

LEGAL DESCRIPTION

BEING a 14,201 square foot (0.3260 acres) tract of land situated in the Peter Haught Survey, Abstract No. 607, City of Dallas, Dallas County, Texas and being adjacent to City of Dallas Block A/3413 and Block B/3413 and being part of Spann Avenue also known as Spann Street (a 50-foot wide right-of-way) created in DAL CLIFF TERRACE ADDITION, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 1, Page 289 of the Map Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the north right-of-way line of Morgan Avenue (a 50-foot wide right-of-way) created by said DAL CLIFF TERRACE ADDITION and the east right-of-way line of said Spann Avenue and being the southwest corner of Lot 10, Block B/3413 of said DAL CLIFF TERRACE ADDITION, and being the southwest corner of a called 0.822 acre tract of land described in Special Warranty Deed to SUNDOWN PROPERTIES, L.L.C. recorded in Instrument No. 20080227028 of the Official Public Records of Dallas County, Texas;

THENCE with said east right-of-way line, North 1°30'52" West, a distance of 3.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE departing said east right-of-way line, South 89°17'46" West, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west right-of-way line of said Spann Avenue, and the east line of Lot 14, Block A/3413 of said DAL CLIFF TERRACE ADDITION, and in the east line of a tract of land described in Special Warranty Deed to NAOMI RUTH STEARNS recorded in Instrument No. 201700105633 of said Official Public Records;

THENCE with said west right-of-way line, North 1°30'52" West, passing the northeast corner of said Lot 14 and the southeast corner of Lot 1, Block A/3413 of DAL CLIFF TERRACE ADDITION of said Official Public Records, at a distance of 142.01 feet and continuing in all a total distance of 284.03 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said west right-of-way line, and the east line of said Lot 1, and being the east line of a tract of land described in Special Warranty Deed to Jon Roy Reid recorded in Instrument No. 201600211973 of the Official Public Records of Dallas County, Texas, from which a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of the south right-of-way line of Oregon Avenue (a 50-foot wide right-of-way) according to the deed recorded in Volume 495, Page 606 of the Deed Records of Dallas County, Texas with said west right-of-way line of Spann Avenue bears North 1°30'52" West, a distance of 3.00 feet;

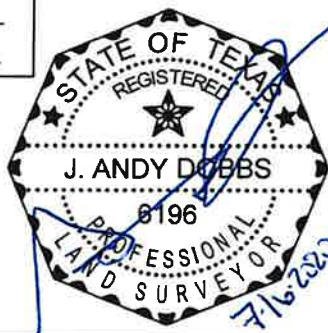
THENCE departing said west right-of-way line, North 89°17'46" East, a distance of 50.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the east right-of-way line of said Spann Avenue, and being the west line of Lot 9, Block B/3413 of said DAL CLIFF TERRACE ADDITION, and being the west line of a tract of land described in said Special Warranty Deed to the above mentioned Jon Roy Reid;

THENCE with said east right-of-way line, South 1°30'52" East, passing the southwest corner of said Lot 9 and the northwest corner of said Lot 10 at a distance of 142.01 feet and continuing in all a total distance of 284.03 feet to the **POINT OF BEGINNING** and containing 14,201 square feet or 0.3260 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)
 Reviewed By: SD
 Date: 7/21/20
 SPRG NO: 5255

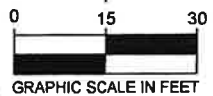
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STREET RIGHT-OF-WAY ABANDONMENT
 PART OF SPANN AVENUE
 ADJACENT TO BLOCK A/3413 AND
 BLOCK B/3413
 PETER HAUGHT SURVEY, ABSTRACT NO. 607
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn
 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JAD	FEB. 2020	064362012	1 OF 3



(XF S 84°36' W 0.7')

(5/8" IPF N 72°56' W 1.7')

MATCHLINE (SEE SHEET 3)

**0.3260 ACRES
14,201 SQ. FT.**

PETER HAUGHT SURVEY,
ABSTRACT NO. 607

PETER HAUGHT SURVEY,
ABSTRACT NO. 607

LOT 14

LOT 10

NAOMI RUTH STEARNS
INST. NO. 201700105633
O.P.R.D.C.T.

0.822 ACRES
SUNDOWN PROPERTIES, L.L.C.
INST. NO. 20080227028
O.P.R.D.C.T.

BLOCK A/3413
DAL CLIFF TERRACE
ADDITION
VOL.1, PG. 289
M.R.D.C.T.

BLOCK B/3413
DAL CLIFF TERRACE
ADDITION
VOL.1, PG. 289
M.R.D.C.T.

SPANN AVENUE
(A.K.A. SPANN STREET)
(A 50-FOOT WIDE RIGHT-OF-WAY)
VOL.1, PG. 289
M.R.D.C.T.

N1°30'52"W 284.03'

S1°30'52"E 284.03'

IRSC

P.O.B.
IRSC

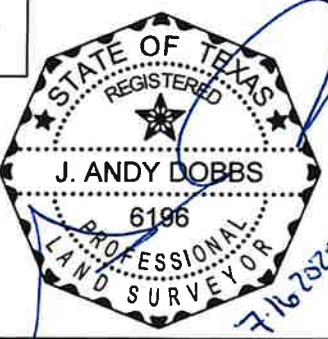
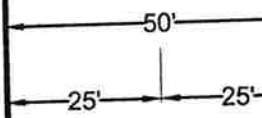
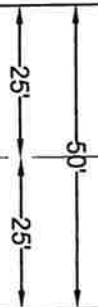
P.O.C.

MORGAN AVENUE
(A 50-FOOT WIDE RIGHT-OF-WAY)
VOL.1, PG. 289
M.R.D.C.T.

1/2" IRF (C.M.)

IRFC (C.M.) CENTERLINE

CENTERLINE



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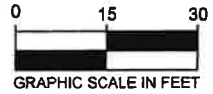
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ADJACENT TO BLOCK A/3413 AND
BLOCK B/3413
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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Scale 1" = 30'	Drawn by MGB	Checked by JAD	Date FEB. 2020	Project No. 064362012	Sheet No. 2 OF 3
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OREGON AVENUE

(A 50-FOOT WIDE RIGHT-OF-WAY)
(VOL. 495, PG. 606)
D.R.D.C.T

CENTERLINE

CENTERLINE

IRFC
(C.M.)

IRFC
(C.M.)

IRSC

IRSC

N1°30'52"W
3.00'

N89°17'46"E 50.00'

PETER HAUGHT SURVEY,
ABSTRACT NO. 607

PETER HAUGHT SURVEY,
ABSTRACT NO. 607

0.3260 ACRES
14,201 SQ. FT.

LOT 1

LOT 9

JON ROY REID
INST. NO. 201600211973
O.P.R.D.C.T.

JON ROY REID
INST. NO. 201600211973
O.P.R.D.C.T.

BLOCK A/3413
DAL CLIFF TERRACE
ADDITION
VOL.1, PG. 289
M.R.D.C.T.

BLOCK B/3413
DAL CLIFF TERRACE
ADDITION
VOL.1, PG. 289
M.R.D.C.T.

N1°30'52"W 284.03'

142.01'

SPANN AVENUE
(A.K.A. SPANN STREET)
(A 50-FOOT WIDE RIGHT-OF-WAY)

VOL.1, PG. 289
M.R.D.C.T.

S1°30'52"E 284.03'

142.01'

50'
25' 25'

(XF S 84°36' W 0.7')

(5/8" IPF N 72°56' W 1.7')

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ PLASTIC CAP STAMPED "KHA" SET
- IRFC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" FOUND
- C.M. = CONTROLLING MONUMENT
- IPF = IRON PIPE FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- VOL., PG. = VOLUME, PAGE
- IRF = IRON ROD FOUND

NOTES

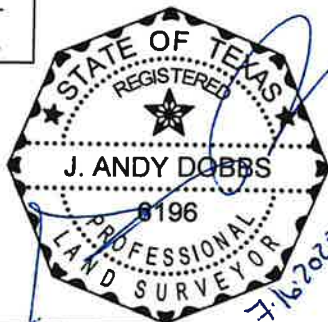
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MATCHLINE (SEE SHEET 2)

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