

ALLEY ABANDONMENT

Exhibit A

**GEORGE J BRYAN'S
REVISED MAP OF 63 ACRES
OF DALLAS LAND AND LOAN COMPANY ADDITION NO. 3
BLOCK 191/3250
GEORGE L. LEONARD SURVEY, ABSTRACT NO. 770
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,842 square feet (0.0423 acre) tract of land situated in the George L. Leonard Survey, Abstract No. 770 in the City of Dallas, Dallas County and being a part of Block 191/3250, and being a portion of a 20' alley right-of-way dedicated by George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, an addition to the City of Oak Cliff, Dallas County, Texas, according to the map thereof recorded in Volume 131, Page 518, Deed Records, Dallas County, Texas, annexed to the City of Dallas, Texas by Ordinance Volume 12, Page 1, passed April 4, 1903, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 inch iron rod with yellow cap stamped "ROOME" found (controlling monument) for corner, lying in the north right-of-way line of 10th Street (60 foot right-of-way) as dedicated by said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, and lying in the west right-of-way line of Polk Street (Formerly Beverly Street) (60 foot right-of-way) as dedicated by said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, being the southeast corner of Lot 10, Block 191/3250 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, from which a 1/2 inch iron rod with yellow cap stamped "ROOME" found (controlling monument), bears South 89 degrees 19 minutes 13 seconds West, a distance of 93.59 feet, being the southeast corner of Lot 8, Block 23/3278 of Winnetka Heights Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 1, Page 194, Map Records, Dallas County, Texas, and being the southwest corner of Lot 9, Block 191/3250 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, and lying on the north right-of-way line of said 10th Street;

THENCE North 00 degrees 39 minutes 10 seconds West, along the east line of said Lot 10, Block 191/3250 and along the west right-of-way line of said Polk Street, a distance of 194.50 feet to a 1/2 inch iron rod with 3-1/4 inch metallic disk stamped "WHIII & RPLS 5299" (previously set) found for corner at the northeast corner of said Lot 10, Block 191/3250, being the southeast corner of said 20 foot Alley and the POINT OF BEGINNING;

THENCE South 89 degrees 19 minutes 13 seconds West, along the south right-of-way line of said 20 foot Alley, and along the north line of said Lots 9 and 10, Block 191/3250, a distance of 92.17 feet to a 1/2 inch iron rod with 3-1/4 inch metallic disk stamped "WHIII & RPLS 5299" (previously set) found for corner, being the southwest corner of said 20 foot Alley, and lying on the east line of Lot 5, Block 23/3278 of said Winnetka Heights Addition;

THENCE North 00 degrees 14 minutes 00 seconds West, along the west right-of-way line of said 20 foot Alley, and along the east line of said Lot 5, Block 23/3278 of Winnetka Heights Addition, a distance of 20.00 feet to a 1/2 inch iron rod with 3-1/4 inch metallic disk stamped "WHIII & RPLS 5299" (previously set) found for corner, being the northwest corner of said 20 foot Alley, and lying on the east line of Lot 4, Block 23/3278 of said Winnetka Heights Addition, also being the southwest corner of Lot 12, Block 191/3250 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3;

THENCE North 89 degrees 19 minutes 13 seconds East, along the north right-of-way line of said 20 foot Alley, common with the south line of Lots 11 and 12, Block 191/3250 of said George J. Bryan's revised map of 63 acres of Dallas Land and Loan Company Addition No. 3, a distance of 92.02 feet to a 1/2 inch iron rod with 3-1/4 inch metallic disk stamped "WHIII & RPLS 5299" (previously set) found, being the northeast corner of said 20 foot Alley and the southeast corner of said Lot 11, Block 191/3250, and lying on the west right-of-way line of said Polk Street;

THENCE South 00 degrees 39 minutes 10 seconds East, with the east line of said 20 foot Alley, along the west right-of-way line of said Polk Street, a distance of 20.00 feet to the POINT OF BEGINNING and containing 1,842 square feet or an 0.0423 acre of land.


Gary E. Johnson, R.P.L.S.# 5299


(For SPRG use only)
Reviewed By: G.S.
Date: 6-11-19
SPRG NO: 4439



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

JOB# 1701561-4
DATE: 11/13/2017
REVISED 6/4/2019
PAGE : 1 of 2
DRAWN BY: JWR / MRW

