

CITY OF CARROLLTON, TEXAS
WEST CROSBY ROAD
LUNA PARK PLACE

DESCRIPTION

BEING A 9,455 SQUARE FOOT STRIP OF LAND IN THE WILLIAM MASTERS SURVEY, ABSTRACT NO. 899, DALLAS COUNTY, TEXAS, BEING PART OF THE RIGHT OF WAY FOR WEST CROSBY ROAD AS SHOWN ON THE REPLAT OF LOTS 1, 2, AND 3, LUNA PARK PLACE, AN ADDITION TO THE CITY OF CARROLLTON AS RECORDED IN VOLUME 89041, PAGE 746 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, (DRDCT), AS SHOWN ON THE ATTACHED EXHIBIT "A", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT IS THE INTENT TO DESCRIBE A STRIP OF LAND, BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE NTTA RIGHT OF WAY PARCEL 24-24 AS RECORDED IN VOLUME 2003056, PAGE 9458 DRDCT, BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF THE RIGHT OF WAY FOR WEST CROSBY ROAD, AND BEING BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE RIGHT OF WAY FOR WEST CROSBY ROAD;

The POINT OF BEGINNING is a 5/8 inch iron rod with cap found marking the southwest corner of the remainder of Lot 1, Block 3 of said Luna Park Place Replat, being on the north line of the Right of Way of West Crosby Road, and being one the east line of said NTTA Right of Way;

THENCE North 89°59'02" East, with the south line of said Lot 1, being the north line of the Right of Way for West Crosby Road, a distance of 158.62 feet to a found 5/8 inch iron rod with cap, said point being at the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a radius of 61.50 feet, through a central angle of 72°, an arc length of 77.35 feet, and having a chord which bears South 18°26'18" West, a distance of 72.35 feet to point, said point being on the south line of the curving Right of Way for West Crosby Road, and being on the north line of Lot 3R-1, Block 2, Second Replat of Luna Park Place, an addition to the City of Carrollton as recorded in County Clerks File No. 200600232399, and being at the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a radius of 30.00 feet, through a central angle of 44°34'15", an arc length of 23.34, and having a chord which bears North 67°43'50" West, a distance of 22.75 feet to a point of tangent;

THENCE South 89°59'02" West, with the south line of the Right of Way for West Crosby Road, being the north line of said Lot 3R-1, a distance of 149.61 feet to a half inch iron rod with cap found marking the northwest corner of Lot 3R-1, and being on the east line of the Right of Way for NTTA Parcel 24-24;

THENCE North 30°12'06" East, with the east line of said NTTA Right of Way, a distance of 69.43 feet to the POINT OF BEGINNING, and containing 9,455 square feet of land.

NOTE:

All bearings are based on the Texas Coordinate System, N.A.D. 83 (1993 Adj.), North Central Zone, 4202.

 1-26-15
John F. Wilder, R.P.L.S. Date
Texas Registration No. 4285,
BW2 Engineers, Inc.



SURVEY: WILLIAM MASTERS SURVEY, ABST. NO. 899

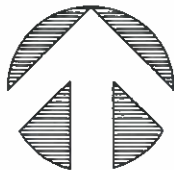
LOCATION: CARROLLTON, DALLAS COUNTY, TEXAS

PLAT OF EXHIBIT 'A': 9,455 S.F.

CITY OF CARROLLTON, TEXAS

WEST CROSBY ROAD
LUNA PARK PLACE

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE NAD83 NORTH CENTRAL ZONE (4202)



PART OF LOT 1, BLK. 3
REPLAT OF LOT 1, 2, & 3, BLOCK 3
LUNA PARK PLACE
VOL. 89041, PG. 746
D.R.D.C.T.

P.O.B.
5/8" I.R.F.
W/CAP

5/8" I.R.F.
W/CAP

1/2" I.R.F.
W/CAP

WEST CROSBY
ROAD
(60' ROW)

R = 30.00 FT
Ic = 44°34'15"
L = 23.34 FT
CH = N 67°43'50" W
CL = 22.75 FT

R = 61.50 FT
Ic = 72°03'33"
L = 77.35 FT
CH = S 18°26'18" W
CL = 72.35 FT

LOT 3R-1, BLOCK 2
SECOND REPLAT OF
LUNA PARK PLACE
C.C. FILE NO. 200600232399
D.R.D.C.T.

SELENE DRIVE
(60' ROW)

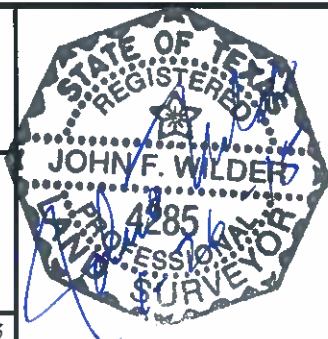
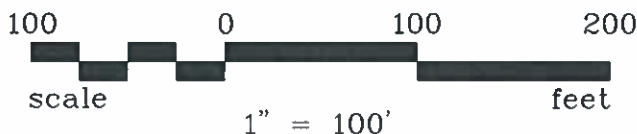
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°59'02" E	158.62'
L2	S 89°59'02" W	149.61'
L3	N 30°12'06" E	69.43'



BW2 ENGINEERS, INC.

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BW2 JOB NO: 14-1673

DRAWN BY: BW2

DATE: OCT. 2014

CHECKED BY: BW2

J: 14-1673\DRAWINGS\EASEMENT.DWG

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