

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE ABANDONMENTS OF SEVERAL 15-FOOT-WIDE WATER LINE, SANITARY SEWER AND STORM SEWER EASEMENTS LOCATED ON A VACANT TRACT OF LAND TO THE WEST OF EAST MEADOWS BOULEVARD AND NORTH OF THE WEST FORK OF SOUTH MESQUITE CREEK; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, a representative of the FTL Associates, Ltd., requested abandonments of several 15-foot-wide water line, sanitary sewer and storm sewer easements located on a vacant tract of land to the west of East Meadows Boulevard and north of the West Fork of South Mesquite Creek and otherwise known as East Meadows Addition No. 1, Block A, Lot 2; and

WHEREAS, the subject easements were dedicated by plat in 1985 for the planned construction of an apartment complex that never was constructed and the subject easements contain no active franchise or City utilities; and

WHEREAS, Big Red Dog Engineering and Consulting, Inc. ("Consultants"), obtained confirmation letters from the four franchise utility companies, indicating they have no facilities in the subject easements and no objection to the abandonments; and

WHEREAS, the Consultants provided the necessary survey and legal description prepared for the easements to be abandoned.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the abandonments of several 15-foot-wide water line, sanitary sewer and storm sewer easements located on a vacant tract of land to the west of East Meadows Boulevard and north of the West Fork of South Mesquite Creek, said easements more fully described in the metes and bounds and associated sketch as Exhibit "A," attached hereto and included herein for all purposes, are hereby abandoned.

SECTION 2. That the abandonment provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Mesquite may legally and lawfully abandon and vacate.

SECTION 3. That the abandonment provided for herein is 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 4. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 6. That the orderly development of the City of Mesquite requires the release and abandonment of the sanitary sewer easement described herein, creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.


DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of September, 2017.

Stan Pickett
Mayor

ATTEST:

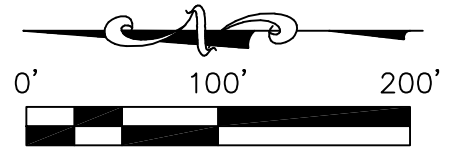
APPROVED:

Sonja Land
City Secretary



B. J. Smith
City Attorney

EXHIBIT "A"



1/2" I.R.F.
(CM)

FTL ASSOCIATES, LTD.
INST. NO. 20080276265
O.P.R.D.C.T.

LOT 2, BLOCK A
EAST MEADOWS ADDITION NO. 1
VOLUME 85239, PAGE 4577
D.R.D.C.T.

P.O.B.

EAST MEADOWS BLVD. (80' R.O.W.)
VOL. 83241, PG. 3609
D.R.D.C.T.

P.O.C.
"X" FOUND
(CM)

25' DRAINAGE EASEMENT
VOLUME 85239, PAGE 4577
D.R.D.C.T.

15' WATER LINE EASEMENT,
SANITARY SEWER EASEMENT &
STORM SEWER EASEMENT
VOLUME 85239, PAGE 4577
D.R.D.C.T.

MATCH LINE (SHEET 2)

BLOCK A, LOT 1
EAST MEADOWS APARTMENTS

VOLUME 84077, PAGE 3910
D.R.D.C.T.

LEGEND

(CM)	CONTROLLING MONUMENT
○	EASEMENT CORNER
●	MONUMENT AS NOTED
CC. NO.	COUNTY CLERK FILE NO.
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
---	PROPERTY LINE



EASEMENT ABANDONMENT

O'NEAL SURVEYING CO.

3111 COLE AVE., STE 103
DALLAS, TX 75204
903-708-2891



TBPLS FIRM # 10194132
WWW.ONEALSURVEYING.COM

SANITARY SEWER, WATER & STORM LINE
EASEMENT ABANDONMENT

SHOWING PART OF
LOT 2, BLOCK A
EAST MEADOWS ADDITION NO. 1
WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: 7/25/2017

PROJECT NO.: 17039.00

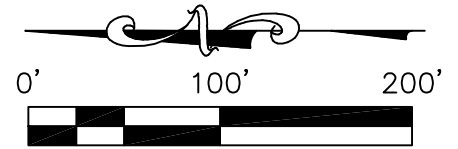
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CHECKED BY: DCO

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EXHIBIT "A"

EAST MEADOWS BLVD. (80' R.O.W.)
VOL. 83241, PG. 3609
D.R.D.C.T.



ANNE A. FORRESTER, TRUSTEE
 CALLED: 0.98 ACRES
 VOLUME 2004018, PAGE 10475
 D.R.D.C.T.

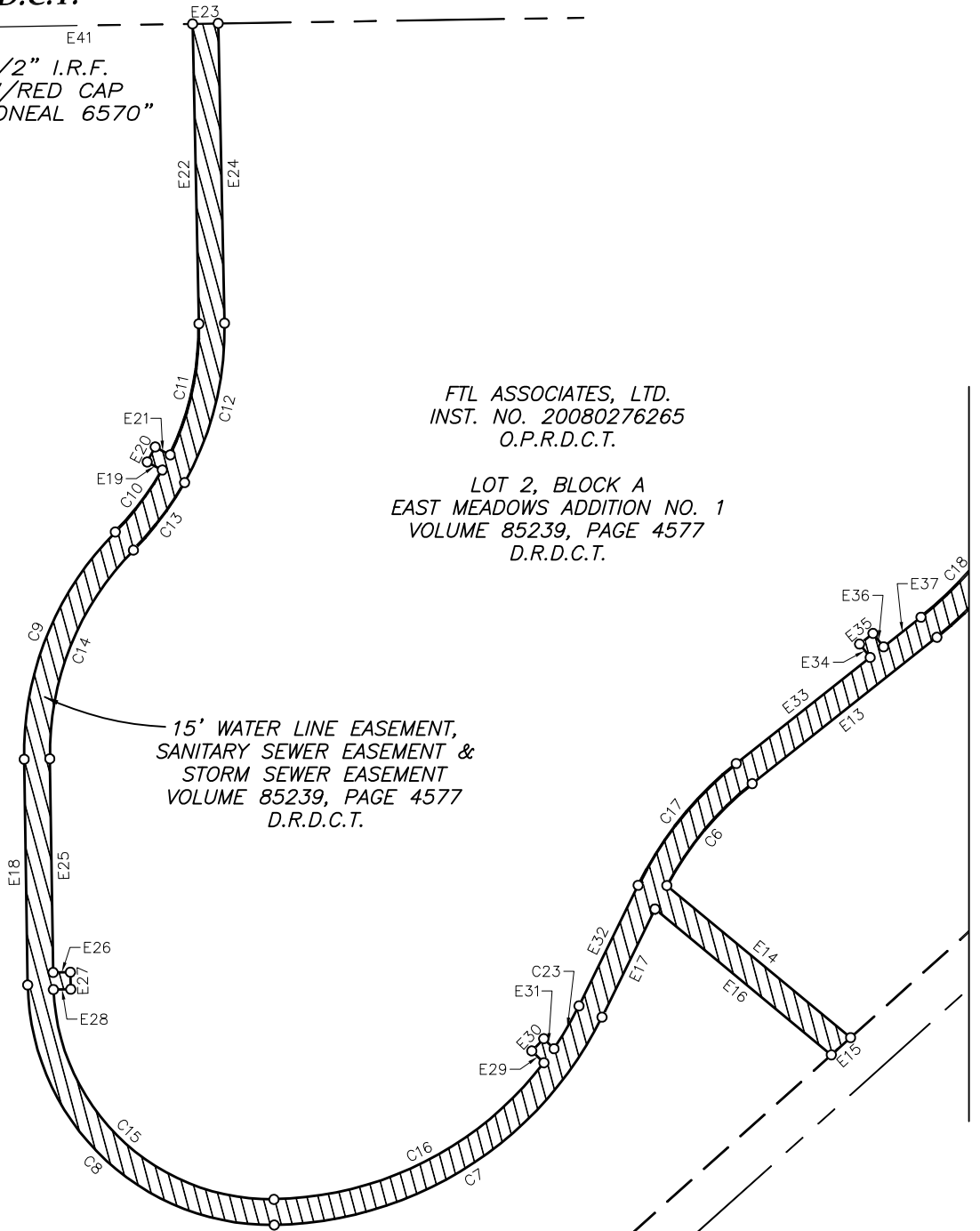
1/2" I.R.F.
 W/RED CAP
 "ONEAL 6570"

FTL ASSOCIATES, LTD.
 INST. NO. 20080276265
 O.P.R.D.C.T.

LOT 2, BLOCK A
 EAST MEADOWS ADDITION NO. 1
 VOLUME 85239, PAGE 4577
 D.R.D.C.T.

LOT 7, BLOCK A
 EAST MEADOWS ADDITION
 VOLUME 97045, PAGE 00221
 D.R.D.C.T.

15' WATER LINE EASEMENT,
 SANITARY SEWER EASEMENT &
 STORM SEWER EASEMENT
 VOLUME 85239, PAGE 4577
 D.R.D.C.T.



MATCH LINE (SHEET 1)

LEGEND

(CM)	CONTROLLING MONUMENT	I.R.F.	IRON ROD FOUND
○	EASEMENT CORNER	P.O.B.	POINT OF BEGINNING
●	MONUMENT AS NOTED	P.O.C.	POINT OF COMMENCING
CC. NO.	COUNTY CLERK FILE NO.		PROPERTY LINE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS		
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS		
			EASEMENT ABANDONMENT

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SANITARY SEWER, WATER & STORM LINE EASEMENT ABANDONMENT

SHOWING PART OF
 LOT 2, BLOCK A
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EXHIBIT "A"

Easement Line Table		
Line #	Length	Direction
E1	23.37	N74° 14' 48"W
E2	51.27	S01° 34' 34"E
E3	114.24	S28° 25' 26"W
E4	15.49	N47° 09' 14"W
E5	106.36	N28° 25' 26"E
E6	52.02	N01° 34' 34"W
E7	10.04	S32° 51' 30"W
E8	10.00	N57° 08' 30"W
E9	10.04	N32° 51' 30"E
E10	118.19	S40° 07' 23"W
E11	16.37	N73° 31' 29"W
E12	127.53	N40° 07' 23"E
E13	137.98	N38° 22' 49"W
E14	139.67	S39° 35' 24"W
E15	15.17	N41° 50' 36"W
E16	133.96	N39° 35' 24"E
E17	70.48	N63° 52' 37"W
E18	132.16	N89° 07' 23"E
E19	10.00	N28° 02' 32"E
E20	10.00	S61° 57' 28"E
E21	9.93	S28° 02' 32"W

Easement Line Table		
Line #	Length	Direction
E22	175.60	N88° 47' 23"E
E23	15.00	S01° 12' 37"E
E24	175.60	S88° 47' 23"W
E25	125.09	S89° 07' 23"W
E26	10.13	S00° 54' 22"E
E27	10.00	S88° 45' 38"W
E28	10.17	N00° 54' 22"W
E29	9.94	N44° 16' 51"E
E30	10.00	S45° 43' 10"E
E31	8.44	S44° 16' 51"W
E32	78.60	S63° 52' 37"E
E33	100.06	S38° 22' 49"E
E34	10.02	N51° 35' 26"E
E35	10.00	S38° 24' 34"E
E36	10.02	S51° 35' 26"W
E37	27.93	S38° 22' 49"E
E38	32.47	N40° 07' 23"E
E39	15.00	S49° 52' 37"E
E40	34.77	S40° 07' 23"W
E41	133.59	N00° 52' 45"W
E42	31.51	S74° 14' 48"E

O'NEAL SURVEYING CO.

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903-708-2891

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WWW.ONEALSURVEYING.COM



**SANITARY SEWER, WATER & STORM LINE
EASEMENT ABANDONMENT**

SHOWING PART OF
LOT 2, BLOCK A

EAST MEADOWS ADDITION NO. 1
WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

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CHECKED BY: DCO

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EXHIBIT "A"

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	194.83	819.98	13°36'48"	N23°04'05"E	194.37
C2	94.10	357.46	15°04'58"	N65°29'15"W	93.83
C3	113.54	357.46	18°11'55"	N47°14'39"W	113.06
C4	73.19	247.47	16°56'44"	N48°14'31"W	72.92
C5	74.39	232.47	18°20'05"	N47°32'51"W	74.07
C6	78.39	192.48	23°20'01"	N50°02'49"W	77.85
C7	239.12	217.47	62°59'56"	N32°22'39"W	227.26
C8	223.81	142.48	90°00'02"	N44°12'45"E	201.50
C9	147.32	182.48	46°15'26"	S68°09'10"E	143.35
C10	45.67	167.48	15°37'32"	S52°50'13"E	45.53
C11	79.33	167.48	27°08'22"	S77°38'26"E	78.59
C12	97.33	182.48	30°33'38"	N75°55'48"W	96.18
C13	49.76	182.48	15°37'32"	N52°50'13"W	49.61
C14	135.27	167.48	46°16'30"	N68°09'42"W	131.62
C15	197.40	127.48	88°43'11"	S43°34'20"W	178.27
C16	183.42	202.48	51°54'10"	S26°50'10"E	177.21
C17	92.33	207.48	25°29'50"	S51°07'44"E	91.57
C18	69.59	217.47	18°20'05"	S47°32'51"E	69.30
C19	74.96	262.47	16°21'45"	S48°32'01"E	74.70
C20	216.81	342.46	36°16'28"	S56°06'34"E	213.21
C21	15.00	819.98	1°02'53"	S15°44'17"W	15.00
C22	230.32	819.98	16°05'37"	N07°09'59"E	229.57
C23	29.08	202.48	8°13'42"	S59°45'46"E	29.05
C24	2.21	282.47	0°26'52"	S27°20'47"E	2.21

SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.
2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT TO BE ABANDONED AND THAT THE INTENT OF THIS PLAT OF SURVEY IS TO ABANDON, IN ITS ENTIRETY, THAT CERTAIN CALLED 15' SANITARY SEWER, WATER LINE AND STORM SEWER EASEMENT AS DEDICATED BY PLAT RECORDED IN VOLUME 85239, PAGE 4577 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570



O'NEAL SURVEYING CO.

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SANITARY SEWER, WATER & STORM LINE EASEMENT ABANDONMENT

SHOWING PART OF
LOT 2, BLOCK A
EAST MEADOWS ADDITION NO. 1
WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34
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CHECKED BY: DCO

PAGE 4 OF 7

EXHIBIT "A"

**SANITARY SEWER, WATER LINE AND STORM SEWER EASEMENT ABANDONMENT
PART OF LOT 2, BLOCK A
EAST MEADOWS ADDITION NO. 1
WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION

BEING 0.772 ACRES (33,626 SQ. FT.) OF LAND LOCATED IN THE WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34, DALLAS COUNTY, TEXAS, BEING ALL OF THAT CALLED 15' WIDE SANITARY SEWER, WATER LINE AND STORM SEWER EASEMENT AS DEDICATED BY PLAT RECORDED IN VOLUME 85239, PAGE 4577, DEED RECORDS, DALLAS COUNTY TEXAS (D.R.D.C.T.) AND BEING A PART OF LOT 2, BLOCK A, EAST MEADOWS ADDITION NO. 1, AN ADDITION TO THE CITY OF MESQUITE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 85239, PAGE 4577, (D.R.D.C.T.) AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO FTL ASSOCIATES, LTD. AND RECORDED IN INSTRUMENT NUMBER 20080276265, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (O.P.R.D.C.T.), TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN "X" FOUND CUT IN CONCRETE IN THE WEST RIGHT-OF-WAY LINE OF EAST MEADOWS BOULEVARD (80' RIGHT-OF-WAY) AT THE SOUTH CORNER OF THE ABOVE MENTIONED LOT 2, BLOCK A, AND THE NORTHEAST CORNER OF BLOCK A, LOT 1, EAST MEADOWS APARTMENTS, AN ADDITION TO THE CITY OF MESQUITE, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 84077, PAGE 3910, (D.R.D.C.T.), AND BEING AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 13 DEGREES 36 MINUTES 48 SECONDS, A RADIUS OF 819.89 AND A LONG CHORD THAT BEARS NORTH 23 DEGREES 04 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 194.37;

THENCE ALONG SAID CURVE TO THE LEFT, SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID EAST MEADOWS BOULEVARD AND THE EAST LINE OF SAID LOT 2, BLOCK A, AN ARC LENGTH OF 194.83 FEET TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID LOT 2, BLOCK A, THE FOLLOWING THIRTY-TWO (32) COURSES AND DISTANCES:

- 1) NORTH 74 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 23.37 FEET;
- 2) SOUTH 01 DEGREES 34 MINUTES 34 SECONDS EAST A DISTANCE OF 51.27 FEET;
- 3) SOUTH 28 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 114.24 FEET;
- 4) NORTH 47 DEGREES 09 MINUTES 14 SECONDS WEST A DISTANCE OF 15.49 FEET;
- 5) NORTH 28 DEGREES 25 MINUTES 26 SECONDS EAST A DISTANCE OF 106.36 FEET;
- 6) NORTH 01 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 52.02 FEET;
- 7) NORTHWESTERLY WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 15 DEGREES 04 MINUTES 58 SECONDS, A RADIUS OF 357.46 FEET, AN ARC LENGTH OF 94.10 FEET, AND A LONG CHORD THAT BEARS NORTH 65 DEGREES 29 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 93.83 FEET;
- 8) SOUTH 32 DEGREES 51 MINUTES 30 SECONDS WEST A DISTANCE OF 10.04 FEET;
- 9) NORTH 57 DEGREES 08 MINUTES 30 SECONDS WEST A DISTANCE OF 10.00 FEET;
- 10) NORTH 32 DEGREES 51 MINUTES 30 SECONDS EAST A DISTANCE OF 10.04 FEET;
- 11) NORTHWESTERLY WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 18 DEGREES 11 MINUTES 55 SECONDS, A RADIUS OF 357.46 FEET, AN ARC LENGTH OF 113.54 FEET, AND A LONG CHORD THAT BEARS NORTH 47 DEGREES 14 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 113.06 FEET;
- 12) SOUTH 40 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 118.15 FEET;
- 13) NORTH 73 DEGREES 31 MINUTES 29 SECONDS WEST A DISTANCE OF 16.37 FEET;
- 14) NORTH 40 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 127.53 FEET;
- 15) NORTHWESTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16 DEGREES 56 MINUTES 44 SECONDS, A RADIUS OF 247.47 FEET, AN ARC LENGTH OF 73.19 FEET, AND A LONG CHORD THAT BEARS NORTH 48 DEGREES 14 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 72.92 FEET;
- 16) NORTHWESTERLY WITH A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 18 DEGREES 20 MINUTES 05 SECONDS, A RADIUS OF 232.47 FEET, AN ARC LENGTH OF 74.39 FEET, AND A LONG CHORD THAT BEARS NORTH 47 DEGREES 32 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 74.07 FEET;
- 17) NORTH 38 DEGREES 22 MINUTES 49 SECONDS WEST A DISTANCE OF 137.98 FEET;
- 18) NORTHWESTERLY WITH A TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 23 DEGREES 20 MINUTES 01 SECONDS, A RADIUS OF 192.48 FEET, AN ARC LENGTH OF 78.39 FEET, AND A LONG CHORD THAT BEARS NORTH 50 DEGREES 02 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 77.85 FEET;
- 19) SOUTH 39 DEGREES 35 MINUTES 24 SECONDS WEST A DISTANCE OF 139.67 FEET;
- 20) NORTH 41 DEGREES 50 MINUTES 36 SECONDS WEST A DISTANCE OF 15.17 FEET;
- 21) NORTH 39 DEGREES 35 MINUTES 24 SECONDS EAST A DISTANCE OF 133.96 FEET;
- 22) NORTH 63 DEGREES 52 MINUTES 37 SECONDS WEST A DISTANCE OF 70.48 FEET;
- 23) NORTHWESTERLY WITH A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 62 DEGREES 59 MINUTES 56 SECONDS, A RADIUS OF 217.47 FEET, AN ARC LENGTH OF 239.12 FEET, AND A LONG CHORD THAT BEARS NORTH 32 DEGREES 22 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 227.26 FEET;
- 24) NORTHEASTERLY WITH A COMPOUND CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 90 DEGREES 00 MINUTES 02 SECONDS, A RADIUS OF 142.48 FEET, AN ARC LENGTH OF 223.81 FEET, AND A LONG CHORD THAT BEARS NORTH 44 DEGREES 12 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 201.50 FEET;
- 25) NORTH 89 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 132.16 FEET;

EXHIBIT "A"

- 26) SOUTHEASTERLY WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 46 DEGREES 15 MINUTES 26 SECONDS, A RADIUS OF 182.48 FEET, AN ARC LENGTH OF 147.32 FEET, AND A LONG CHORD THAT BEARS SOUTH 68 DEGREES 09 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 143.35 FEET;
- 27) SOUTHEASTERLY WITH A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 15 DEGREES 37 MINUTES 32 SECONDS, A RADIUS OF 167.48 FEET, AN ARC LENGTH OF 45.67 FEET, AND A LONG CHORD THAT BEARS SOUTH 52 DEGREES 50 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 45.53 FEET;
- 28) NORTH 28 DEGREES 02 MINUTES 32 SECONDS EAST A DISTANCE OF 10.00 FEET;
- 29) SOUTH 61 DEGREES 57 MINUTES 28 SECONDS EAST A DISTANCE OF 10.00 FEET;
- 30) SOUTH 28 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 9.93 FEET;
- 31) SOUTHEASTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 27 DEGREES 08 MINUTES 22 SECONDS, A RADIUS OF 167.48 FEET, AN ARC LENGTH OF 79.33 FEET, AND A LONG CHORD THAT BEARS SOUTH 77 DEGREES 38 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 78.59 FEET;
- 32) NORTH 88 DEGREES 47 MINUTES 23 SECONDS EAST A DISTANCE OF 175.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EAST MEADOWS BOULEVARD, SAME BEING THE EAST LINE OF SAID LOT 2, BLOCK A, FROM WHICH A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, BEARS NORTH 00 DEGREES 52 MINUTES 45 SECONDS WEST A DISTANCE OF 133.59 FEET;

THENCE SOUTH 01 DEGREES 12 MINUTES 37 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID EAST MEADOWS BOULEVARD AND THE EAST LINE OF SAID LOT 2, BLOCK A, A DISTANCE OF 15.00 FEET;

THENCE OVER AND ACROSS SAID LOT 2, BLOCK A, THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 47 MINUTES 23 SECONDS WEST A DISTANCE OF 175.60 FEET;
- 2) NORTHWESTERLY WITH A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 30 DEGREES 33 MINUTES 38 SECONDS, A RADIUS OF 182.48 FEET, AN ARC LENGTH OF 97.33 FEET, AND A LONG CHORD THAT BEARS NORTH 75 DEGREES 55 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 96.18 FEET;
- 3) NORTHWESTERLY WITH A COMPOUND CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 15 DEGREES 37 MINUTES 32 SECONDS, A RADIUS OF 182.48 FEET, AN ARC LENGTH OF 49.76 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 50 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 49.61 FEET;
- 4) NORTHWESTERLY WITH A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 46 DEGREES 16 MINUTES 30 SECONDS, A RADIUS OF 167.48 FEET, AN ARC LENGTH OF 135.27 FEET, AND A LONG CHORD THAT BEARS NORTH 68 DEGREES 09 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 131.62 FEET;
- 5) SOUTH 89 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 125.09 FEET;
- 6) SOUTH 00 DEGREES 54 MINUTES 22 SECONDS EAST A DISTANCE OF 10.13 FEET;
- 7) SOUTH 88 DEGREES 45 MINUTES 38 SECONDS WEST A DISTANCE OF 10.00 FEET;
- 8) NORTH 00 DEGREES 54 MINUTES 22 SECONDS WEST A DISTANCE OF 10.17 FEET;
- 9) SOUTHWESTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 88 DEGREES 43 MINUTES 11 SECONDS, A RADIUS OF 127.48 FEET, AN ARC LENGTH OF 197.40 FEET, AND A LONG CHORD THAT BEARS SOUTH 43 DEGREES 34 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 178.27 FEET;
- 10) SOUTHEASTERLY WITH A COMPOUND CURVE TO THE LEFT HAVING A DELTA ANGLE OF 51 DEGREES 54 MINUTES 10 SECONDS, A RADIUS OF 202.48 FEET, AN ARC LENGTH OF 183.42 FEET, AND A LONG CHORD THAT BEARS SOUTH 26 DEGREES 50 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 177.21 FEET;
- 11) NORTH 44 DEGREES 16 MINUTES 51 SECONDS EAST A DISTANCE OF 9.94 FEET;
- 12) SOUTH 45 DEGREES 43 MINUTES 10 SECONDS EAST A DISTANCE OF 10.00 FEET;
- 13) SOUTH 44 DEGREES 16 MINUTES 51 SECONDS WEST A DISTANCE OF 8.44 FEET;
- 14) SOUTHEASTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 08 DEGREES 13 MINUTES 42 SECONDS, A RADIUS OF 202.48 FEET, AN ARC LENGTH OF 29.08 FEET, AND A LONG CHORD THAT BEARS SOUTH 59 DEGREES 45 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 29.05 FEET;
- 15) SOUTH 63 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 78.60 FEET;
- 16) SOUTHEASTERLY WITH A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 25 DEGREES 29 MINUTES 50 SECONDS, A RADIUS OF 207.48 FEET, AN ARC LENGTH OF 92.33 FEET, AND A LONG CHORD THAT BEARS SOUTH 51 DEGREES 07 MINUTES 44 SECONDS EAST FOR A DISTANCE OF 91.57 FEET;
- 17) SOUTH 38 DEGREES 22 MINUTES 49 SECONDS EAST A DISTANCE OF 100.06 FEET;
- 18) NORTH 51 DEGREES 35 MINUTES 26 SECONDS EAST A DISTANCE OF 10.02 FEET;
- 19) SOUTH 38 DEGREES 24 MINUTES 34 SECONDS EAST A DISTANCE OF 10.00 FEET;
- 20) SOUTH 51 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 10.02 FEET;
- 21) SOUTH 38 DEGREES 22 MINUTES 49 SECONDS EAST A DISTANCE OF 27.93 FEET;
- 22) SOUTHEASTERLY WITH A TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 18 DEGREES 20 MINUTES 05 SECONDS, A RADIUS OF 217.47 FEET, AN ARC LENGTH OF 69.59 FEET, AND A LONG CHORD THAT BEARS SOUTH 47 DEGREES 32 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 69.30 FEET;
- 23) SOUTHEASTERLY WITH A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 16 DEGREES 21 MINUTES 45 SECONDS, A RADIUS OF 262.47 FEET, AN ARC LENGTH OF 74.96 FEET, AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 32 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 74.70 FEET;
- 24) NORTH 40 DEGREES 07 MINUTES 23 SECONDS EAST A DISTANCE OF 32.47 FEET;
- 25) SOUTH 49 DEGREES 52 MINUTES 37 SECONDS EAST A DISTANCE OF 15.00 FEET;
- 26) SOUTH 40 DEGREES 07 MINUTES 23 SECONDS WEST A DISTANCE OF 34.77 FEET;
- 27) SOUTHEASTERLY WITH A NON-TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 00 DEGREES 26 MINUTES 52 SECONDS, A RADIUS OF 282.47 FEET, AN ARC LENGTH OF 2.21 FEET, AND A LONG CHORD THAT BEARS SOUTH 27 DEGREES 20 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 2.21 FEET;

EXHIBIT "A"

- 28) SOUTHEASTERLY WITH A COMPOUND CURVE TO THE LEFT HAVING A DELTA ANGLE OF 36 DEGREES 16 MINUTES 28 SECONDS, A RADIUS OF 342.46 FEET, AN ARC LENGTH OF 216.81 FEET, AND A LONG CHORD THAT BEARS SOUTH 56 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 213.21 FEET;
- 29) SOUTH 74 DEGREES 14 MINUTES 48 SECONDS EAST A DISTANCE OF 31.51 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID EAST MEADOWS BOULEVARD, SAME BEING THE EAST LINE OF SAID LOT 2, BLOCK A;

THENCE SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY LINE OF EAST MEADOWS BOULEVARD AND SAID LOT 2, BLOCK A, AND WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 01 DEGREES 02 MINUTES 53 SECONDS, A RADIUS OF 819.98 FEET, AN ARC LENGTH OF 15.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 44 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.772 ACRES (33,626 SQ. FT.) MORE OR LESS.

(A SURVEY PLAT OF EVEN DATE HERewith ACCOMPANIES THIS DESCRIPTION.)

BEARING BASIS: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.



DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6570
O'NEAL SURVEYING COMPANY
TBPLS FIRM NO. 10194132
(903) 708-2891
daniel.oneal@onealsurveying.com



EXHIBIT "A"

0' 100' 200'



LEGEND

(CM)	CONTROLLING MONUMENT
○	EASEMENT CORNER
●	MONUMENT AS NOTED
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
---	PROPERTY LINE
	EASEMENT ABANDONMENT

15' STORM SEWER EASEMENT
VOLUME 85239, PAGE 4577
D.R.D.C.T.
(SEE DETAIL "A")

P.O.B.

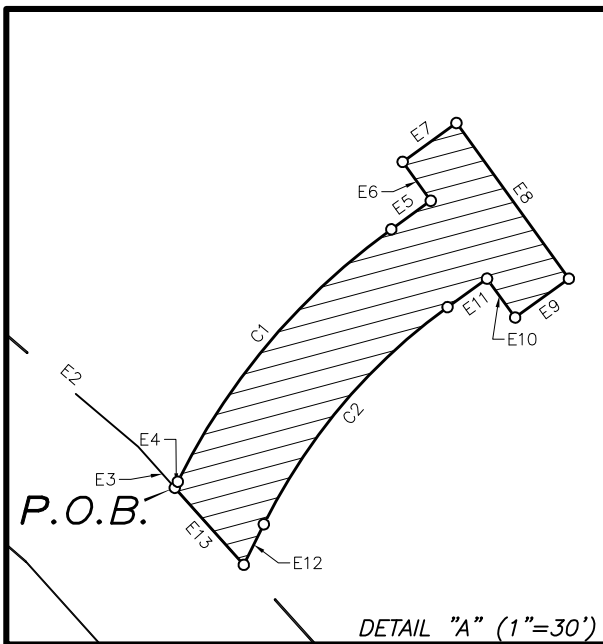
P.O.C.
1 1/2" I.R.F.
(CM)

FTL ASSOCIATES, LTD.
INST. NO. 20080276265
O.P.R.D.C.T.

LOT 2, BLOCK A
EAST MEADOWS ADDITION NO. 1
VOLUME 85239, PAGE 4577
D.R.D.C.T.

BLOCK A, LOT 1
EAST MEADOWS APARTMENTS
VOLUME 84077, PAGE 3910
D.R.D.C.T.

25' DRAINAGE EASEMENT
VOLUME 85239, PAGE 4577
D.R.D.C.T.



"X" FOUND
(CM)

EAST MEADOWS BLVD. (80' R.O.W.)
VOL. 83241, PG. 3609
D.R.D.C.T.

O'NEAL SURVEYING CO.

3111 COLE AVE., STE 103
DALLAS, TX 75204
903-708-2891

TBPLS FIRM # 10194132
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STORM SEWER EASEMENT ABANDONMENT

SHOWING PART OF
LOT 2, BLOCK A

EAST MEADOWS ADDITION NO. 1
WILLIAM O. ABBOTT SURVEY, ABSTRACT NO. 34
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DATE: 7/25/2017

PROJECT NO.: 17039.00

DRAWN BY: DCO

CHECKED BY: DCO

PAGE 1 OF 3

EXHIBIT "A"

Easement Line Table		
Line #	Length	Direction
E1	33.23	N00° 54' 22"W
E2	121.76	S49° 41' 44"E
E3	8.58	S41° 51' 16"E
E4	1.06	N26° 20' 39"E
E5	7.61	N54° 08' 21"E
E6	7.50	N35° 51' 39"W
E7	10.36	N54° 08' 21"E
E8	30.00	S35° 51' 39"E
E9	10.36	S54° 08' 21"W
E10	7.50	N35° 51' 39"W
E11	7.61	S54° 08' 21"W
E12	7.06	S26° 20' 39"W
E13	16.16	N41° 51' 16"W
E14	98.15	S49° 41' 44"E
E15	490.75	S41° 51' 16"E
E16	133.21	S65° 45' 51"E
E17	241.71	S47° 07' 59"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	52.15	107.50	27°47'42"	N40°14'30"E	51.64
C2	44.87	92.50	27°47'42"	S40°14'30"W	44.43

SURVEYOR NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011), NORTH CENTRAL ZONE.

2. SEE METES AND BOUNDS DESCRIPTION PREPARED EVEN DATE.

THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT OF SURVEY ACCURATELY SETS OUT THE METES AND BOUNDS OF THE EASEMENT TRACT TO BE ABANDONED AND THAT THE INTENT OF THIS PLAT OF SURVEY IS TO ABANDON, IN ITS ENTIRETY, THAT CERTAIN CALLED 15' STORM SEWER EASEMENT AS DEDICATED BY PLAT RECORDED IN VOLUME 85239, PAGE 4577 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.



DANIEL CHASE O'NEAL
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STATE OF TEXAS NO. 6570



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SHOWING PART OF
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PAGE 2 OF 3