

ORDINANCE NO. 31560

An ordinance providing for the abandonment and relinquishment of a portion of three water easements, located in City Block 2/933 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to GPI Cedar Maple LP; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; 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 for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of GPI Cedar Maple LP, 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 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 part hereof; subject, however, to the conditions hereinafter more fully set out.

31560

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the 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 Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, 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, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 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.

31560

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 harmless the City of Dallas as to 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 areas 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.

31560

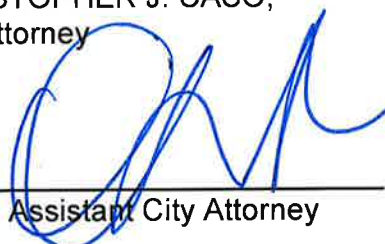
SECTION 9. That as a condition of this abandonment and relinquishment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall prior to the effectiveness of this abandonment, ensure water and wastewater engineering plans are approved, Private Development Contracts (P-Contracts) are executed and plans are signed from WW19-125 with City of Dallas Engineering - Department of Sustainable Development and Construction. Failure to comply with the terms and conditions of this section shall render this ordinance null and void.

SECTION 10. 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 11. That this ordinance is also designated for City purposes as Contract No. DEV-2020-00012162.

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:
CHRISTOPHER J. CASO,
City Attorney

BY: 
Assistant City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: 
Assistant Director

Passed JUN 24 2020 .

31560

EXHIBIT A-TRACT 1
200988

WATER EASEMENT ABANDONMENT

Cedar/Maple Addition Second Revision
Lot 1D, Block 2/933

John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 450 square foot (0.010 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas; said tract being part of Lot 1D, Block 2/933, Cedar/Maple Addition Second Revision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000005, Page 76 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPI Cedar Maple, LP recorded in Instrument No. 201200066321 of the Official Public Records of Dallas, County, Texas; said tract also being all of that certain tract of land described as "Easement Strip No. 1" in Easement to City of Dallas recorded in Volume 84243, Page 1778 of said Deed Records; said 450 square foot (0.010 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.):

COMMENCING, at a 5/8-inch iron rod with "BDD RPLS 2688" cap found at the intersection of the north right-of-way line of Bookhout Street (a 56-foot wide right-of-way recorded in Volume 106, Page 258, Volume 83097, Page 1480, and in Volume 141, Page 82 of said Deed Records of Dallas County, Texas) and the west right-of-way line of Cedar Springs Road (a variable width right-of-way recorded in Volume 106, Page 258 of said Deed Records); said point being the southeast corner of said Lot 1D; from said point, a 5/8-inch iron rod with an illegible cap found bears South 87 degrees, 28 minutes, 22 seconds West, along the said north line of Bookhout Street, a distance of 204.36 feet and North 01 degrees, 19 minutes, 08 seconds West, along and offset in the said north line of Bookhout Street, a distance of 8.60 feet;

THENCE, North 06 degrees, 09 minutes, 18 seconds West, along the said west line of Cedar Springs Road and the east line of said Lot 1D, a distance of 368.48 feet to a point at the intersection of the said west right-of-way line of Cedar Springs Road and the southwest right-of-way line of Maple Avenue (a variable width right-of-way (recorded in Volume 106, Page 258 in said Deed Records); said point being a northeast corner of said Lot 1D; from said point a "+" cut in concrete found bears North 83 degrees, 55 minutes West, a distance of 0.3 feet;

THENCE, North 46 degrees, 03 minutes, 39 seconds West, departing the said west line of Cedar Springs Road, and along the said southwest line of Maple Avenue and the northeast line of said Lot 1D, a distance of 47.00 feet to the **POINT OF BEGINNING**;

THENCE, departing the said southwest line of Maple Avenue and said northeast line of Lot 1D and into and across said Lot 1D, the following three (3) calls:

South 43 degrees, 56 minutes, 22 seconds West, a distance of 15.00 feet to a point for corner;

North 46 degrees, 03 minutes, 38 seconds West, a distance of 30.00 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>12-17-19</u>
SPRG NO:	<u>5149</u>

31560

200988
EXHIBIT A-TRACT 1

WATER EASEMENT ABANDONMENT


Cedar/Maple Addition Second Revision
Lot 1D, Block 2/933
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

North 43 degrees, 56 minutes, 22 seconds East, a distance of 15.00 feet to a point for corner in the said southwest line of Maple Avenue and said northeast line of Lot 1D; from said point a 5/8-inch iron rod found bears North 46 degrees, 03 minutes, 38 seconds West, a distance of 121.66 feet; last said point being the northernmost corner of said Lot 1D;

THENCE, South 46 degrees, 03 minutes, 38 seconds East, along the said southwest line of Maple Avenue and said northeast line of Lot 1D, a distance of 30.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 450 square feet or 0.010 acres of land, more or less.

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

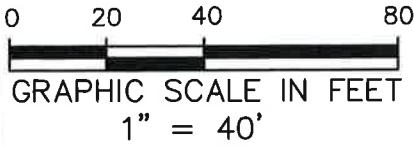

Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

12-09-2019
Date



3482-19.159EX5(rev1).doc
3482-19.159EX5(rev1).dwg dmg

(For SPRG use only)
Reviewed By: G.S.
Date: 12-17-19
SPRG NO: 5149



(For SPRG use only)
 Reviewed By: Co.S.
 Date: 12-17-19
 SPRG NO: 5149

CEDAR SPRINGS ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)
 (VOL. 106, PG. 258, D.R.D.C.T.)

POINT OF COMMENCING

5/8-INCH IRON ROD W/ "BDD RPLS 2688" CAP FOUND (C.M.)

MAPLE AVENUE
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 (VOL. 106, PG. 258, D.R.D.C.T.)

JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

15.5' ROADWAY EASEMENT
 (VOL. 83097, PG. 1480) (D.R.D.C.T.)

BOOKHOUT STREET

(56' RIGHT-OF-WAY)
 (VOL. 106, PG. 258, D.R.D.C.T.)
 (VOL. 83097, PG. 1480, D.R.D.C.T.)
 (VOL. 141, PG. 82, D.R.D.C.T.)

LOT 1D, BLOCK 2/933
 CEDAR/MAPLE ADDITION
 SECOND REVISION
 (VOL. 2000005, PG. 76) (D.R.D.C.T.)

GPI CEDAR MAPLE, LP
 (INST. NO. 201200066321) (O.P.R.D.C.T.)

LOT 1
 BLOCK 3/933
 ASHTON PLACE
 (VOL. 2004049, PG. 58) (O.P.R.D.C.T.)

WATER EASEMENT ABANDONMENT 450 SF (0.010 ACRES)

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

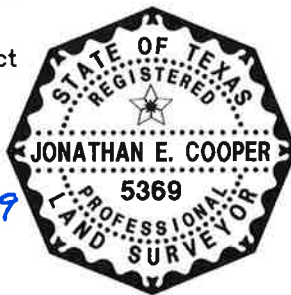
LOT 4A
 BLOCK 6/943
 THOMAS MAPLE
 ADDITION
 (VOL. 96199, PG. 1460) (D.R.D.C.T.)

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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County 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 easement abandonment tract described.

Jonathan E. Cooper
 Registered Professional Land Surveyor No. 5369
 Date: 12-09-2019



WATER EASEMENT ABANDONMENT

CEDAR/MAPLE ADDITION
 SECOND REVISION
 LOT 1D, BLOCK 2/933
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 3

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	MCC/JEC	1"=40'	DEC. 2019	3482-19.159

WATER EASEMENT ABANDONMENT

Cedar/Maple Addition Second Revision
Lot 1D, Block 2/933
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 300 square foot (0.007 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas; said tract being part of Lot 1D, Block 2/933, Cedar/Maple Addition Second Revision, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2000005, Page 76 in the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPI Cedar Maple, LP recorded in Instrument No. 201200066321 of the Official Public Records of Dallas, County, Texas; said tract also being all of that certain tract of land described as "Easement Strip No. 3" in Easement to City of Dallas recorded in Volume 84243, Page 1778 in said Deed Records; said 300 square foot (0.007 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.):

COMMENCING, at a 5/8-inch iron rod with "BDD RPLS 2688" cap found at the intersection of the north right-of-way line of Bookhout Street (a 56-foot wide right-of-way recorded in Volume 106, Page 258, Volume 83097, Page 1480, and in Volume 141, Page 82 of said Deed Records of Dallas County, Texas) and the west right-of-way line of Cedar Springs Road (a variable width right-of-way recorded in Volume 106, Page 258 of said Deed Records); said point being the southeast corner of said Lot 1D; from said point, a 5/8-inch iron rod with an illegible cap found bears South 87 degrees, 28 minutes, 22 seconds West, along the said north line of Bookhout Street, a distance of 204.36 feet and North 01 degrees, 19 minutes, 08 seconds West, along and offset in the said north line of Bookhout Street, a distance of 8.60 feet;

THENCE, North 06 degrees, 09 minutes, 18 seconds West, along the said west line of Cedar Springs Road and the east line of said Lot 1D, a distance of 26.52 feet to the **POINT OF BEGINNING**;

THENCE, departing the said west line of Cedar Springs Road and the said east line of Lot 1D and into and across said Lot 1D, the following three (3) calls:

South 83 degrees, 50 minutes, 42 seconds West, a distance of 10.00 feet to a point for corner;

North 06 degrees, 09 minutes, 18 seconds West, a distance of 30.00 feet to a point for corner;

North 83 degrees, 50 minutes, 42 seconds East, a distance of 10.00 feet to a point for corner in the said west line of Cedar Springs Road and the said east line of Lot 1D;

THENCE, South 06 degrees, 09 minutes, 18 seconds East, along the said west line of Cedar Springs Road and said east line of Lot 1D, a distance of 30.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 300 square feet or 0.007 acres of land, more or less.

(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 easement abandonment tract described.


Jonathan E. Cooper
Registered Professional Land Surveyor No. 5369
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

12-09-2019

Date



(For SPRG use only)
Reviewed By: G.S.
Date: 12-17-19
SPRG NO: 5148

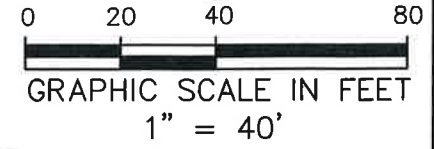
31560

CEDAR SPRINGS ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 106, PG. 258, D.R.D.C.T.)

N 06°09'18" W
26.52'
P.O.B.

S 06°09'18" E
30.00'



LOT 1D, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

GPI CEDAR MAPLE, LP
(INST. NO. 201200066321)
(O.P.R.D.C.T.)

10' X 30' WATER
EASEMENT STRIP NO. 3
(VOL. 84243, PG. 1778)
(D.R.D.C.T.)

**WATER
EASEMENT
ABANDONMENT
300 SF
(0.007 ACRES)**

S 83°50'42" W
10.00'
N 06°09'18" W
30.00'

**POINT OF
COMMENCING**
5/8-INCH IRON
ROD W/ "BDD RPLS 2688"
CAP FOUND (C.M.)

BOOKHOOT STREET

(56' RIGHT-OF-WAY)
(VOL. 106, PG. 258, D.R.D.C.T.)
(VOL. 83097, PG. 1480, D.R.D.C.T.)
(VOL. 141, PG. 82, D.R.D.C.T.)

LOT 1, BLOCK 3/933
ASHTON PLACE
(VOL. 2004049, PG. 58)
(O.P.R.D.C.T.)

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

11.5' ROADWAY EASEMENT
(VOL. 83097, PG. 1480)
(D.R.D.C.T.)

N 01°19'08" W
8.60'

5/8-INCH IRON
ROD W/ ILLEGIBLE
CAP FOUND (C.M.)

(For SPRG use only)
Reviewed By: G.S.
Date: 12-17-19
SPRG NO: 5148

LEGEND	
	PROPERTY LINE
	EASEMENT ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	-CONTROLLING MONUMENT
(D.R.D.C.T.)	-DEED RECORDS OF DALLAS COUNTY, TEXAS
(O.P.R.D.C.T.)	-OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.O.B.	- POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
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SF	SQUARE FOOT

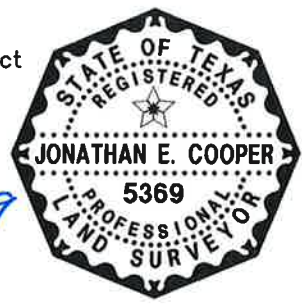
NOTES:

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 (Adjustment realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County 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 easement abandonment tract described.

Date: 12-09-2019

Jonathan E. Cooper
Registered Professional
Land Surveyor No. 5369



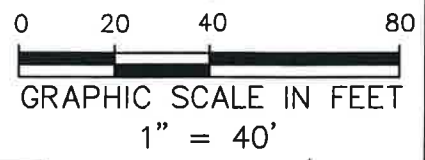
WATER EASEMENT ABANDONMENT

CEDAR/MAPLE ADDITION
SECOND REVISION
LOT 1D, BLOCK 2/933
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
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	MCC/JEC	1"=40'	DEC. 2019	3482-19.159



CEDAR SPRINGS ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 106, PG. 258, D.R.D.C.T.)

P.O.B.

S 06°09'18" E
30.00'

44.00'
N 83°50'42" E
10.00'

N 06°09'18" W 294.48'

S 83°50'42" W
10.00'

N 06°09'18" W
30.00'

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

10' X 30' WATER
EASEMENT STRIP NO. 2
(VOL. 84243, PG. 1778)
(D.R.D.C.T.)

POINT OF COMMENCING

5/8-INCH IRON
ROD W/"BDD RPLS 2688"
CAP FOUND (C.M.)

MAPLE AVENUE

(A VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 106, PG. 258,)
(D.R.D.C.T.)

WATER EASEMENT ABANDONMENT

300 SF
(0.007 ACRES)

LOT 1D, BLOCK 2/933
CEDAR/MAPLE ADDITION
SECOND REVISION
(VOL. 2000005, PG. 76)
(D.R.D.C.T.)

GPI CEDAR MAPLE, LP
(INST. NO. 201200066321)
(O.P.R.D.C.T.)

11.5' ROADWAY EASEMENT
(VOL. 83097, PG. 1480)
(D.R.D.C.T.)

S 87°28'22" W 204.36'

BOOKHOOT STREET

(56' RIGHT-OF-WAY)
(VOL. 106, PG. 258, D.R.D.C.T.)
(VOL. 83097, PG. 1480, D.R.D.C.T.)
(VOL. 141, PG. 82, D.R.D.C.T.)

229.01'

LOT 1, BLOCK 3/933 ASHTON PLACE
(VOL. 2004049, PG. 58, O.P.R.D.C.T.)

N 01°19'08" W
8.60'

5/8-INCH IRON
ROD W/ILLEGIBLE
CAP FOUND (C.M.)

188.39'

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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

(For SPRG use only)


Reviewed By: G.S.

Date: 12-17-19

SPRG NO: 5147

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

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


Jonathan E. Cooper Date
Registered Professional
Land Surveyor No. 5369



WATER EASEMENT ABANDONMENT

CEDAR/MAPLE ADDITION
SECOND REVISION
LOT 1D, BLOCK 2/933
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 2 OF 2

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	MCC/JEC	1"=40'	DEC. 2019	3482-19.159



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 24 2020

ORDINANCE NUMBER 31560

DATE PUBLISHED JUN 27 2020

ATTESTED BY:

A handwritten signature in black ink, appearing to be "R. G. ...", is written over a faint rectangular stamp. The signature is stylized and cursive.