

FIRE LANE EASEMENT ABANDONMENT

NEX

Lot 2C, Block A/7357

Jacob W. Hallford Survey, Abstract No. 600

City of Dallas, Dallas County, Texas

(For SPRG use only)

Reviewed by: A.G  
Date: 8/20/24  
SPRG No. 6656

LEGAL DESCRIPTION

BEING a 5,772 square foot (or 0.1325 acre) tract of land out of the Jacob W. Hallford Survey, Abstract No. 600, situated in the City of Dallas, Dallas County, Texas, being a portion of Lot 2C, Block A/7357 of NEX, a subdivision of record in Document Number 201800331455 the Official Public Records of Dallas County, Texas, and being a portion of that certain tract of land conveyed to Nexus Recovery Center Foundation by Special Warranty Deed of record in Document Number 202400037100 of the Official Public Records of Dallas County, Texas, also being all of a called Tract 2 - 20 foot Fire Lane Easement of record in Volume 67185, Page 1157 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch Iron rod found in the West right-of-way line of La Prada Drive (right-of-way varies - formerly known as Eastfield Boulevard [Ordinance 12825] - Volume 598, Page 2133 and Volume 70087, Page 210 of said Deed Records), being the Northeast corner of Lot 1A of said Block A/7357 of NEX, also being the Southeast corner of said Lot 2C, from which a 1/2 inch iron rod with 3 1/4" Aluminum cap stamped "NEX" & "RAYMOND L. GOODSON JR. INC." found bears, S01°05'50"E, a distance of 51.54 feet;

THENCE, N01°05'50"W, along the West right-of-way line of La Prada Drive, being the common East line of said Lot 2C, a distance of 194.20 feet to the Southeast corner of said Tract 2 - 20 foot Fire Lane Easement of record, for the POINT OF BEGINNING;

THENCE, leaving the West right-of-way line of La Prada Drive, over and across said Lot 2C, along the South, West and North lines of said Tract 2 - 20 foot Fire Lane Easement, the following three (3) courses and distances:

- 1. S88°54'10"W, a distance of 85.79 feet to the Southwest corner of said Tract 2 - 20 foot Fire Lane Easement;
- 2. N01°05'50"W, a distance of 157.00 feet to the Northwest corner of said Tract 2 - 20 foot Fire Lane Easement;
- 3. N88°54'10"E, a distance of 85.79 feet to the Northeast corner of said Tract 2 - 20 foot Fire Lane Easement, being in the West right-of-way line of La Prada Drive, also being the common East line of said Lot 2C;

THENCE, S01°05'50"E, along the West right-of-way line of La Prada Drive and the common East line of said Lot 2C, being the East line of said Tract 2 - 20 foot Fire Lane Easement, a distance of 20.00 feet to a point;

PAGE 1 OF 3



EAGLE SURVEYING, LLC  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177



*Matthew Raabe*  
Matthew Raabe  
R.P.L.S. # 6402

7-17-24  
Date

JOB NUMBER	DRAWN BY	DATE
2303.044-03	MJR/TER	07-17-2024

**FIRE LANE EASEMENT ABANDONMENT**

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LEGAL DESCRIPTION - (continued)


**THENCE**, leaving the West right-of-way line of La Prada Drive, over and across said Lot 2C, along the East line of said Tract 2 - 20 foot Fire Lane Easement, the following three (3) courses and distances:

1. S88°54'10"W, a distance of 65.79 feet to a point;
2. S01°05'50"E, a distance of 117.00 feet to a point;
3. N88°54'10"E, a distance of 65.79 feet to a point in the West right-of-way line of La Prada Drive, being the common East line of said Lot 2C;

**THENCE**, S01°05'50"E, along the West right-of-way line of La Prada Drive, being the common East line of said Lot 2C, also being the East line of said Tract 2 - 20 foot Fire Lane Easement, a distance of 20.00 feet to the **POINT OF BEGINNING** and containing an area of 0.1325 Acres, or (5,772 Square Feet) of land, more or less.

Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

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 <p><b>EAGLE SURVEYING</b></p>	<p><b>EAGLE SURVEYING, LLC</b>          222 S. ELM STREET          SUITE: 200          DENTON, TX 76201          (940) 222-3009          TX FIRM # 10194177</p>					
	<table border="1"> <tr><th>JOB NUMBER</th><th>DRAWN BY</th><th>DATE</th></tr> <tr><td>2303.044-03</td><td>MJR/TER</td><td>07-17-2024</td></tr> </table>	JOB NUMBER	DRAWN BY	DATE	2303.044-03	MJR/TER
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2303.044-03	MJR/TER	07-17-2024				

*Matthew Raabe*  
 Matthew Raabe  
 R.F.L.S. # 6402



7-17-24  
 Date

**FIRE LANE EASEMENT ABANDONMENT**

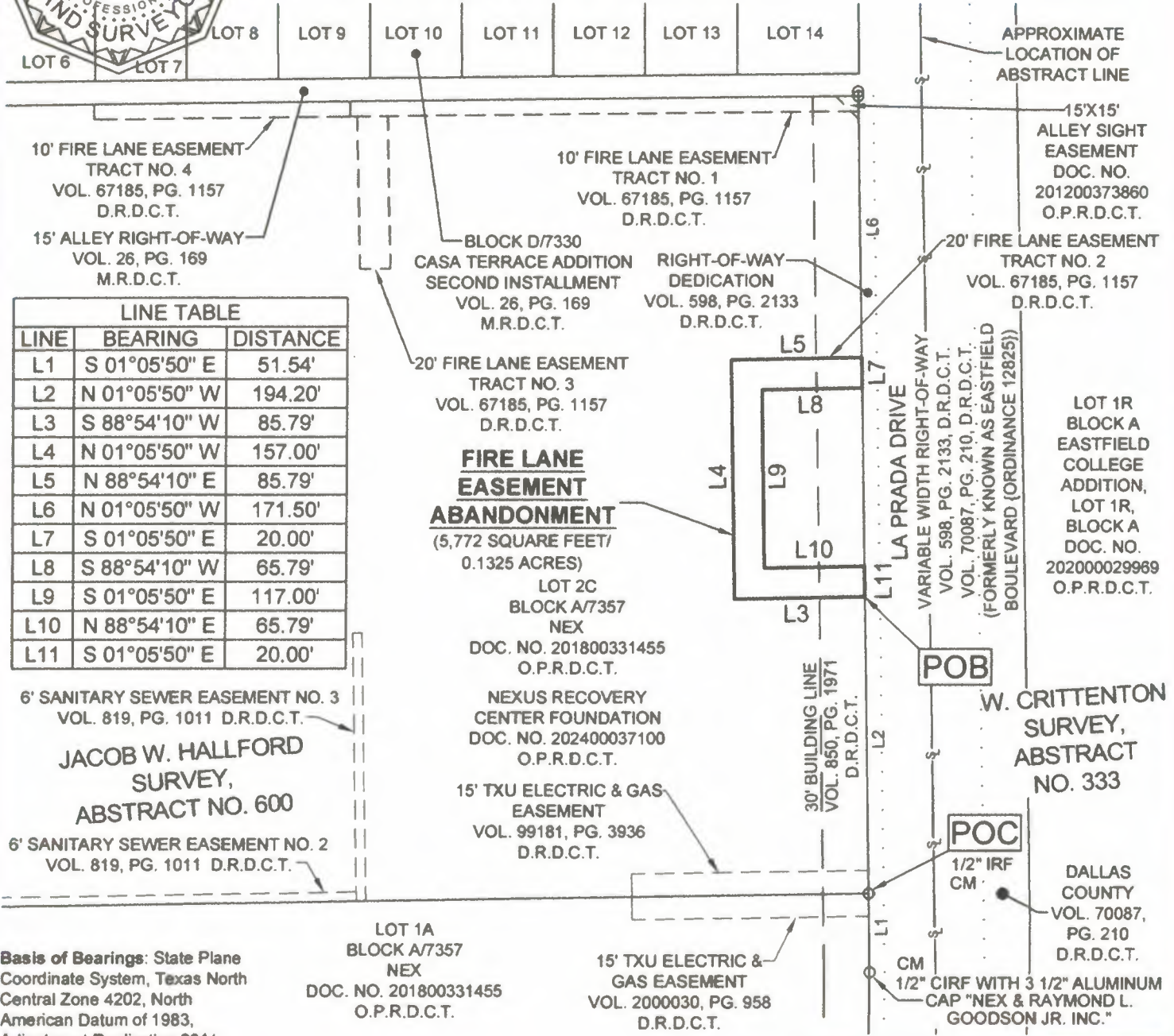
**NEX**

Lot 2C, Block A/7357

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City of Dallas, Dallas County, Texas

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Date: 8/20/24  
SPRG No. 6656



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°05'50" E	51.54'
L2	N 01°05'50" W	194.20'
L3	S 88°54'10" W	85.79'
L4	N 01°05'50" W	157.00'
L5	N 88°54'10" E	85.79'
L6	N 01°05'50" W	171.50'
L7	S 01°05'50" E	20.00'
L8	S 88°54'10" W	65.79'
L9	S 01°05'50" E	117.00'
L10	N 88°54'10" E	65.79'
L11	S 01°05'50" E	20.00'

**FIRE LANE EASEMENT ABANDONMENT**  
(5,772 SQUARE FEET/  
0.1325 ACRES)

LOT 2C  
BLOCK A/7357  
NEX  
DOC. NO. 201800331455  
O.P.R.D.C.T.  
NEXUS RECOVERY  
CENTER FOUNDATION  
DOC. NO. 202400037100  
O.P.R.D.C.T.

15' TXU ELECTRIC & GAS  
EASEMENT  
VOL. 99181, PG. 3936  
D.R.D.C.T.

LOT 1A  
BLOCK A/7357  
NEX  
DOC. NO. 201800331455  
O.P.R.D.C.T.

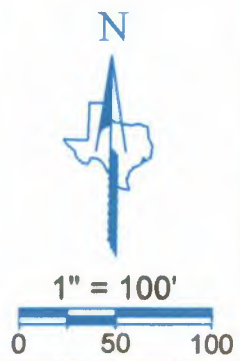
15' TXU ELECTRIC & GAS  
EASEMENT  
VOL. 2000030, PG. 958  
D.R.D.C.T.

6' SANITARY SEWER EASEMENT NO. 3  
VOL. 819, PG. 1011 D.R.D.C.T.  
JACOB W. HALLFORD  
SURVEY,  
ABSTRACT NO. 600  
6' SANITARY SEWER EASEMENT NO. 2  
VOL. 819, PG. 1011 D.R.D.C.T.

Basis of Bearings: State Plane  
Coordinate System, Texas North  
Central Zone 4202, North  
American Datum of 1983,  
Adjustment Realization 2011.

**EAGLE SURVEYING, LLC**  
222 S. ELM STREET  
SUITE: 200  
DENTON, TX 76201  
(940) 222-3009  
TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2303.044-03	MJR/TER	07-17-2023



LEGEND	
O	BOUNDARY MONUMENT
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
CM	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS