

ORDINANCE NO. 28993

An ordinance providing for the abandonment and relinquishment of portions of two temporary working easements, utility easement, storm sewer easement, sanitary sewer easement and three drainage easements, located in City Blocks B/5403 and 3/5404 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to JLB 4662 Amesbury Partners L.P.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of new easements, and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

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**WHEREAS**, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of JLB 4662 Amesbury Partners L.P., a Texas limited partnership; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

**WHEREAS**, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth; **Now, Therefore**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

**SECTION 2.** That for and in monetary consideration of the sum of **FIFTEEN THOUSAND FORTY-SIX AND NO/100 (\$15,046.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8, 9 and 10, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to those certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

**SECTION 3.** That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

**SECTION 4.** That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

**SECTION 5.** That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

**SECTION 6.** That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

**SECTION 7.** That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

**SECTION 8.** That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold whole and harmless the City of Dallas of, from and against any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the property described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as

amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

**SECTION 9.** That as a condition of this abandonment and as a part of the consideration made herein, **GRANTEE** shall within one year of the effective date of this ordinance (i) submit engineering plans for the paving and drainage infrastructure and all related facilities to the Department of Sustainable Development and Construction, Engineering Division, for review and approval; and (ii) execute appropriate contracts, if needed, approved by the Director of Department of Sustainable Development and Construction for the construction of said paving and drainage improvements. This abandonment shall not be effective unless and until **GRANTEE** complies with this provision, and **GRANTEE's** failure to satisfy said conditions shall render this ordinance null and void and of no further effect.

**SECTION 10.** That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said portions of utility easement, storm sewer easement, sanitary sewer easement and three drainage easements shall not become effective until and unless: (i) Dallas Water Utilities and Storm Sewer existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easements; to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easements are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

28993

130853

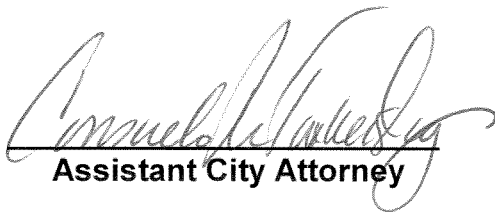
**SECTION 11.** That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

**SECTION 12.** That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

**APPROVED AS TO FORM:**  
**THOMAS P. PERKINS, JR.**  
City Attorney

**THERESA O'DONNELL**  
Director of Department of Sustainable  
Development and Construction

BY

  
Assistant City Attorney

BY

  
Assistant Director

Passed MAY 22 2013.

ABANDONMENT OF TEMPORARY WORKING EASEMENT TRACT 3  
AMESBURY PARK ADDITION  
Block B/5403

City of Dallas, Dallas County, Texas

BEING a 197 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Document Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a temporary working easement Tract 3 out of drainage easement to the City of Dallas, recorded in Volume 89104, Page 3099 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner of said Block B/5403, Amesbury Park Addition, and for the southeast corner of an alley created by the plat of Caruth Manor No. 3, an addition to the City of Dallas, recorded in Volume 591, Page 2134 DRDCT, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1);

THENCE S 00°46'11" E, a distance of 57.13 feet along the east line of said Block B/5403, Amesbury Park Addition, and the west line of said Skillman Avenue, to a point for the northeast corner of said temporary working easement, for the POINT OF BEGINNING of the subject tract;

THENCE S 00°46'11" E, a distance of 22.03 feet continuing along the east line of said Block B/5403, Amesbury Park Addition, and said temporary working easement, and along the west line of said Skillman Avenue, to a point for the southeast corner of said temporary working easement, and for the northeast corner of a 10 foot wide drainage easement created by said plat of said Block B/5403, Amesbury Park Addition, from which an "X" found in concrete bears S 00°46'11" E, 164.58 feet;

THENCE departing said right-of-way, through said Block B/5403, Amesbury Park Addition, the following courses:

Along the north line of said 10 drainage easement, around a non-tangent curve to the right having a central angle of 23°16'32", a radius of 67.00 feet, a chord of N 36°11'01" W - 27.03 feet, an arc length of 27.22 feet, to a point for the northwest corner of said temporary working easement;

And N 89°13'49" E, departing the east line of said drainage easement, a distance of 15.66 feet along the north line of said temporary working easement, to the PLACE OF BEGINNING with the subject tract containing 197 square feet or 0.005 acres of land.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2579

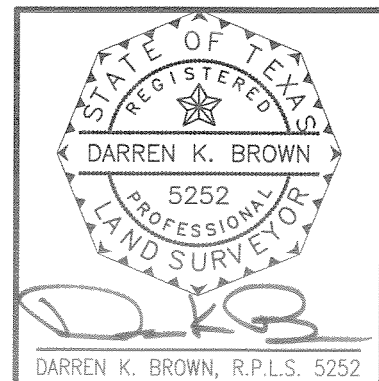


765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/12/13	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



ABANDONMENT OF TEMPORARY WORKING EASEMENT TRACT 3  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

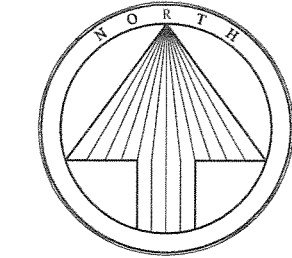
Alley  
Vol. 591  
Pg. 2134  
DRDCT

Street Easement to City of Dallas  
Vol. 941, Pg. 584  
(abandoned by Ord. No. 26553  
rec. in Inst. No. 20070046637,  
quitclaimed in Inst. No. 20070090272)

POINT OF  
COMMENCING

San. Sewer Easement  
Vol. 576, Pg. 439 DRDCT  
Vol. 832, Pg. 72 DRDCT

POINT OF  
BEGINNING



Line Table		
Line #	Bearing	Distance
L1	S 00°46'13" E	22.03'
L2	N 89°13'49" E	15.66'

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

W.P. CARDER SURVEY  
ABSTRACT NO. 282

Temporary  
Working  
Easement  
Tract 3  
0.005 Ac.  
(197 Sq. Ft.)

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	27.22'	67.00'	23°16'32"	N 36°11'01" W	27.03'

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPIARSEN" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

**p i a r s**  
ENGINEERING

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 30'	4/12/13	11-159

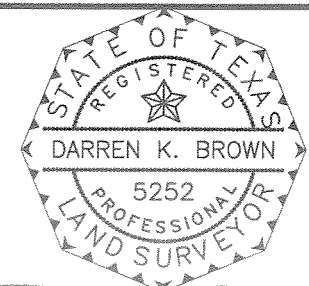
20' Fire Lane, Access  
& Utility Easement  
Vol. 832, Pg. 72  
DRDCT

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2579

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

SHEET 2 OF 2

ABANDONMENT OF TEMPORARY WORKING EASEMENT TRACT 2  
 AMESBURY PARK ADDITION  
 Block B/5403  
 City of Dallas, Dallas County, Texas

BEING a 698 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 10 foot wide temporary working easement Tract 2 out of drainage easement to the City of Dallas, recorded in Volume 89104, Page 3099 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "SPIARSEN" found for the northeast corner of said Block B/5403, Amesbury Park Addition, and for the southeast corner of Caruth Manor No. 3, an addition to the City of Dallas, recorded in Volume 591, Page 2134 DRDCT, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1);

THENCE S 00°46'11" E, a distance of 127.13 feet along the east line of said Block B/5403, Amesbury Park Addition, and the west line of said Skillman Avenue, the POINT OF BEGINNING of the subject tract;

THENCE S 00°46'11" E, a distance of 10.00 feet continuing along the east line of said Block B/5403, Amesbury Park Addition, and the west line of said Skillman Avenue, to a point for the southeast corner of said temporary working easement, from said point an "X" found in concrete bears S 00°46'11" E, 106.28 feet;

THENCE departing said right-of-way, through said Block B/5403, Amesbury Park Addition, the following courses:

S 89°13'49" W, a distance of 20.00 feet along the south line of said temporary working easement to a point for the southwest corner of said temporary working easement;

N 00°46'11" W, a distance of 66.77 feet along the west line of said temporary working easement to a point on the south line of a 10 foot wide drainage easement created by said plat of said Block B/5403, Amesbury Park Addition, for the most northerly corner of said temporary working easement;

Around a non-tangent curve to the left having a central angle of 12°12'55", a radius of 77.00 feet, a chord bearing of S 38°22'56" E, a chord distance of 16.38 feet, an arc length of 16.42 feet continuing along the most northerly north line of said temporary working easement to a point for the most northerly northeast corner of said temporary working easement;

S 00°46'11" E, departing said 10 foot drainage easement, a distance of 43.79 feet along the northerly east line of said temporary working easement to a point for the inset northeast corner of said temporary working easement;

N 89°13'49" E, a distance of 10.00 feet along the southerly north line of said temporary working easement to the PLACE OF BEGINNING with the subject tract containing 698 square feet or 0.016 acres of land.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL  
 Date: 4-15-13  
 SPRG No: 2554

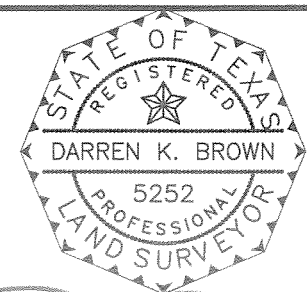


765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/12/13	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network--Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



DARREN K. BROWN, R.P.L.S. 5252



## ABANDONMENT OF TEMPORARY WORKING EASEMENT TRACT 2

## AMESBURY PARK ADDITION

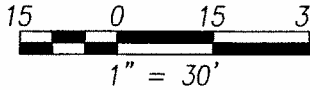
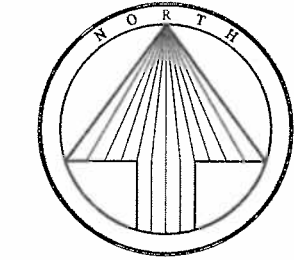
Block B/5403

City of Dallas, Dallas County, Texas

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

San. Sewer Easement  
Vol. 576, Pg. 439 DRDCT  
Vol. 832, Pg. 72 DRDCT

POINT OF COMMENCING



8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

10' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

10' Drainage Easement  
Vol. 832, Pg. 72 DRDCT

Street Easement to City of Dallas  
Vol. 941, Pg. 584  
(abandoned by Ord. No. 26553  
rec. in Inst. No. 20070046637,  
quitclaimed in  
Inst. No. 20070090272)

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 3

SKILLMAN AVENUE  
Variable Width Public R.O.W.  
per Judgment No. 100909-A  
Vol. 54, Pg. 95 County Court at Law No. 1

Line Table		
Line #	Bearing	Distance
L1	S 00°46'11" E	10.00'
L2	S 89°13'49" W	20.00'
L3	N 00°46'11" W	66.77'
L4	S 00°46'11" E	43.79'
L5	N 89°13'49" E	10.00'

W.P. CARDER SURVEY  
ABSTRACT NO. 282

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	16.42'	77.00'	12°12'55"	S 38°22'56" E	16.38'

Temporary  
Working Easement  
Tract 2  
0.016 Ac.  
(698 Sq. Ft.)

POINT OF BEGINNING

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

20' Fire lane, Access  
& Utility Easement  
Vol. 832, Pg. 72  
DRDCT

S 00°46'11" E, 106.28' to  
an "X" found in conc. (CM)

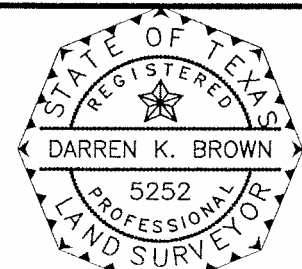
SHEET 2 OF 2

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2554

## NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s**  
ENGINEERING

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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 30'	4/12/13	11-159

DRAINAGE EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas

BEING a 391 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 10 foot drainage easement Tract 1 to the City of Dallas, recorded in Volume 89104, Page 3099 DRDCT, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner of said Block B/5403, Amesbury Park Addition, and for the southeast corner of an alley created by the plat of Caruth Manor No. 3, an addition to the City of Dallas, recorded in Volume 591, Page 2134 DRDCT, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1);

THENCE S 00°46'11" E, a distance of 92.13 feet along the east line of said Block B/5403, Amesbury Park Addition, and the west line of said Skillman Avenue, to a point for the northeast corner of said drainage easement, and for the southeast corner of a 10 foot wide drainage easement created by said plat of said Block B/5403, Amesbury Park Addition, the POINT OF BEGINNING of the subject tract;

THENCE S 00°46'11" E, a distance of 35.00 feet continuing along the east line of said Block B/5403, Amesbury Park Addition, and said drainage easement, and along the west line of said Skillman Avenue, to a point for the southeast corner of said drainage easement, from which an "X" found in concrete bears S 00°46'11" E, 116.61 feet;

THENCE departing said right-of-way, through said Block B/5403, Amesbury Park Addition, the following courses:

S 89°13'49" W, a distance of 10.00 feet along the south line of said drainage easement to a point for the southwest corner of said drainage easement, a point for corner;

N 00°46'11" W, a distance of 43.79 feet along the west line of said drainage easement to a point on the south line of a 10 foot wide drainage easement created by said plat of said Block B/5403, Amesbury Park Addition, for the northwest corner of said drainage easement;

Around a non-tangent curve to the left, having a central angle of 09°55'12", a radius of 77.00 feet, a chord bearing of S 49°27'00" E, a chord distance of 13.31 feet, an arc length of 13.33 feet along the south line of said drainage easement by plat, along the most north line of said drainage easement to a point on the east line of said Block B/5403, Amesbury Park Addition, and the west line of said Skillman Avenue, to the PLACE OF BEGINNING with the subject tract containing 391 square feet or 0.009 acres of land.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2578

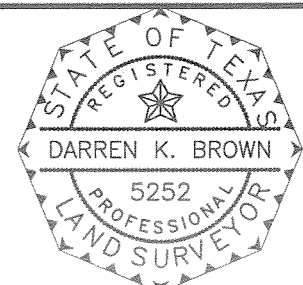


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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/12/13	11-159

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



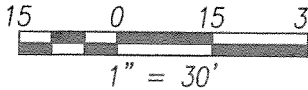
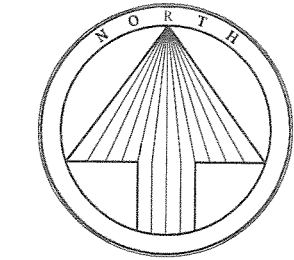
DARREN K. BROWN, R.P.L.S. 5252

**DRAINAGE EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas**

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

San. Sewer Easement  
Vol. 576, Pg. 439 DRDCT  
Vol. 832, Pg. 72 DRDCT

**POINT OF  
COMMENCING**



8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

10' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

10' Drainage Easement  
Vol. 832, Pg. 72 DRDCT

1/2" CIRF

1/2" CIRF  
(CM)

Street Easement to City of Dallas  
Vol. 941, Pg. 584  
(abandoned by Ord. No. 26553  
rec. in Inst. No. 20070046637,  
quitclaimed in Inst. No. 20070090272)

Line Table		
Line #	Bearing	Distance
L1	S 00°46'11" E	35.00'
L2	S 89°13'49" W	10.00'
L3	N 00°46'11" W	43.79'

**W.P. CARDER SURVEY  
ABSTRACT NO. 282**

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 2

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 3

**POINT OF  
BEGINNING**

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	13.33'	77.00'	9°55'12"	S 49°27'00" E	13.31'

**Drainage  
Easement  
Tract 1  
0.009 Ac.  
(391 Sq. Ft.)**

**SKILLMAN AVENUE**  
Variable Width Public R.O.W.  
per Judgment No. 100909-A  
Vol. 54, Pg. 95 County Court at Law No. 1

S 00°46'11" E,  
116.61' to an "X"  
found in conc. (CM)

20' Fire lane, Access  
& Utility Easement  
Vol. 832, Pg. 72 DRDCT

SHEET 2 OF 2

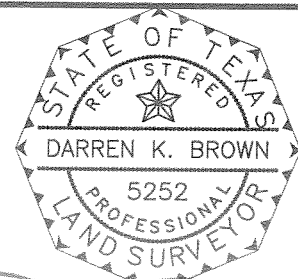
LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPIARSEN" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2578

**NOTES:**

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s  
ENGINEERING**

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 30'	4/12/13	11-159

**8' UTILITY EASEMENT ABANDONMENT  
CARUTH MANOR NO. 3**

**Lot 1, Block 3/5404  
City of Dallas, Dallas County, Texas**

BEING a 2,460 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Lot 1, Block 3/5404, Caruth Manor No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 591, Page 2134 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being all of an 8 foot wide utility easement created by said plat, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the east line of Amesbury Drive (a 50 foot public right-of-way) and the west line of said Lot 1, Block 3/5404, Caruth Manor No. 3, said rod being the point of curvature of said right-of-way;

THENCE S 00°46'11" E, a distance of 88.11 along the east line of said right-of-way and the west line of said Lot 1, Block 3/5404, to the southwest corner of said Lot 1, Block 3/5404 and same for said 8 foot utility easement, and for the east northwest corner of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 DRDCT, for the POINT OF BEGINNING of the subject tract;

THENCE N 00°46'11" W, a distance of 8.00 feet along the east line of said right-of-way and the west line of said Lot 1, Block 3/5404, to the northwest corner of said 8 foot utility easement, a point for corner;

THENCE N 89°13'49" E, a distance of 307.49 feet departing the east line of Amesbury Drive and the west line of said Lot 1, Block 3/5404, Caruth Manor No. 3 Addition, to a point for the inset northwest corner of said 8 foot utility easement;

THENCE S 00°46'11" E, a distance of 8.00 feet to a point on the south line of said Lot 1, Block 3/5404, Caruth Manor No. 3 Addition, and same for said 8 foot utility easement, and being on the north line of said Block B/5403, Amesbury Park Addition, from said point a 1/2" iron rod with plastic cap found bears N 89°13'49" E, a distance of 7.50 feet;

THENCE S 89°13'49" W, a distance of 307.49 feet along the south line of said Lot 1, Block 3/5404 and said 8 foot utility easement, and along the north line of said Block B/5403, Amesbury Park Addition, to the PLACE OF BEGINNING with the subject tract containing 2,460 square feet or 0.056 acres of land.

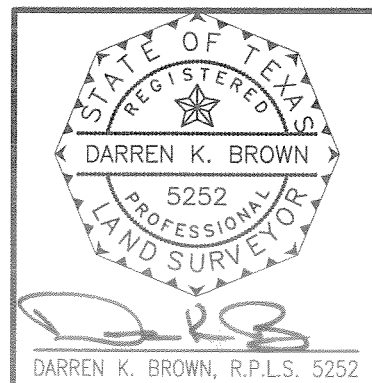
(For SPRG use only)


Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2552

SHEET 1 OF 2

**NOTES:**

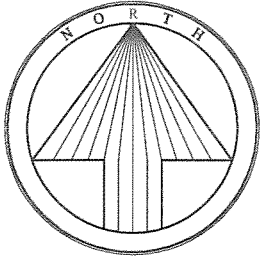
1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



				
765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121				
Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/11/13	11-159

8' UTILITY EASEMENT ABANDONMENT  
CARUTH MANOR NO. 3  
Lot 1, Block 3/5404  
City of Dallas, Dallas County, Texas

SANDHURST LANE  
50' PUBLIC R.O.W.



30 0 30 60  
1" = 60'

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

Line Table		
Line #	Bearing	Distance
L1	N 00°46'11" W	8.00'
L2	S 00°46'11" E	8.00'

AMESBURY DRIVE  
50' PUBLIC R.O.W.  
Vol. 832, Pg. 72 DRDCT

1/2" CIRF  
(CM)

POINT OF  
COMMENCING

Storm Sewer  
Easement  
Vol. 591  
Pg. 2134 DRDCT

S 00°46'11" E  
88.11'

L1

POINT OF  
BEGINNING

8' Utility Easement  
Abandonment  
0.056 Ac.  
(2,460 Sq. Ft.)

N 89°13'49" E ~ 307.49'

S 89°13'49" W ~ 307.49'

W.P. CARDER SURVEY  
ABSTRACT NO. 282

10' Drainage Easement  
Vol. 832, Pg. 72 DRDCT

Utility & Access Easement  
abandoned by Ordinance No. 11583  
recorded in Vol. 937, Pg. 949 DRDCT

Street Easement to City of Dallas  
Vol. 941, Pg. 584  
(abandoned by Ord. No. 26553  
rec. in Inst. No. 20070046637,  
quitclaimed in Inst. No. 20070090272)

15' DP&L Easement  
Vol. 901, Pg. 1008  
DRDCT

San. Sewer Easement  
Vol. 576, Pg. 439 DRDCT  
Vol. 832, Pg. 72 DRDCT

10' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

Tract 1  
10' Drainage Easement  
Vol. 89104,  
Pg. 3099 DRDCT

20' Firelane, Access  
& Utility Easement  
Vol. 832, Pg. 72 DRDCT

Alley - Vol. 591, Pg. 2134 DRDCT

SKILLMAN AVENUE  
Variable Width Public R.O.W.  
per Judgment No. 100909-A  
Vol. 54, Pg. 95 County Court at Law No. 1

SHEET 2 OF 2

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPIARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

(For SPRG use only)

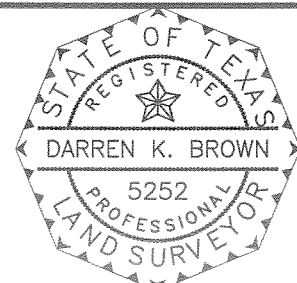
Reviewed By: JL

Date: 4-15-13

SPRG No: 2552

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s**  
ENGINEERING

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 60'	4/11/13	11-159

STORM SEWER EASEMENT ABANDONMENT  
CARUTH MANOR NO. 3  
Block 3/5404  
City of Dallas, Dallas County, Texas

BEING a 750 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Lot 1, Block 3/5404, Caruth Manor No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 591, Page 2134 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a storm sewer easement created by said plat, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the east line of Amesbury Drive (a 50 foot public right-of-way) and the west line of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas, recorded in Volume 832, Page 72 DRDCT, said rod being the point of curvature of said right-of-way;

THENCE N 00°46'11" W, a distance of 162.16 feet along the east line of said right-of-way and the west line of said Block B/5403 to the northwest corner thereof and the southwest corner of said Lot 1 and said storm sewer easement, being the POINT OF BEGINNING of the subject tract;

THENCE N 00°46'11" W, a distance of 30.00 feet along the east line of said right-of-way and the west line of said Lot 1, Block 3/5404, Caruth Manor No. 3, to the northwest corner of said storm sewer easement, a point for corner;

THENCE S 59°48'22" E, a distance of 58.31 feet departing said right-of-way, through said Lot 1, Block 3/5404, Caruth Manor No. 3, to a point for corner on the south line of said Lot 1, Block 3/5404, Caruth Manor No. 3, and on the north line of said Block B/5403, Amesbury Park Addition, for the southeast corner of said storm sewer easement;

THENCE S 89°13'49" W, a distance of 50.00 feet along the south line of said storm sewer easement and said Lot 1, Block 3/5404, Caruth Manor No. 3, and along the north line of said Block B/5403, Amesbury Park Addition, to the POINT OF BEGINNING, and containing 750 square feet, or 0.017 acres of land, more or less.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2553

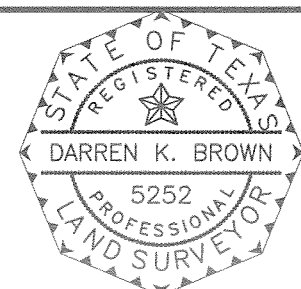


765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/11/13	11-159

## NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



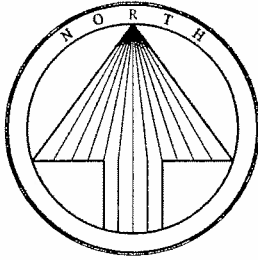
DARREN K. BROWN, R.P.L.S. 5252

## STORM SEWER EASEMENT ABANDONMENT

CARUTH MANOR NO. 3

Lot 1, Block 3/5404

City of Dallas, Dallas County, Texas



30 0 30 60  
1" = 60'

LOT 2, BLOCK 2/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
SPK Ltd. d/b/a Spanish Keys  
Vol. 95047, Pg. 0941 DRDCT

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

## Storm Sewer Easement

Abandonment

0.017 Ac.

(750 Sq. Ft.)

8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

15' Alley R.O.W.  
Vol. 591, Pg. 2134  
DRDCT

7.5' Util. Esmt.  
Vol. 591, Pg. 2134  
DRDCT

N 00°46'11" W ~ 30.00'

POINT OF BEGINNING

AMESBURY DRIVE  
50' PUBLIC R.O.W.  
Vol. 832, Pg. 72 DRDCT

S 89°13'49" W  
50.00'

10' Drainage Easement  
Vol. 832, Pg. 72 DRDCT

W.P. CARDER SURVEY  
ABSTRACT NO. 282

BLOCK A/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPIARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

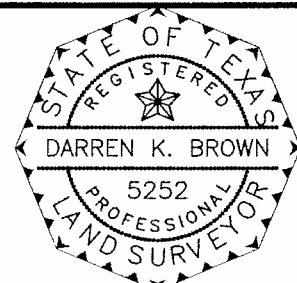
(For SPRG use only)

Reviewed By: JLDate: 4-15-13SPRG No: 2553

## NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.

SHEET 2 OF 2



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s**  
**ENGINEERING**

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • T8PE No. F-2121

Drawn By:	Checked By:	Scale:	Date:	Job No.
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ED	DKB	1" = 60'	4/11/13	11-159
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SANITARY SEWER EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas

BEING a 1,137 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a sanitary sewer easement granted by said plat to the City of Dallas, recorded in Volume 576, Page 439 DRDCT, as shown on said Amesbury Park Addition, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner of said Block B/5403, Amesbury Park Addition, and same for said sanitary sewer easement, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1), and being the southeast corner of an alley created by the Final Plat of Caruth Manor No. 3, recorded in Volume 591, Page 2134 DRDCT;

THENCE S 00°46'11" E, a distance of 35.00 feet along the west line of said right-of-way, and along the east line of said sanitary sewer easement and said Block B/5403, Amesbury Park Addition, to a point for the southeast corner of said sanitary sewer easement;

THENCE N 62°28'09" W, a distance of 73.82 feet departing said right-of-way, along the south line of said sanitary sewer easement, through said Block B/5403, Amesbury Park Addition, to a point for the northwest corner of said sanitary sewer easement, said point being on the north line of said Block B/5403, Amesbury Park Addition, and being on the south line of Lot 1, Block 3/5404, Caruth Manor No. 3;

THENCE N 89°13'49" E, along the south line of said Lot 1, Block 3/5404, and along the north line of said sanitary sewer easement and said Block B/5403, Amesbury Park Addition, passing at 50.00 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southeast corner of said Lot 1, Block 3/5404, Caruth Manor No. 3, and for the southwest corner of said alley, and continuing along the south line thereof a total distance of 65.00 feet to the PLACE OF BEGINNING with the subject tract containing 1,137 square feet or 0.026 acres of land, more or less.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2556

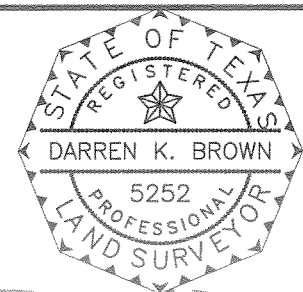


765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/11/13	11-159

## NOTES:

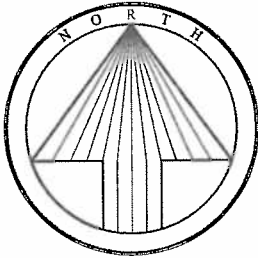
1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



DARREN K. BROWN, R.P.L.S. 5252



SANITARY SEWER EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas



15 0 15 30  
1" = 30'

LOT 1, BLOCK 3/5404  
CARUTH MANOR NO. 3  
Vol. 591, Pg. 2134 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

W.P. CARDER SURVEY  
ABSTRACT NO. 282

Sanitary Sewer Easement  
Abandonment  
0.026 Ac.  
(1,137 Sq. Ft.)

8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

N 89°13'49" E ~ 65.00'

10' Drainage Easement  
Vol. 832, Pg. 72 DRDCT

BLOCK B/5403  
AMESBURY PARK ADDITION  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

10' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

20' Fire lane, Access  
& Utility Easement  
Vol. 832, Pg. 72 DRDCT

POINT OF  
BEGINNING

S 00°46'11" E  
35.00'

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099  
DRDCT  
Tracts 3 & 2

10' Drainage Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 1

SHEET 2 OF 2

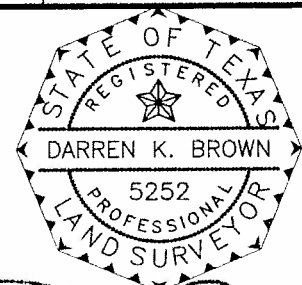
LEGEND	
OPR DCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

(For SPRG use only)

Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2556

NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s**  
ENGINEERING

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 30'	4/11/13	11-159

DRAINAGE EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION

Block B/5403

City of Dallas, Dallas County, Texas

BEING a 3,685 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 10 foot wide drainage easement granted by said plat, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found on the east line of Amesbury Drive (a 50 foot public right-of-way) and the west line of said Lot 1, Block 3/5404, Caruth Manor No. 3, an addition to the City of Dallas according to the plat thereof recorded in Volume 591, Page 2134 DRDCT, said rod being the point of curvature of said right-of-way;

THENCE S 00°46'11" E, a distance of 88.11 feet along the east line of said Amesbury Drive right-of-way and the west line of said Lot 1, Block 3/5404, to the southwest corner thereof, and for the northwest corner of Block B/5403, Amesbury Park Addition, for the POINT OF BEGINNING of the subject tract;

THENCE N 89°13'49" E, a distance of 239.49 feet departing the east line of said Amesbury Drive, along the south line of said Lot 1, Block 3/5404, and along the north line of said Block B/5403, Amesbury Park Addition, to a point for corner;

THENCE departing said south line of said Lot 1, through said Block B/5403, Amesbury Park Addition, around a tangent curve to the right having a central angle of 71°00'00", a radius of 77.00 feet, a chord of S 55°16'11" E - 89.43 feet, an arc length of 95.42 feet, to a point for corner;

THENCE continuing through said Block B/5403, Amesbury Park Addition, around a reverse curve having a central angle of 28°03'05", a radius of 67.00 feet, a chord of S 33°47'44" E - 32.48 feet, an arc length of 32.80 feet, to a point on the east line of Amesbury Park Addition, and on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1), from said point a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner of said Block B/5403, Amesbury Park Addition bears N 00°46'11" W, 78.28 feet;

THENCE S 00°46'11" E, a distance of 12.97 feet along the east line of said right-of-way and the west line of said Block B/5403, Amesbury Park Addition, to a point for corner;

THENCE departing said line, through said Block B/5403, Amesbury Park Addition, around a non-tangent curve to the right having a central angle of 34°38'24", a radius of 77.00 feet, a chord of N 37°05'24" W - 45.85 feet, an arc length of 46.55 feet, to a point for corner;

THENCE continuing through said Block B/5403, Amesbury Park Addition, around a reverse curve having a central angle of 71°00'00", a radius of 67.00 feet, a chord of N 55°16'11" W - 77.81 feet, an arc length of 83.03 feet, to a point for corner;

THENCE S 89°13'49" W, a distance of 239.49 feet continuing through said Block B/5403, Amesbury Park Addition, to a point on the east line of said Amesbury Drive and the west line of said Block B/5403, Amesbury Park Addition;

THENCE N 00°46'11" W, a distance of 10.00 feet along the east line of said right-of-way and the west line of said Block B/5403, Amesbury Park Addition, to the PLACE OF BEGINNING with the subject tract containing 3,685 square feet or 0.085 acres of land, more or less.

SHEET 1 OF 2

(For SPRG use only)

Reviewed By: DL  
Date: 4-15-13  
SPRG No: 2557

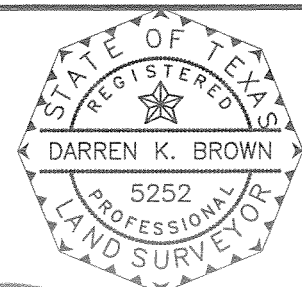


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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/12/13	11-159

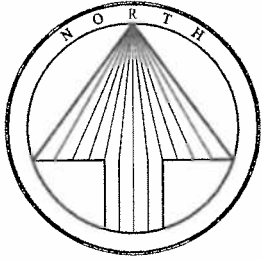
## NOTES:

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.



DARREN K. BROWN, R.P.L.S. 5252

**DRAINAGE EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas**



30 0 30 60  
1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	95.42'	77.00'	71°00'00"	S 55°16'11" E	89.43'
C2	32.80'	67.00'	28°03'05"	S 33°47'44" E	32.48'
C3	46.55'	77.00'	34°38'24"	N 37°05'24" W	45.85'
C4	83.03'	67.00'	71°00'00"	N 55°16'11" W	77.81'

**POINT OF COMMENCING**

1/2" CIRF (CM)

Storm Sewer Easement  
Vol. 591  
Pg. 2134 DRDCT

**POINT OF BEGINNING**

L2

N 89°13'49" E ~ 239.49'

S 89°13'49" W ~ 239.49'

Line Table		
Line #	Bearing	Distance
L1	S 00°46'11" E	12.97'
L2	N 00°46'11" W	10.00'

**AMESBURY DRIVE**  
50' PUBLIC R.O.W.  
Vol. 832, Pg. 72 DRDCT

**Drainage Easement Abandonment**  
0.085 Ac.  
(3,685 Sq. Ft.)

**W.P. CORDER SURVEY  
ABSTRACT NO. 282**

**BLOCK B/5403  
AMESBURY PARK ADDITION**  
Vol. 832, Pg. 72 DRDCT  
JLB 4662 Amesbury Partners, L.P.  
Inst. No. 201200366881 OPRDCT

8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

15' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

Street Easement to City of Dallas  
Vol. 941, Pg. 584  
(abandoned by Ord. No. 26553  
rec. in Inst. No. 20070046637,  
quitclaimed in Inst. No. 20070090272)

10' DP&L Easement  
Vol. 901, Pg. 1008 DRDCT

8' Utility Easement  
Vol. 591, Pg. 2134 DRDCT

1/2" CIRF

C1

C4

C3

C2

L1

San. Sewer Easement  
Vol. 576, Pg. 439 DRDCT  
Vol. 832, Pg. 72 DRDCT

Drainage Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 1

Temporary Working Easement  
City of Dallas  
Vol. 89104, Pg. 3099 DRDCT  
Tract 2

20' Fire Lane, Access  
& Utility Easement  
Vol. 832, Pg. 72 DRDCT

Alley - Vol. 591, Pg. 2134 DRDCT

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF (CM)

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF

1/2" CIRF

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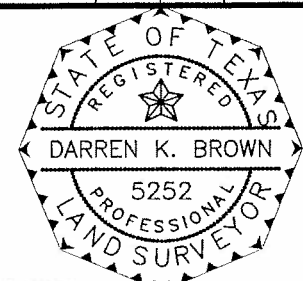
SHEET 2 OF 2

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
Sq. Ft.	Square Feet
1/2" IRF	1/2" iron rod found
1/2" CIRF	1/2" iron rod with plastic cap stamped "SPARSENG" found
"X" Fnd. in conc.	An "X" cut found in concrete pavement
(CM)	Controlling Monument
R.O.W.	Right of way

(For SPRG use only)  
Reviewed By: JL  
Date: 4-15-13  
SPRG No: 2557

**NOTES:**

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A legal description of even date hereby accompanies this parcel plat map.



DARREN K. BROWN, R.P.L.S. 5252

**p i a r s  
ENGINEERING**

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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 60'	4/12/13	11-159

**DRAINAGE EASEMENT ABANDONMENT  
AMESBURY PARK ADDITION  
Block B/5403  
City of Dallas, Dallas County, Texas**

BEING a 8,904 square foot tract of land situated in the W.P. Carder Survey, Abstract No. 282, City of Dallas, Dallas County, Texas, the subject tract being part of Block B/5403, Amesbury Park Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 832, Page 72 of the Deed Records, Dallas County, Texas (DRDCT), as conveyed by Special Warranty Deed with Vendor's Lien to JLB 4662 Amesbury Partners, L.P., recorded in Instrument Number 201200366881 of the Official Public Records, Dallas County, Texas, the subject tract being a 10 foot wide drainage easement granted by said plat, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the southeast corner of said Block B/5403, Amesbury Park Addition, and being on the west line of Skillman Avenue (a variable width public right-of-way, per Judgment No. 100909-A, recorded in Volume 54, Page 95, County Court at Law No. 1), and being the northeast corner of a tract conveyed to Dallas Power & Light Company, recorded in Volume 1995, Page 296 DRDCT;

THENCE S 73°46'53" W, a distance of 30.00 feet along the south line of said Block B/5403, Amesbury Park Addition, and along the north line of said Dallas Power & Light Company tract;

THENCE departing said line, through said Block B/5403, Amesbury Park Addition, the following courses:

N 16°10'40" W, a distance of 20.02 feet to a point for corner;

S 73°49'20" W, a distance of 710.00 feet to a point for corner;

S 16°10'40" E, a distance of 20.53 feet to a point for corner on the south line of said Block B/5403, Amesbury Park Addition, and the north line of said Dallas Power & Light Company tract;

THENCE S 73°46'53" W, a distance of 20.00 feet along said north line of said Dallas Power & Light Company tract to a point for corner, from said point a 1/2" iron rod found for the southwest corner of said Block B/5403, Amesbury Park Addition bears S 73°46'53" W, a distance of 609.76 feet;

THENCE departing said north line of said Dallas Power & Light Company tract, through said Block B/5403, Amesbury Park Addition, the following courses:

N 16°10'40" W, a distance of 30.54 feet to a point for corner;

N 73°49'20" E, a distance of 733.28 feet to a point for corner;

And N 59°28'07" E, a distance of 38.86 feet to the east line of said Block B/5403, Amesbury Park Addition, and the west line of Skillman Avenue;

THENCE S 00°46'11" E, a distance of 41.11 feet along said line, to the PLACE OF BEGINNING with the subject tract containing 8,904 square feet or 0.204 acres of land.

SHEET 1 OF 2

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>4-15-13</u>
SPRG No:	<u>2555</u>

**p i a r s**  
**ENGINEERING**

765 Custer Road, Suite 100 • Plano, TX 75075 • (972) 422-0077 • TBPE No. F-2121

Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		4/12/13	11-159

**NOTES:**

1. Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4202).
2. A parcel plat map of even date hereby accompanies this legal description.

