

North 88 degrees, 27 minutes, 57 seconds East, a distance of 54.83 feet to a point for corner;

North 32 degrees, 18 minutes, 27 seconds East, a distance of 36.77 feet to a point for the beginning of a tangent curve to the right;

THENCE, in a northeast direction, along said curve to the right, having a central angle of 26 degrees, 49 minutes, 10 seconds, a radius of 247.50 feet, a chord bearing and distance of North 45 degrees, 43 minutes, 02 seconds East, 114.80 feet, at an arc distance of 42.93 feet passing said east line of said Lot 4A, Block 8103 and said west line of Lot 4B, Block 8103, continuing in all a total arc distance of 115.85 feet to a point for the end of said curve;

THENCE, continuing through and crossing said Lot 4B, Block 8103, the following three (3) calls:

North 59 degrees, 07 minutes, 37 seconds East, a distance of 35.67 feet to a point for corner;

South 69 degrees, 52 minutes, 03 seconds East, a distance of 171.12 feet to a point for corner;

North 81 degrees, 24 minutes, 50 seconds East, a distance of 191.82 feet to the **POINT OF BEGINNING**;

CONTAINING: 12,263 square feet or 0.282 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract of land described.


Justin W. Waldrip
Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, LLC
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

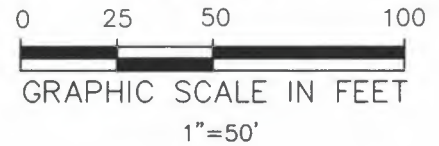
11/20/2023
Date



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4759-20.489EX1_REV1.dwg dmg

(For SPRG use only)	
Reviewed By:	<u>W.E.</u>
Date:	<u>12.07.23</u>
SPRG NO:	<u>6007</u>

LEGEND			
—	ABANDONMENT PARCEL LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
—	PROPERTY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
—	EASEMENT LINE	VOL.	VOLUME PG. PAGE
○	POINT FOR CORNER	INST. NO.	INSTRUMENT NUMBER
P.O.B.	- POINT OF BEGINNING	SF	SQUARE FEET
P.O.C.	- POINT OF COMMENCING	IRFCBG	1/2-INCH IRON ROD W/"CBG SURVEY" CAP FOUND
(C.M.)	CONTROLLING MONUMENT	IRFBC	1/2-INCH IRON ROD W/"BRITAIN & CRAWFORD" CAP FOUND



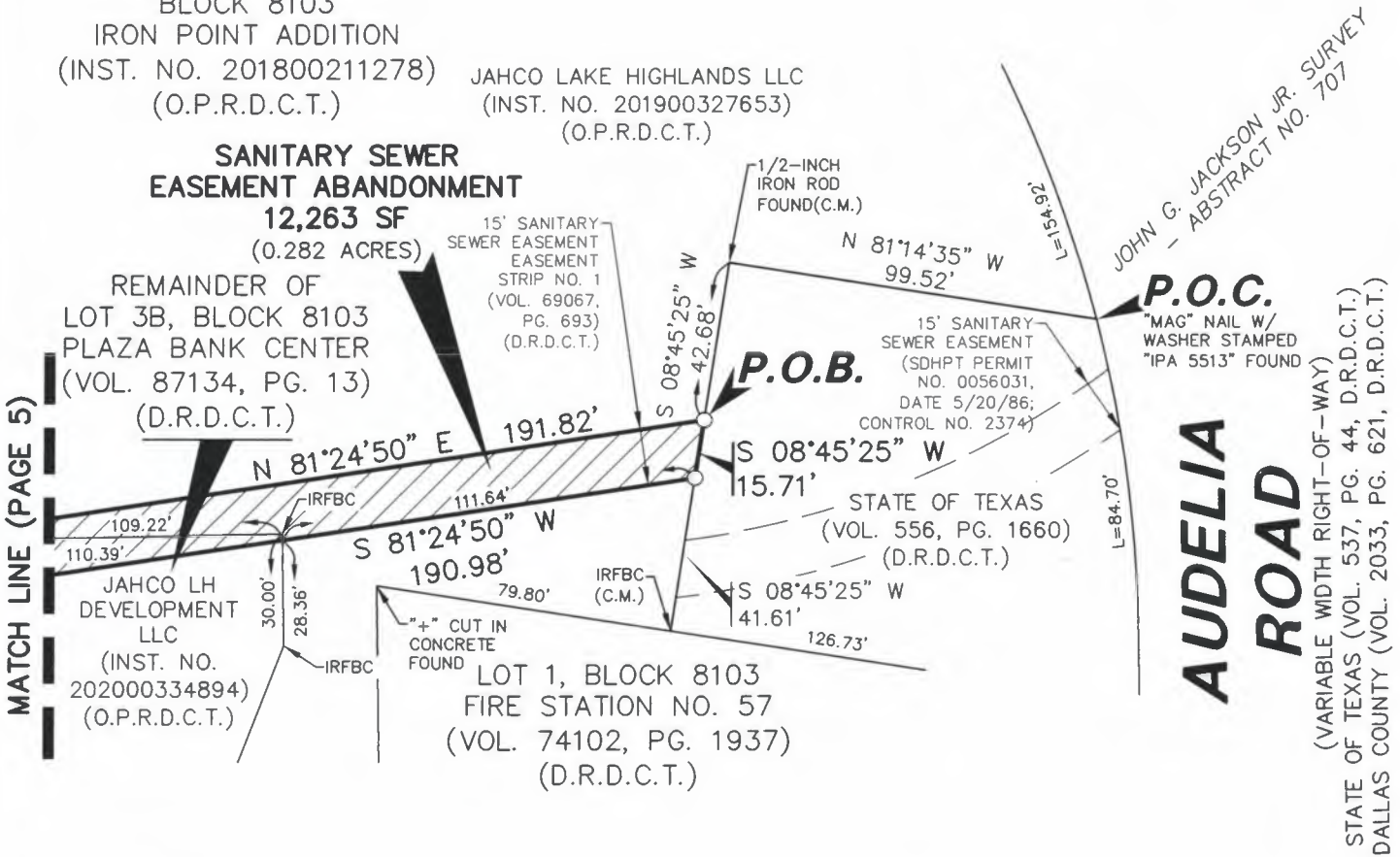
LOT 4B,
BLOCK 8103
IRON POINT ADDITION
(INST. NO. 201800211278) JAHCO LAKE HIGHLANDS LLC
(O.P.R.D.C.T.) (INST. NO. 201900327653)
(O.P.R.D.C.T.)

**SANITARY SEWER
EASEMENT ABANDONMENT
12,263 SF
(0.282 ACRES)**

REMAINDER OF
LOT 3B, BLOCK 8103
PLAZA BANK CENTER
(VOL. 87134, PG. 13)
(D.R.D.C.T.)

JAHCO LH
DEVELOPMENT
LLC
(INST. NO.
202000334894)
(O.P.R.D.C.T.)

LOT 1, BLOCK 8103
FIRE STATION NO. 57
(VOL. 74102, PG. 1937)
(D.R.D.C.T.)



MATCH LINE (PAGE 5)

**AUDELIA
ROAD**
(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS (VOL. 537, PG. 44, D.R.D.C.T.)
DALLAS COUNTY (VOL. 2033, PG. 621, D.R.D.C.T.)

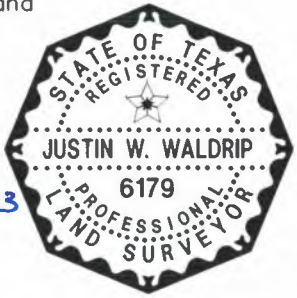
(For SPRG use only)

Reviewed By: W.E.

Date: 12.07.23

SPRG NO: 6007

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tracts of land described.



Justin W. Waldrup
Justin W. Waldrup
Registered Professional
Land Surveyor No. 6179
Date 11/20/2023

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**SANITARY SEWER
EASEMENT
ABANDONMENT**

IRON POINT ADDITION
LOTS 4A AND 4B, BLOCK 8103 AND
PLAZA BANK CENTER
LOT 3B, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 6

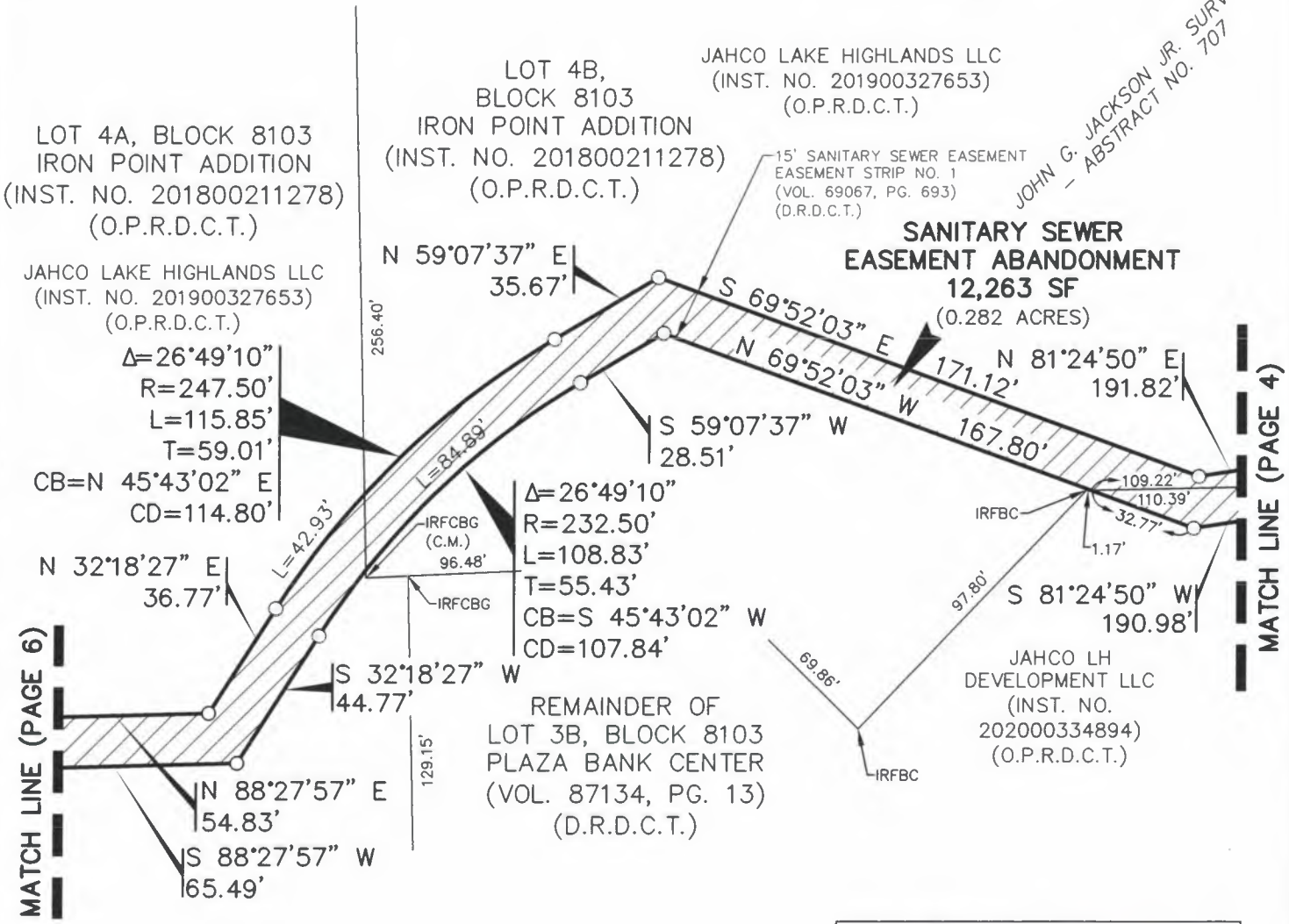
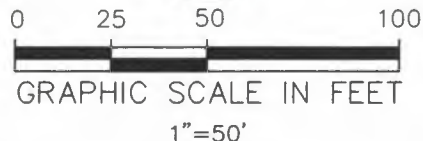
Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	SBP	1"=50'	NOV. 2023	4759-20.489

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11/20/2023 11:17 AM
SBPHILLIPS

LEGEND

	ABANDONMENT PARCEL LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	VOL. VOLUME PG. PAGE
	POINT FOR CORNER	INST. NO. INSTRUMENT NUMBER
P.O.B	- POINT OF BEGINNING	SF SQUARE FEET
P.O.C	- POINT OF COMMENCING (C.M.) CONTROLLING MONUMENT	IRFCBG 1/2-INCH IRON ROD W/"CBG SURVEY" CAP FOUND
		IRFBC 1/2-INCH IRON ROD W/"BRITTAIN & CRAWFORD" CAP FOUND



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NOTES:

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(For SPRG use only)

Reviewed By: W.E.

Date: 12.07.23

SPRG NO: 6007



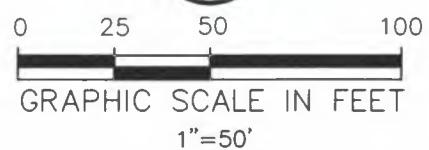
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	SBP	1"=50'	NOV. 2023	4759-20.489

SANITARY SEWER EASEMENT ABANDONMENT

IRON POINT ADDITION
LOTS 4A AND 4B, BLOCK 8103 AND
PLAZA BANK CENTER
LOT 3B, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 5 OF 6

LEGEND			
	ABANDONMENT PARCEL LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
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(C.M.)	CONTROLLING MONUMENT	IRFBC	1/2-INCH IRON ROD W/"BRITTAIN & CRAWFORD" CAP FOUND



SKILLMAN STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)
 (BY USE AND OCCUPATION)
 (NO RECORDING INFORMATION FOUND)

LOT 4A, BLOCK 8103
 IRON POINT ADDITION
 (INST. NO. 201800211278)
 (O.P.R.D.C.T.)

JAHCO LAKE HIGHLANDS LLC
 (INST. NO. 201900327653)
 (O.P.R.D.C.T.)

JOHN G. JACKSON JR. SURVEY
 - ABSTRACT NO. 707

15' SANITARY SEWER EASEMENT
 EASEMENT STRIP NO. 1
 (VOL. 69067, PG. 693)
 (D.R.D.C.T.)

$\Delta=20^{\circ}49'24''$
 $R=167.50'$
 $L=60.88'$
 $T=30.78'$
 $CB=S\ 84^{\circ}14'15''\ E$
 $CD=60.54'$

N $46^{\circ}20'28''\ W$
 20.94'

$\Delta=15^{\circ}34'58''$
 $R=152.50'$
 $L=41.48'$
 $T=20.87'$
 $CB=N\ 81^{\circ}37'02''\ W$
 $CD=41.35'$

S $73^{\circ}49'33''\ E$
 63.75'
 N $73^{\circ}49'33''\ W$
 63.45'
 S $71^{\circ}27'43''\ E$
 95.27'
 N $71^{\circ}27'43''\ W$
 97.61'

N $88^{\circ}27'57''\ E$
 54.83'

S $88^{\circ}27'57''\ W$
 65.49'

LOT 2D, BLOCK 8103
 ROYAL HIGHLANDS ADDITION
 (INST. NO. 200900131174)
 (O.P.R.D.C.T.)

JAHCO ROYAL SKILLMAN, L.L.C.
 (INST. NO. 20070013948)
 (O.P.R.D.C.T.)

**SANITARY SEWER
 EASEMENT
 ABANDONMENT**
 12,263 SF
 (0.282 ACRES)

MATCH LINE (PAGE 5)

(For SPRG use only)

Reviewed By: U.E.

Date: 12.07.23

SPRG NO: 6007

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
 2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**SANITARY SEWER
 EASEMENT
 ABANDONMENT**
 IRON POINT ADDITION
 LOTS 4A AND 4B, BLOCK 8103 AND
 PLAZA BANK CENTER
 LOT 3B, BLOCK 8103
 JOHN G. JACKSON JR. SURVEY,
 ABSTRACT NO. 707,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 6 OF 6

Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	SBP	1"=50'	NOV. 2023	4759-20.489

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 SBPHILLIPS

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lot 4B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,504 square foot (0.035 acre) tract of land situated in the John G. Jackson Jr. Survey, Abstract No. 707, City of Dallas, Dallas County, Texas; part of Block 8103, an Official Number of the City of Dallas, Texas; said tract being part of Lot 4B, Block 8103, Iron Point Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800211278 of the Official Public Records of Dallas County, Texas; said tract being part of that certain tract of land described in Special Warranty Deed to JAHCO Lake Highlands LLC recorded in Instrument No. 201900327653 of said Official Public Records; said tract also being all of a 15' Sanitary Sewer Easement by plat of Plaza Bank Center, an addition to the City of Dallas, Texas according to the plat recorded in Volume 87134, Page 13 of the Deed Records of Dallas County, Texas; said 1,504 square foot tract being more particularly described as follows:

COMMENCING, at a mag nail with washer stamped "IPA 5513" found in the west right-of-way line of Audelia Road (a variable width right-of-way) recorded in Volume 537, Page 44 and Volume 2033, Page 621 of said Deed Records; said point being the east corner of said Lot 4B, Block 8103 and the northeast corner of a tract of land described in Quitclaim Deed to the State of Texas recorded in Volume 556, Page 1660 of said Deed Records;

THENCE, departing said west line of Audelia Road and along the south lines of said Lot 4B, Block 8103 and the north and west line of said State of Texas tract, the following two (2) calls:

North 81 degrees, 14 minutes, 35 seconds West, a distance of 99.52 feet to a 1/2-inch iron rod found at the northwest corner of said State of Texas tract;

South 08 degrees, 45 minutes, 25 second West, a distance of 75.30 feet to the **POINT OF BEGINNING**;

THENCE, South 08 degrees, 45 minutes, 25 seconds West, along said south line of Lot 4B, Block 8103 and said west line of said State of Texas tract, a distance of 15.59 feet to a point for corner; said point being at the beginning of a non-tangent curve to the right; from said point a 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap found at a south corner of said Lot 4B, Block 8103 and in the north line of Lot 1, Block 8103, Fire Station No. 57, an addition to the City of Dallas, Texas according to the plat recorded in Volume 74102, Page 1937 of said Deed Records, bears South 08 degrees, 45 minutes, 25 seconds West, a distance of 9.11 feet;

THENCE, in a westerly direction, along said curve to the right, having a central angle of 15 degrees, 17 minutes, 11 seconds, a radius of 257.50 feet, a chord bearing and distance of North 88 degrees, 53 minutes, 10 seconds West, 68.50 feet, an arc distance of 68.70 feet to a point at the end of said curve; said point being in said south line of Lot 4B, Block 8103 and said north line of Lot 1, Block 8103; from said point the previously mentioned 1/2-inch iron rod with "BRITTAIN & CRAWFORD" cap bears South 81 degrees, 14 minutes, 24 seconds East, a distance of 67.89 feet;

THENCE, North 81 degrees, 14 minutes, 35 seconds West, along said south line of Lot 4B, Block 8103 and said north line of Lot 1, Block 8103, at a distance of 11.91 feet passing a reentrant corner of said Lot 4B, Block 8103 and the northwest corner of said Lot 1, Block 8103, continuing in all a total distance of 31.54 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 11-10-22 </u>
SPRG NO:	<u> 6008 </u>

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lot 4B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

THENCE, through said Lot 4B, Block 8103, the following three (3) calls:

North 08 degrees, 45 minutes, 25 seconds East, a distance of 15.00 feet to a point for corner;

South 81 degrees, 14 minutes, 35 seconds East, a distance of 31.54 feet to a point for the beginning of a tangent curve to the left;

Along said curve to the left, having a central angle of 16 degrees, 15 minutes, 26 seconds, a radius of 242.50 feet, a chord bearing and distance of South 89 degrees, 22 minutes, 18 seconds East, 68.58 feet, an arc distance of 68.81 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,504 square feet or 0.035 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract of land described.

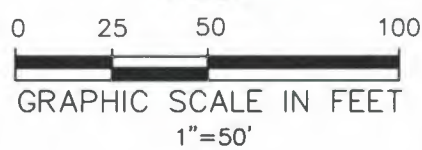
10-27-2022

Jonathan E. Cooper Date
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



4759-20.489EX2_REV2.docx
4759-20.489EX2_REV2.dwg dmg

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 11-10-22 </u>
SPRG NO:	<u> 6008 </u>



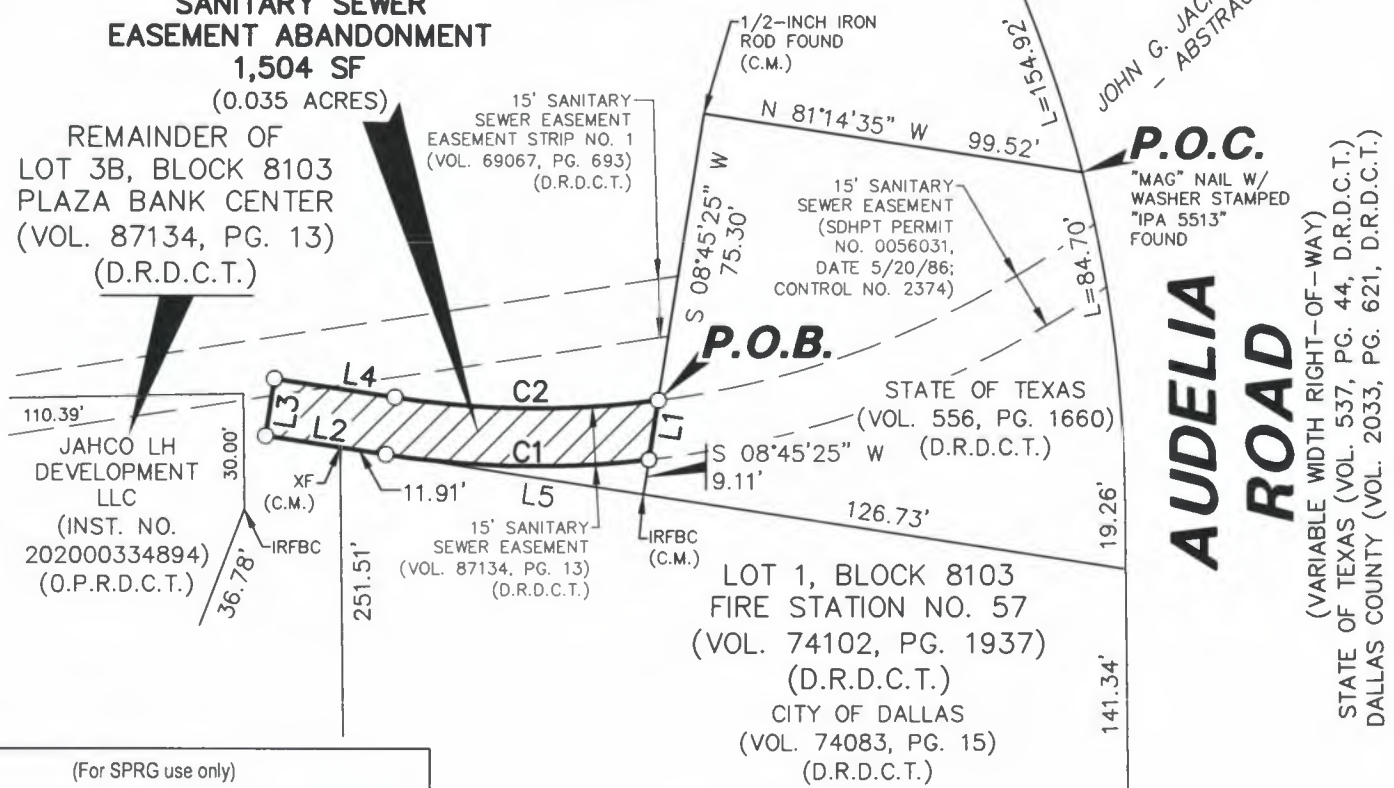
LEGEND		
	ABANDONMENT PARCEL LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	VOL. VOLUME
	POINT FOR CORNER	PG. PAGE
P.O.B	- POINT OF BEGINNING	INST. NO. INSTRUMENT NUMBER
P.O.C	- POINT OF COMMENCING	SF SQUARE FEET
(C.M.)	CONTROLLING MONUMENT	IRFBC 1/2-INCH IRON ROD W/"BRITAIN & CRAWFORD" CAP FOUND

LOT 4B,
BLOCK 8103
IRON POINT ADDITION
(INST. NO. 201800211278)
(O.P.R.D.C.T.)

JAHCO LAKE HIGHLANDS LLC
(INST. NO. 201900327653)
(O.P.R.D.C.T.)

**SANITARY SEWER
EASEMENT ABANDONMENT
1,504 SF
(0.035 ACRES)**

REMAINDER OF
LOT 3B, BLOCK 8103
PLAZA BANK CENTER
(VOL. 87134, PG. 13)
(D.R.D.C.T.)



P.O.C.
"MAG" NAIL W/
WASHER STAMPED
"IPA 5513"
FOUND

P.O.B.

**AUDELIA
ROAD**
(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS (VOL. 537, PG. 44, D.R.D.C.T.)
DALLAS COUNTY (VOL. 2033, PG. 621, D.R.D.C.T.)

JAHCO LH
DEVELOPMENT
LLC
(INST. NO.
202000334894)
(O.P.R.D.C.T.)

LOT 1, BLOCK 8103
FIRE STATION NO. 57
(VOL. 74102, PG. 1937)
(D.R.D.C.T.)
CITY OF DALLAS
(VOL. 74083, PG. 15)
(D.R.D.C.T.)

(For SPRG use only)

Reviewed By: G.S

Date: 11-10-22

SPRG NO: 6008

SEE PAGE 4
FOR LINE AND
CURVE DATA

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369

10-27-2022
Date



Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DMG	JEC	1"=50'	MAY 2022	4759-20.489

**SANITARY SEWER
EASEMENT
ABANDONMENT**
IRON POINT ADDITION
LOT 4B, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

M:\DWG-47\4759-20.489\DWG\SURVEY C3D 2018\4759-20.489EX2_REV2.DWG
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<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>
L1	S 08°45'25" W	15.59'
L2	N 81°14'35" W	31.54'
L3	N 08°45'25" E	15.00'
L4	S 81°14'35" E	31.54'
L5	S 81°14'24" E	67.89'

<i>CURVE TABLE</i>					
<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>CHORD BEARING</i>	<i>CHORD</i>
C1	15°17'11"	257.50'	68.70'	N 88°53'10" W	68.50'
C2	16°15'26"	242.50'	68.81'	S 89°22'18" E	68.58'

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(For SPRG use only)

Reviewed By: G.S.
 Date: 11-10-22
 SPRG NO: 6008



7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

<i>DRAWN BY</i>	<i>CHECKED BY</i>	<i>SCALE</i>	<i>DATE</i>	<i>JOB NUMBER</i>
DMG	JEC	—	MAY 2022	4759-20.489

**SANITARY SEWER
 EASEMENT
 ABANDONMENT**

IRON POINT ADDITION
 LOT 4B, BLOCK 8103
 JOHN G. JACKSON JR. SURVEY,
 ABSTRACT NO. 707,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 4 OF 4

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lot 4B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 9,683 square foot (0.222 acre) tract of land situated in the John G. Jackson Jr. Survey, Abstract No. 707, City of Dallas, Dallas County, Texas; part of Block 8103, an Official Number of the City of Dallas, Texas; said tract being part of Lot 4B, Block 8103, Iron Point Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201800211278 of the Official Public Records of Dallas County, Texas; said tract being part of that tract of land described in Special Warranty Deed to JAHCO Lake Highlands LLC recorded in Instrument No. 201900327653 of said Official Public Records; said tract also being part of a tract of land described in the 2.5 foot Sanitary Sewer Easement recorded in Volume 97031, Page 1516 and part of a tract of land described in the 15 foot Sanitary Sewer Easement recorded in Volume 87134, Page 13, both of the Deed Records of Dallas County, Texas; said 9,683 square foot tract being more particularly described as follows:

COMMENCING, at a mag nail with washer stamped "IPA 5513" found in the west right-of-way line of Audelia Road (a variable width right-of-way) recorded in Volume 537, Page 44 and Volume 2033, Page 621 of said Deed Records; said point being the east corner of said Lot 4B, Block 8103 and the northeast corner of a tract of land described in Quitclaim Deed to the State of Texas recorded in Volume 556, Page 1660 of said Deed Records; said point also being the beginning of a non-tangent curve to the left; from said point a 1/2-inch iron rod found for the northwest corner of said State of Texas tract bears North 81 degrees, 14 minutes, 35 seconds West, departing said west line of Audelia Road and along the south lines of said Lot 4B, Block 8103 and the north line of said State of Texas tract, a distance of 99.52 feet;

THENCE, in a northwesterly direction, along the said west line of Audelia Road, the east line of said Lot 4B, Block 8103 and said curve to the left, having a central angle of 00 degrees, 41 minutes, 43 seconds, a radius of 352.05 feet, a chord bearing and distance of North 14 degrees, 58 minutes, 59 seconds West, 4.27 feet, an arc distance of 4.27 feet to a point at the intersection of the said west line of Audelia Road and the north line of said 2.5 foot Sanitary Sewer Easement;

THENCE, North 43 degrees, 20 minutes, 03 seconds West, departing the said west line of Audelia Road and along the said north line of the 2.5 foot Sanitary Sewer Easement, a distance of 115.78 feet to the **POINT OF BEGINNING**;

THENCE, South 06 degrees, 56 minutes, 26 seconds East, departing the said north line of the 2.5 foot Sanitary Sewer Easement and over and across said 2.5 foot and 15 foot Sanitary Sewer Easements, a distance of 33.71 feet to a point for corner; said point being in the south line of said 2.5 foot Sanitary Sewer Easement;

THENCE, North 43 degrees, 20 minutes, 03 seconds West, along the said south line of the 2.5 foot easements, a distance of 22.06 feet to a point for corner; said point being at the intersection of the said south line of the 2.5 foot Sanitary Sewer Easement and the south line of the said 15 foot Sanitary Sewer Easement;

THENCE, along the south line of the said 15 foot Sanitary Sewer Easement, the following three (3) calls:

South 45 degrees, 31 minutes, 52 seconds West, a distance of 42.19 feet to a point for corner;

North 44 degrees, 28 minutes, 08 seconds West, a distance of 15.00 feet to a point for corner;

North 45 degrees, 31 minutes, 52 seconds East, a distance of 42.49 feet to a point for corner; said point being at the intersection of the said south line of the 2.5 foot Sanitary Sewer Easement and the said south line of the 15 foot Sanitary Sewer Easement;

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 11-10-22 </u>
SPRG NO:	<u> 6009 </u>

SANITARY SEWER EASEMENT ABANDONMENT

Iron Point Addition, Lot 4B, Block 8103
John G. Jackson Jr. Survey, Abstract No. 707
City of Dallas, Dallas County, Texas

THENCE, in a northwesterly direction, along the said south line of the 2.5 Sanitary Sewer Easement, the following three (3) calls:

North 43 degrees, 20 minutes, 03 seconds West, a distance of 106.25 feet to a point for corner;

North 75 degrees, 56 minutes, 13 seconds West, a distance of 206.82 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

Along said curve to the left, having a central angle of 03 degrees, 41 minutes, 39 seconds, a radius of 1,665.51 feet, a chord bearing and distance of South 88 degrees, 55 minutes, 04 seconds West, 107.36 feet, an arc distance of 107.38 feet to a point for corner; from said point a mag nail found at an angle point in west line of said Lot 4B bears South 60 degrees, 11 minutes, 40 seconds West, a distance of 74.45 feet;

THENCE, North 00 degrees, 51 minutes, 04 seconds West, departing the said south line of the 2.5 foot Sanitary Sewer Easement and over and across said 2.5 foot and 15 foot Sanitary Sewer Easements; a distance of 20.01 feet to a point for corner at the beginning of a non-tangent curve to the right; said point being in the said north line of the 2.5 Sanitary Sewer Easement;

THENCE, in a southeasterly direction, along the said north line of the 2.5 foot Sanitary Sewer Easement, the following three (3) calls:

Along said curve to the right, having a central angle of 03 degrees, 44 minutes, 56 seconds, a radius of 1,685.51 feet, a chord bearing and distance of North 88 degrees, 58 minutes, 11 seconds East, 110.26 feet, an arc distance of 110.28 feet to a point for corner;

South 75 degrees, 56 minutes, 13 seconds East, a distance of 214.99 feet to a point for corner;

South 43 degrees, 20 minutes, 03 seconds East, a distance of 122.03 feet to the POINT OF BEGINNING;

CONTAINING: 9,683 square feet or 0.222 acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract of land described.



Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

10-27-2022

Date



(For SPRG use only)
Reviewed By: G.S.
Date: 11-28-22
SPRG NO: 6009

SKILLMAN STREET

(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
(VOL. 537, PG. 44)
(D.R.D.C.T.)

1/2-INCH IRON ROD FOUND (C.M.)
(1/2-INCH IRON ROD FOUND
S 77° 16' E - 4.8')

EXHIBIT A TRACT 4



340.26' 17.83' 10' X 10' CORNER CLIP
(VOL. 83205, PG. 1580)
(D.R.D.C.T.)

LOT 4B,
BLOCK 8103
IRON POINT ADDITION
(INST. NO. 201800211278)
(O.P.R.D.C.T.)

AUDELIA ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 537, PG. 44, D.R.D.C.T.)
(VOL. 2033, PG. 621, D.R.D.C.T.)

(For SPRG use only)

Reviewed By: E.S.

Date: 11-10-22

SPRG NO: 6009

MATCH LINE (SEE PAGE 4)

S 75°56'13" E 214.99'
N 75°56'13" W 206.82'

2.5' SANITARY SEWER EASEMENT
(VOL. 97031, PG. 1516)
(D.R.D.C.T.)

15' SANITARY SEWER EASEMENT
(VOL. 87134, PG. 13)
(D.R.D.C.T.)

SANITARY SEWER EASEMENT ABANDONMENT
9,683 SF
(0.222 ACRES)

JAHCO LAKE HIGHLANDS LLC
(INST. NO. 201900327653)
(O.P.R.D.C.T.)

10' D.P. & L. AND UTILITY EASEMENT
(VOL. 87134, PG. 13, D.R.D.C.T.)

15' SANITARY SEWER EASEMENT
(VOL. 87134, PG. 13)
(D.R.D.C.T.)

5/8-INCH IRON ROD
W/TXDOT SURVEY MARKER
RIGHT OF WAY MONUMENT
CAP FOUND

JOHN G. JACKSON JR. SURVEY
- ABSTRACT NO. 707

10' DRAINAGE EASEMENT
(VOL. 79080, PG. 2176)
(D.R.D.C.T.)

DETAIL NOT TO SCALE

P.O.C.
"MAG" NAIL
W/WASHER
STAMPED
"IPA 5513"
FOUND

STATE OF TEXAS
(VOL. 556, PG. 1660)
(D.R.D.C.T.)

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

LEGEND		
	ABANDONMENT PARCEL LINE	M.R.D.C.T. MAP RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	POINT FOR CORNER	VOL. VOLUME
	P.O.B. - POINT OF BEGINNING	PG. PAGE
	P.O.C. - POINT OF COMMENCING	INST. NO. INSTRUMENT NUMBER
		SF SQUARE FEET
		(C.M.) CONTROLLING MONUMENT

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Date: 10-27-2022



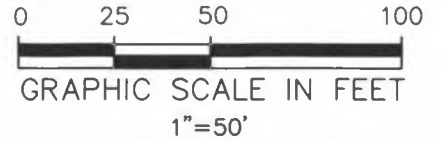
SANITARY SEWER EASEMENT ABANDONMENT

IRON POINT ADDITION
LOT 4B, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

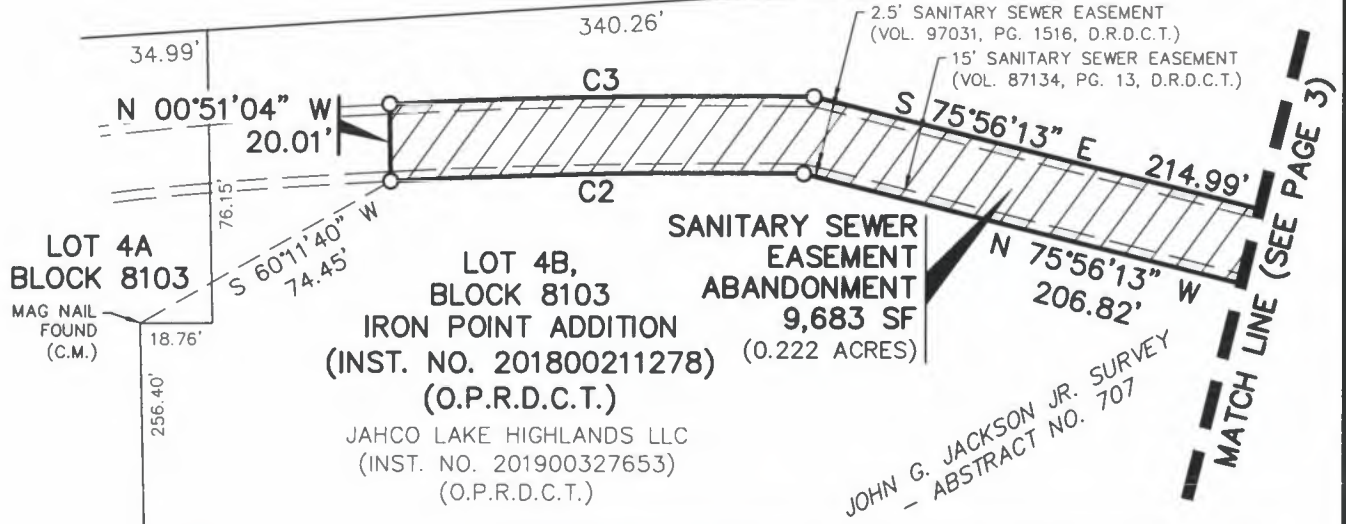
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	MAY 2022	4759-20.489

M:\DWG-47\4759-20.489\DWG\SURVEY C3D 2018\4759-20.489EX4_REV1.DWG 10/20/2022 11:45 AM DMGRAF



SKILLMAN STREET

(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS
(VOL. 537, PG. 44)
(D.R.D.C.T.)



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°41'43"	352.05'	4.27'	N 14°58'59" W	4.27'
C2	03°41'39"	1665.51'	107.38'	S 88°55'04" W	107.36'
C3	03°44'56"	1685.51'	110.28'	N 88°58'11" E	110.26'

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°20'03" W	115.78'
L2	S 06°56'26" E	33.71'
L3	N 43°20'03" W	22.06'
L4	S 45°31'52" W	42.19'
L5	N 44°28'08" W	15.00'
L6	N 45°31'52" E	42.49'

LEGEND

	ABANDONMENT	M.R.D.C.T.	MAP RECORDS DALLAS COUNTY, TEXAS
	PARCEL LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
	PROPERTY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	EASEMENT LINE		
	POINT FOR CORNER	VOL.	VOLUME
P.O.B	– POINT OF BEGINNING	PG.	PAGE
P.O.C	– POINT OF COMMENCING	INST. NO.	INSTRUMENT NUMBER
		SF	SQUARE FEET
		(C.M.)	CONTROLLING MONUMENT

(For SPRG use only)

Reviewed By: G.S.
Date: 11-10-22
SPRG NO: 6009

NOTES:

- A metes and bounds description of even survey date herewith accompanies this plat of survey.
- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	JEC	1"=50'	MAY 2022	4759-20.489

SANITARY SEWER EASEMENT ABANDONMENT
IRON POINT ADDITION
LOT 4B, BLOCK 8103
JOHN G. JACKSON JR. SURVEY,
ABSTRACT NO. 707,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4