

**COPY**

STORM SEWER EASEMENT ABANDONMENT  
A PORTION OF LOTS 1 & 2, BLOCK B/3431  
PARK SUBDIVISION  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A**

**FIELD NOTE DESCRIPTION:**

Being 1,013 square feet tract of land situated in the Elizabeth Robertson Survey, Abstract No. 1211, City of Dallas, Dallas County, Texas, being a portion of Lots 1 and 2, Block B/3431, Park Subdivision, as recorded in Volume 2, Page 70, Map Records, Dallas County, Texas (M.R.D.C.T.) and being part of the 7-foot Storm Sewer Easement, recorded in Volume 2154, Page 122, Deed Records, Dallas County, Texas, and also being a tract of land described in the Special Warranty Deed with Vendor's Lien to 700 N Crawford St LLC, recorded in Instrument Number 202300004370, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

**COMMENCING (P.O.C.)** at a 1/2-inch iron rod with plastic orange cap stamped "U.S. PLUS SURVEY" found for the southwest corner of said 700 N Crawford St LLC tract, and being in the north right-of-way line of Neely Street (a 50-foot wide public right-of-way, as recorded in said Park Subdivision) and the east right-of-way line of Crawford Street (a 50-foot wide public right-of-way, as recorded in said Park Subdivision);

**THENCE** North 00 degrees 56 minutes 45 seconds West, departing the said north right-of-way line of Neely Street and along the east right-of-way line of Crawford Street, a distance of 35.36 feet to the **POINT OF BEGINNING (P.O.B.)**;

**THENCE** North 00 degrees 56 minutes 45 seconds West, continuing along said east right-of-way line of Crawford Street, a distance of 7.00 feet to point for corner;

**THENCE** over and across said Lots 1 and 2, the following bearings and distances:

North 89 degrees 21 minutes 50 seconds East, departing said east line of Crawford Street, a distance of 3.62 feet to a point at the beginning of a tangent curve to the left, having a radius of 121.50 feet, a central angle of 63 degrees 53 minutes 51 seconds and a chord which bears North 57 degrees 24 minutes 54 seconds East, a distance of 128.59 feet;

**THENCE** in a northeasterly direction an arc length of 135.50 feet to a point for corner in the north line of said Lot 2 and the south line of Lot 3 of said Park Subdivision from which a 1/2-inch iron rod found with cap stamped "TX HERITAGE" bears South 89 degrees 08 minutes 54 seconds West, 113.10 feet;

**THENCE** North 89 degrees 08 minutes 54 seconds East, along said south line of Lot 3, a distance of 7.76 feet to a point for corner at the beginning of a non-tangent curve to the left, having a radius of 128.50 feet, a central angle of 65 degrees 25 minutes 53 seconds and a chord which bears South 56 degrees 38 minutes 53 seconds West, a distance of 138.90 feet, from which an aluminum disk set bears North 89 degrees 08 minutes 54 seconds East, 28.54 feet;

**THENCE** over and across said Lots 1 and 2, the following bearings and distances:

In a southwesterly direction, an arc distance of 146.75 feet to a point for corner;

South 89 degrees 21 minutes 50 seconds West, a distance of 3.59 feet to the **POINT OF BEGINNING** and containing 0.0232 acres, or 1,013 square feet of land, more or less.

The basis of bearing is the 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.

*Mark A. Nace* 12/16/25  
Mark A. Nace Date

Registered Professional Land Surveyor  
Texas Registration No. 5539



(FOR SPRG USE ONLY)  
REVIEWED  
BY: *A.G.*  
DATE: *01/02/2026*  
SPRG NO: 6993



1100 E. Campbell, Richardson, Texas 75081  
Firm Registration #F-10194610, 214.396.3339  
www.urbanstrategy.us

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A PORTION OF LOTS 1 & 2, BLOCK B/3431  
PARK SUBDIVISION  
ELIZABETH ROBERTSON SURVEY, ABSTRACT NO. 1211  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A



GRAPHIC SCALE  
1 INCH = 30 FT



CRAWFORD STREET  
CENTERLINE

(50' WIDE PUBLIC RIGHT-OF-WAY)  
(VOL. 2, PG. 70 - M.R.D.C.T.)

25.0'

1/2" CIRF  
'TX HERITAGE'  
(C.M.)

LOT 3  
BLOCK B/3431  
PARK SUBDIVISION  
VOL. 2, PG. 70  
M.R.D.C.T.

N89°08'54"E-149.40'

ADS

AHC LAKE CLIFF I LLC  
INST. NO. 201800267199  
O.P.R.D.C.T.

LOT 2

7' STORM SEWER  
EASEMENT  
VOL. 2154, PG. 122  
D.R.D.C.T.

$\Delta=63^{\circ}53'51''$   
 $R=121.50'$   
 $L=135.50'$   
 $CBD=N57^{\circ}24'54''E$   
 $CD=128.59'$

STORM SEWER  
EASEMENT  
ABANDONMENT  
0.0232 ACRES OR  
1,013 SQUARE FEET

S00°54'07"E-110.00'

LOT 14

LOT LINE

$\Delta=65^{\circ}25'53''$   
 $R=128.50'$   
 $L=146.75'$   
 $CBD=S56^{\circ}38'53''W$   
 $CD=138.90'$

N00°56'45"W-109.97'

N89°21'50"E-3.62'

7.00'

S89°21'50"W-3.59'

LOT 1

ELIZABETH ROBERTSON SURVEY  
ABSTRACT NO. 1211

700 N CRAWFORD ST LLC  
INST. NO. 202300004370  
O.P.R.D.C.T.

P.O.B.

P.O.C.  
1/2" CIRF  
(C.M.)

S89°09'32"W-149.31'

ADS, 1/2" IRF  
BEARS  
S87°36'13"W-1.04'

NEELY STREET  
CENTERLINE

(50' WIDE PUBLIC RIGHT-OF-WAY)  
(VOL. 2, PG. 70 - M.R.D.C.T.)

LEGEND

- VOL., PG. VOLUME, PAGE
- IRF IRON ROD FOUND
- CIRF IRON ROD FOUND WITH ORANGE CAP
- STAMPED "U.S. PLUS SURVEY"
- ADS ALUMINUM DISK SET
- STAMPED "U.S. PLUS SURVEY"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- INST. NO. INSTRUMENT NUMBER
- 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



Mark A. Nace 12/16/25

Mark A. Nace  
Registered Professional Land Surveyor  
Texas Registration No. 5539

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 EXHIBIT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION 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.

(FOR SPRG USE ONLY)  
REVIEWED BY: A.G.  
DATE: 01/02/2026  
SPRG NO.: 6993



1100 E. Campbell, Richardson, Texas 75081  
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ISSUE DATE: 11/06/2025

PROJECT NO.: 22694

SCALE: 1 inch = 30 feet

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