

LEGEND:  
D.R.D.C.T. = DEED RECORDS, DALLAS  
COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
5/8" IRF = 5/8 INCH IRON ROD FOUND  
SQ. FT. = SQUARE FEET  
F.K.A. = FORMERLY KNOWN AS  
PFC = POINT FOR CORNER  
TBD = TO BE DETERMINED

LINE	BEARING	DISTANCE
L1	N 59°56'52" E	60.00'
L2	S 59°13'23" W	60.00'

DALLAS POWER & LIGHT  
COMPANY, A CORPORATION  
CALLED 65.19 ACRES  
"THIRTY-FIFTH TRACT"  
VOL. 1992, PG. 1  
D.R.D.C.T.

10' UTILITY ESMT.  
VOL. 71046, PG. 2467  
D.R.D.C.T.

25' DRAINAGE ESMT.  
VOL. 71046, PG. 2467  
D.R.D.C.T.

(BASIS OF BEARINGS)

D.R.D.C.T.

PORTION TO REMAIN  
**X-RAY LANE**

R.O.W. (UNIMPROVED)  
OL. 71046, PG. 2467  
D.R.D.C.T.

WATER & WASTEWATER ESMT  
BY SEPERATE INSTRUMENT

**STREET ABANDONMENT**  
**24,416 Sq. Feet**

# MESQUITE LANE

(F.K.A. MESQUITE DRIVE) 60' R.O.W.  
VOL. 71046, PG. 2467  
D.R.D.C.T.

30' BUILDING LINE  
VOL. 71046, PG. 2467  
D.R.D.C.T.

LOT 1  
BLOCK 1/6113  
MESQUITE HEIGHTS ADDITION  
VOL. 71046, PG. 2467  
D.R.D.C.T.

"E" 406.5  
 BUILDING LINE  
 11046, PG. 2467  
 D.R.D.C.T.

LOT 2

LOT 3

S 30'02'59"	30' VOL.	
	LOT 4	LOT 5
30' BUILDING LINE		
VOL. 71046, PG. 246		
D.R.D.C.T.		

PFC 15' R.O.W. DEDICATION  
VOL. 71046, PG. 2467  
D.R.D.C.T.

30' DRAINAGE &  
UTILITY ESMT.  
VOL. 71046, PG. 2467  
D.R.D.C.T.

J. A. HUESER SURVEY  
ABSTRACT NO. 642

BRYAN CONNALLY  
R.P.L.S. NO. 5513

03/27/2025

**CBG Surveying Texas, LLC.**

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SHEET 2 OF 2  
JOB NO. 1504981-06  
DRAWN BY: JLA  
DATE: 03/27/2025



**PARTIAL STREET RIGHT-OF-WAY ABANDONMENT  
A PORTION OF X-RAY LANE  
ADJACENT TO CITY OF DALLAS BLOCK 1/6113 & 2/6113  
J. A. HUESER SURVEY, ABSTRACT NO. 642  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 24,416 square foot or 0.561 acre tract of land situated in the J. A. Hueser Survey, Abstract Number 642, City of Dallas, Dallas County, Texas, said tract being a portion of X-Ray Lane, formerly known as X-Ray Street (60 foot right-of-way), created in Mesquite Heights Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the Map thereof record in Volume 71046, Page 2467, Deed Records, Dallas County, Texas, adjacent to City Blocks 1/6113 and 2/6113, and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Dallas Power & Light Company, a Corporation called 65.19 acres "Thirty-Fifth Tract", by deed recorded in Volume 1992, Page 1, Deed Records, Dallas County, Texas, same being the South corner of Lot 19, Block 2/6113, of said Mesquite Heights Addition, and being along the Northwest right-of-way line of W. Camp Wisdom Road formerly known as Duncanville-Florence Hill Road (100 foot right-of-way), from which a 5/8-inch iron rod found bears South 59 degrees 25 minutes 39 seconds West, a distance of 358.57 feet for witness;

THENCE North 59 degrees 13 minutes 23 seconds East, along the Northwest right-of-way line of said W. Camp Wisdom Road, a distance of 162.50 feet to a point for corner, said corner being in the intersection of the Northwest right-of-way line of said W. Camp Wisdom Road and the Southwest right-of-way line of said X-Ray Lane, same being the East corner of Lot 18, Block 2/6113, of said Mesquite Heights Addition, and being the POINT OF BEGINNING of the tract herein described;

THENCE North 30 degrees 02 minutes 59 seconds West, along the Northeast line of said Lot 18, a distance of 407.32 feet to a point for corner, said corner being the along the Northeast of Lot 15, Block 2/6113, of said Mesquite Heights Addition;

THENCE North 59 degrees 56 minutes 52 seconds East, over and across said X-Ray Lane, a distance of 60.00 feet to a point for corner, said corner being along the Southwest line of Lot 1, Block 1/6113, of said Mesquite Heights Addition;

THENCE South 30 degrees 02 minutes 59 seconds East, along the Southwest line of said Lot 1, a distance of 406.56 feet to a point for corner, said corner being the South corner of Lot 4, Block 1/6113, of said Mesquite Heights Addition, same being in the intersection of the Northeast right-of-way line of said X-Ray Lane and the Northwest right-of-way line of said W. Camp Wisdom Road;

THENCE South 59 degrees 13 minutes 23 seconds West, along the Northwest right-of-way line of said W. Camp Wisdom Road, a distance of 60.00 feet to the POINT OF BEGINNING and containing 24,416 square feet and or 0.561 acres of land.

**GENERAL NOTES:**

1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).

(For SPRG use only)

Reviewed By: \_\_\_\_\_  
Date: \_\_\_\_\_  
SPRG No.: \_\_\_\_\_



BRYAN CONNALLY  
R.P.S. NO. 5513

03/27/2025



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