

**DRAINAGE EASEMENT  
ABANDONMENT  
The Treasury Addition, Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas**

**BEING** a 8,030 square foot or 0.1843 acre tract of land situated in the James T. Miller Survey, Abstract No. 870, City of Dallas, Dallas County, Texas and being part of Block A/5991 of The Treasury Addition, an addition to the City of Dallas, Texas, recorded in Volume 73103, Page 944, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in General Warranty Deed to Dallas Independent School District (D.I.S.D.) as recorded in Volume 2002126, Page 11063, D.R.D.C.T., and being part of 15 foot Drainage Easement, recorded in Volume 73103, Page 944, D.R.D.C.T., and being more particularly described as follows;

**COMMENCING** at a Found 1/2-Inch iron rod (Controlling Monument), for the Northwest corner of said Block A/5991 and said DISD tract, same being in the South line of a tract of land described in deed to Elizabeth C. Ali recorded in Volume 92226, Page 1821 (D.R.D.C.T.),

**THENCE** South 83 degrees 40 minutes 06 seconds East, a distance of 506.80 feet over and across said D.I.S.D. tract, to a point on the west line of said 15 feet Drainage Easement and being the **POINT OF BEGINNING** of the hercin described parcel;

**THENCE** over and across said D.I.S.D. tract, the following courses and distances:

North 88 degrees 00 minutes 05 seconds East, over and across said 15 foot Drainage Easement, a distance of 15.00 feet to a point for corner, in the east line of said Drainage Easement;

South 01 degree 08 minutes 29 seconds East, along the east line of said Drainage Easement a distance of 531.31 feet to a point for corner, said point being the beginning of a non-tangent curve to the right, having a radius of 157.50 feet, and a chord bearing and distance of South 01 degree 00 minutes 52 seconds East, 0.70 feet;

Continuing with said curve to the right, through a central angle of 00 degrees 15 minutes 14 seconds, an arc distance of 0.70 feet to a point for corner, from which a 1/2-inch iron rod with red cap stamped "Dal-Tech" found, (Controlling monument), at the Southeast corner of said Block A/5991 of The Treasury Addition, same being the Southeast corner of said DISD tract, and being the Northeast corner of Block D/5992, Village Fair -S & H Center, bears South 49 degrees 25 minutes 33 seconds East, a distance of 299.51 feet;

South 64 degrees 17 minutes 58 seconds West, over and across said Drainage Easement a distance of 16.72 feet to a point for corner, in the west line of said 15 foot Drainage Easement, also on non-tangent curve to the left, having a radius of 142.50 feet, and a chord bearing and distance of North 00 degrees 23 minutes 47 seconds East, 7.65 feet;

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The Treasury Addition, Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas**

Continuing with said curve to the left, through a central angle of 03 degrees 04 minutes 32 seconds, an arc distance of 7.65 feet to a point for corner, said point being on the west line of said 15 feet Drainage Easement;

North 01 degree 08 minutes 29 seconds West, along the west line of said 15 foot Drainage Easement, a distance of 531.09 feet to the **POINT OF BEGINNING**, and containing 8,030 square feet, or 0.1843 acres of land more or less.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

By: G. J. Suthan Date: 2/7/24

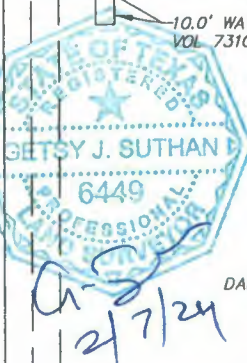
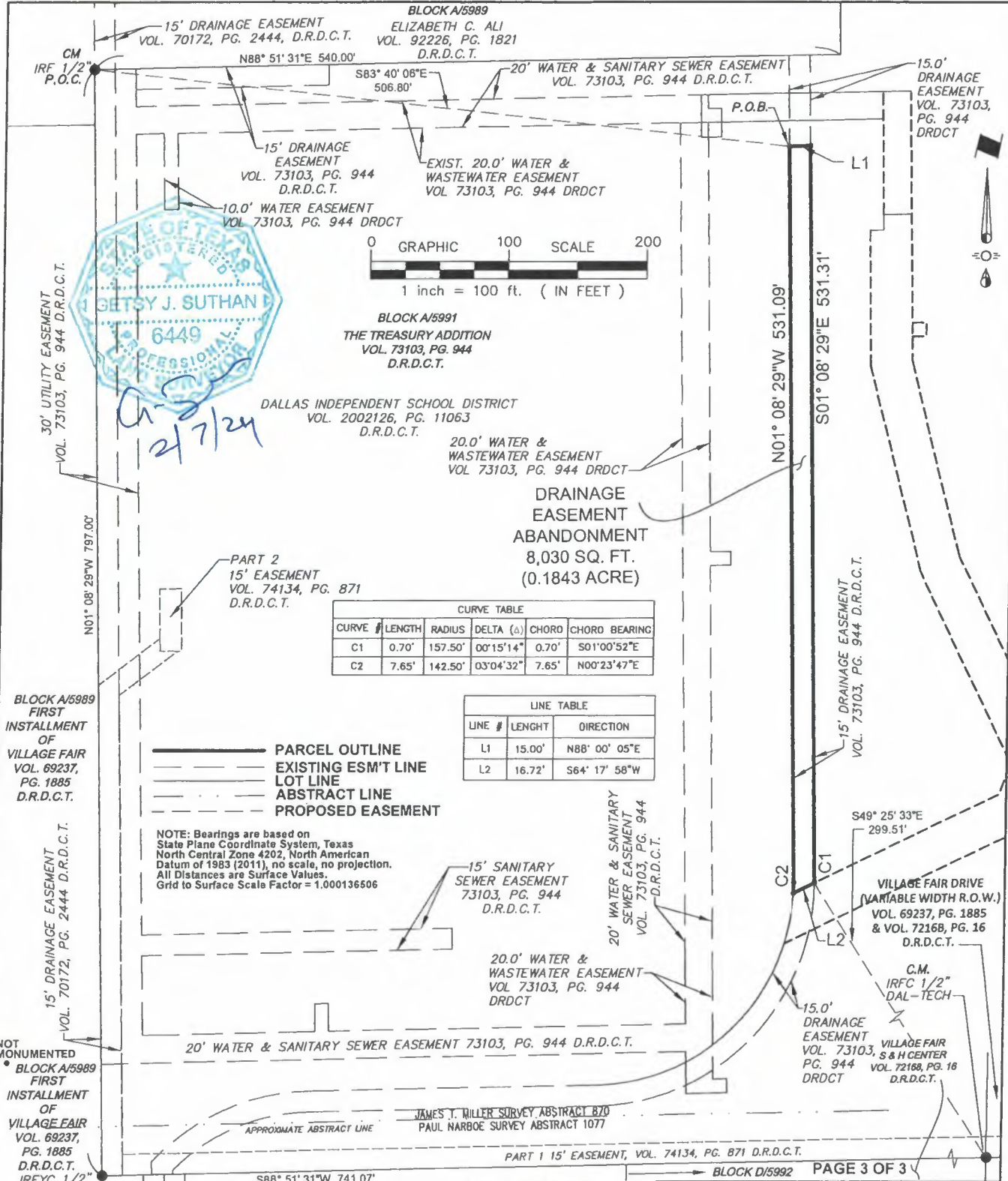
Surveyor's Name: Getsy J. Suthan  
Registered Professional Land Surveyor  
Texas No. 6449



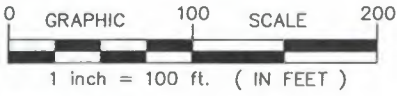
Company Name: DAL-TECH Engineering, Inc.  
TBPLS Firm No. 10123500

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Reviewed by:	<u>SD</u>
Date:	<u>2/22/24</u>
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Drawing: 2203\_Village\_Fair\_School\_Dallas\_Easement\_Abandonment\_DRAIN.dwg Saved By: MohsenMovahed Save Time: 2/7/2024 12:58 PM



*Handwritten:* GJS  
2/7/24



**BLOCK A/5991**  
THE TREASURY ADDITION  
VOL. 73103, PG. 944  
D.R.D.C.T.

DALLAS INDEPENDENT SCHOOL DISTRICT  
VOL. 2002126, PG. 11063  
D.R.D.C.T.

20.0' WATER & WASTEWATER EASEMENT  
VOL. 73103, PG. 944 DRDCT

**DRAINAGE EASEMENT ABANDONMENT**  
8,030 SQ. FT.  
(0.1843 ACRE)

PART 2  
15' EASEMENT  
VOL. 74134, PG. 871  
D.R.D.C.T.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD	CHORD BEARING
C1	0.70'	157.50'	00°15'14"	0.70'	S01°00'52"E
C2	7.65'	142.50'	03°04'32"	7.65'	N00°23'47"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.00'	N88° 00' 05"E
L2	16.72'	S64° 17' 58"W

- PARCEL OUTLINE
- EXISTING ESM'T LINE
- LOT LINE
- ABSTRACT LINE
- PROPOSED EASEMENT

**NOTE:** Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), no scale, no projection. All Distances are Surface Values. Grid to Surface Scale Factor = 1.000136506

15' SANITARY SEWER EASEMENT  
73103, PG. 944  
D.R.D.C.T.

20.0' WATER & WASTEWATER EASEMENT  
VOL. 73103, PG. 944  
DRDCT

20' WATER & SANITARY SEWER EASEMENT 73103, PG. 944 D.R.D.C.T.

JAMES T. MILLER SURVEY ABSTRACT 870  
PAUL NARBOE SURVEY ABSTRACT 1077

PART 1 15' EASEMENT, VOL. 74134, PG. 871 D.R.D.C.T.

BLOCK D/5992 PAGE 3 OF 3

IRF IRON ROD FOUND  
PROP. PROPOSED  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING  
(D.R.D.C.T.) = DEED RECORDS, DALLAS COUNTY, TEXAS  
(M.R.D.C.T.) = MAP RECORDS, DALLAS COUNTY, TEXAS  
(O.P.R.D.C.T.) = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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SPRG No. 6520

R.O.W. = RIGHT-OF-WAY  
IRS = IRON ROD SET  
C.M. = CONTROLLING MONUMENT  
VOL. = VOLUME  
PG. = PAGE  
SQ.FT. = SQUARE FEET  
ESMT. = EASEMENT  
INST. NO. = INSTRUMENT NUMBER

**DRAINAGE EASEMENT, ABANDONMENT**  
The Treasury Addition,  
Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas

DRAFTER	DESIGN FILE NAME	SCALE	DATE
M. MDVAHED	EASEMENT ABANDONMENT	1"=100'	12/18/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
M. ROBERTSON	G. SUTHAN	05.05_CAD	DTE 2203

**WATER AND WASTEWATER EASEMENT  
ABANDONMENT**

**The Treasury Addition, Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas**

**BEING** a 20,535 square foot or 0.4714 acre tract of land situated in the James T. Miller Survey, Abstract No. 870, City of Dallas, Dallas County, Texas and being part of Block A/5991 of The Treasury Addition, an addition to the City of Dallas, Texas, recorded in Volume 73103, Page 944, Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of a tract of land described in General Warranty Deed to Dallas Independent School District (D.I.S.D.) as recorded in Volume 2002126, Page 11063, D.R.D.C.T., and being part of 20 foot wide Water and Sanitary Sewer Easement, recorded in Volume 73103, Page 944, D.R.D.C.T., and being more particularly described as follows;

**COMMENCING** at a Found 1/2-Inch iron rod (Controlling Monument), for the Northwest corner of said Block A/5991 and said DISD tract, same being in the South line of a tract of land described in Deed to Elizabeth C. Ali, recorded in Volume 92226, Page 1821 (D.R.D.C.T.),

**THENCE** South 48 degrees 37 minutes 51 seconds East, a distance of 40.70 feet over and across said D.I.S.D. tract, to a point on the north line of said 20.00 foot Water and Sanitary Sewer Easement, and said point being on the east line of 30.00 foot Utility Easement, recorded in Volume 73103, Page 944, (D.R.D.C.T.), and being the **POINT OF BEGINNING** of the herein described parcel;

**THENCE** over and across said D.I.S.D. tract, and along the North and East line of said 20 foot Water and Sanitary Sewer Easement the following courses and distances;

North 88 degrees 51 minutes 31 seconds East, along of said 20 foot Water and Sanitary Sewer Easement, a distance of 413.50 feet to a point for corner;

South 01 degree 08 minutes 29 seconds East, a distance of 10.00 feet to a point for corner;

North 88 degrees 51 minutes 31 seconds East, a distance of 10.00 feet to a point for corner;

South 01 degree 16 minutes 11 seconds East, a distance of 10.00 feet to a point for corner;

South 88 degrees 51 minutes 31 seconds West, a distance of 10.02 feet to a point for corner;

South 01 degree 08 minutes 29 seconds East, a distance of 310.00 feet to a point for corner;

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Date:	<u>2/22/24</u>
SPRG No.	6519 _____

**WATER AND WASTEWATER EASEMENT  
ABANDONMENT**

**The Treasury Addition, Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas**

North 88 degrees 51 minutes 31 seconds East, a distance of 15.00 feet to a point for corner;

South 01 degree 08 minutes 29 seconds East, a distance of 10.00 feet to a point for corner;

South 88 degrees 51 minutes 31 seconds West, a distance of 15.00 feet to a point for corner;

South 01 degree 08 minutes 29 seconds East, a distance of 275.01 feet to a point for corner, from which a 1/2-inch iron rod with red cap stamped "Dal-Tech" found, (Controlling monument), at the Southeast corner of said Block A/5991 of The Treasury Addition, same being the Southeast of said DISD tract, and being the Northeast corner of Block D/5992, Village Fair -S & H Center, an addition to the City of Dallas, recorded in Volume 72168, Page 16, D.R.D.C.T, and being on the west right-of-way line of Village Fair Drive, a variable width right-of-way (Volume 69237, Page 1885 and Volume 72168, Page 16, D.R.D.C.T.), bears South 63 degrees 42 minutes 14 seconds East, a distance of 335.28 feet;

**THENCE** South 64 degrees 17 minutes 58 seconds West, over and across said 20 foot Water and Sanitary Sewer Easement a distance of 21.99 feet to a point for corner in the west line of said 20.00 foot Easement;

**THENCE** over and across D.I.S.D. Tract and along the West and South line of said 20 foot Water and Sanitary Sewer Easement, the following course and distances;

North 01 degree 08 minutes 29 seconds West, a distance of 604.15 feet to a point for corner;

South 88 degrees 51 minutes 31 seconds West, a distance of 363.50 feet to a point for corner;

South 01 degree 08 minutes 29 seconds East, a distance of 2.32 feet to a point for corner;

South 88 degrees 53 minutes 11 seconds West, a distance of 10.00 feet to a point for corner;

North 01 degree 08 minutes 29 seconds West, a distance of 2.32 feet to a point for corner;

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**WATER AND WASTEWATER EASEMENT  
ABANDONMENT**

**The Treasury Addition, Block A/5991  
James T. Miller Survey, Abstract No. 870  
City of Dallas, Dallas County, Texas**

South 88 degrees 51 minutes 31 seconds West, a distance of 20.00 feet to a point for corner, said point being on the east line of said 30.00 foot Utility Easement;

**THENCE** North 01 degree 08 minutes 29 seconds West, along said Utility Easement, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 20,535 square feet, or 0.4714 acres of land more or less.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). All distances are surface projection, using a scale factor of 1.000136506 (TXDOT scale factor).

By: G-S. [Signature] Date: 2/7/24

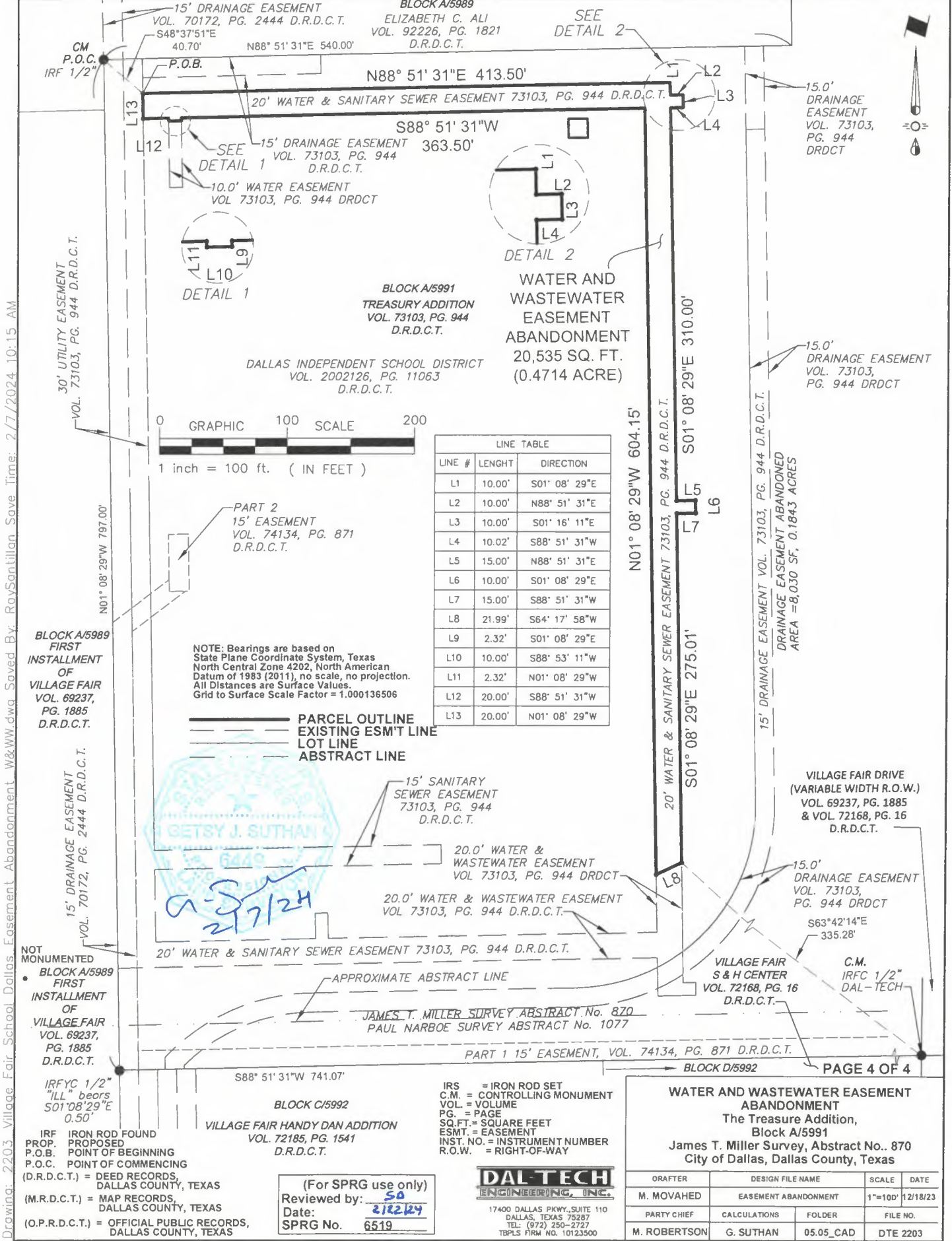
Surveyor's Name: Getsy J. Suthan  
Registered Professional Land Surveyor  
Texas No. 6449



Company Name: DAL-TECH Engineering, Inc.  
TBPLS Firm No. 10123500

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Date:	<u>2/22/24</u>
SPRG No.	6519

# EXHIBIT A TRACT 2



LINE TABLE

LINE #	LENGHT	DIRECTION
L1	10.00'	S01° 08' 29"E
L2	10.00'	N88° 51' 31"E
L3	10.00'	S01° 16' 11"E
L4	10.02'	S88° 51' 31"W
L5	15.00'	N88° 51' 31"E
L6	10.00'	S01° 08' 29"E
L7	15.00'	S88° 51' 31"W
L8	21.99'	S64° 17' 58"W
L9	2.32'	S01° 08' 29"E
L10	10.00'	S88° 53' 11"W
L11	2.32'	N01° 08' 29"W
L12	20.00'	S88° 51' 31"W
L13	20.00'	N01° 08' 29"W

NOTE: Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011), no scale, no projection. All Distances are Surface Values. Grid to Surface Scale Factor = 1.000136506

\_\_\_\_\_ PARCEL OUTLINE  
 \_\_\_\_\_ EXISTING ESMT LINE  
 \_\_\_\_\_ LOT LINE  
 \_\_\_\_\_ ABSTRACT LINE

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 SPRG No. 6519

**DAL-TECH**  
 ENGINEERING, INC.  
 17400 DALLAS PIKY, SUITE 110  
 DALLAS, TEXAS 75287  
 TEL: (972) 250-2727  
 TBPLS FIRM NO. 10123500

**WATER AND WASTEWATER EASEMENT ABANDONMENT**  
 The Treasure Addition,  
 Block A/5991  
 James T. Miller Survey, Abstract No. 870  
 City of Dallas, Dallas County, Texas

DRAFTER	DESIGN FILE NAME	SCALE	DATE
M. MOVAHED	EASEMENT ABANDONMENT	1"=100'	12/18/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
M. ROBERTSON	G. SUTHAN	05.05_CAD	DTE 2203

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