

ALLEY DEDICATION
 R.G. & H.J. HARRIS ADDITION
 PART OF LOT 1, CITY BLOCK 1/2475
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,663 square feet or 0.061 acres tract of land in the Crawford Grigsby Survey, Abstract No. 532, City of Dallas Block Number 1/2475, City of Dallas, Dallas County, Texas, being a portion of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, an addition to the City of Dallas recorded in Volume 6, Page 147, Map Records, Dallas County, Texas (MRDCT), as conveyed as part of Tract 2, by a special warranty deed, to PPA Realty, Ltd., recorded in Instrument Number 201400198202, Official Public Records, Dallas County, Texas (OPRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a PK nail found on the southeast line of a 10-foot wide alley created by the final plat of LaFoy Place First Installment Addition, an addition to the City of Dallas recorded in Volume 9, Page 139 MRDCT, for the west corner of a 2.5 foot right-of-way dedication for said alley created by the final plat of West HP Dorothy, an addition to the City of Dallas recorded in Instrument Number 201600092266 OPRDCT, for the north corner of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2;

THENCE S 45°14'00" E, along the northeast line of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, and along the southwest line of said alley dedication, passing at 2.50 feet the south corner thereof, being the west corner of Lot 2B, Block 1/2475, West HP Dorothy, and continuing along the southwest line thereof, passing at 88.31 feet the south corner of Lot 2B and the west corner of a right-of-way dedication created by the final plat of Castaigne Addition, recorded in Volume 97110, Page 2839 DRDCT, and continuing a total distance of 93.62 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the east corner of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, being the south corner of said right-of-way dedication, and being on the northwest line of Dorothy Street, a 40 foot right-of-way created by the final plat of the R.G. & H.J. Harris Addition;

THENCE S 44°23'10" W, 20.50 feet along the northwest line of Dorothy Street and the southeast line of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, to a 1/2" iron rod with plastic cap set for corner;

THENCE N 45°14'00" W, 2.70 feet into and through Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, to a 1/2" iron rod with plastic cap set for corner;

(For SPRG use only)

Reviewed By: Willemz Egmann

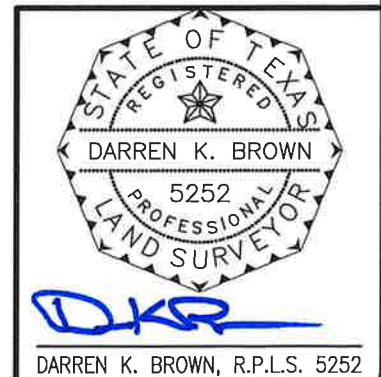
Date: 11/13/2020

SPRG No: 5312



NOTES:

1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		8/31/20	20-042

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METES AND BOUNDS (CONTINUED)

THENCE N 61°55'57" W, 34.91 feet into and through Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, to a 1/2" iron rod with plastic cap set for corner;

THENCE N 45°14'00" W, 57.38 feet into and through Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2, to a 1/2" iron rod with plastic cap set on the southeast line of said alley and the northwest line of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, and same for Tract 2;

THENCE N 44°20'00" E, 30.53 feet along the southeast line of said alley and the northwest line of Lot 1, Block 1/2475, R.G. & H.J. Harris Subdivision, and same for Tract 2, to the POINT OF BEGINNING with the subject tract containing 2,663 square feet or 0.061 acres of land.

(For SPRG use only)

Reviewed By: Wilkins Eymann

Date: 11/13/2020

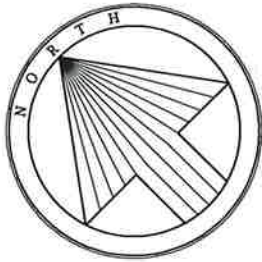
SPRG No: 5312

SPIARS
 ENGINEERING & SURVEYING
 765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10943100 • www.splarseng.com

Drawn By:	Checked By:	Scale	Date	Job No.
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- NOTES:
1. State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. A parcel plat map of even date hereby accompanies this legal description.

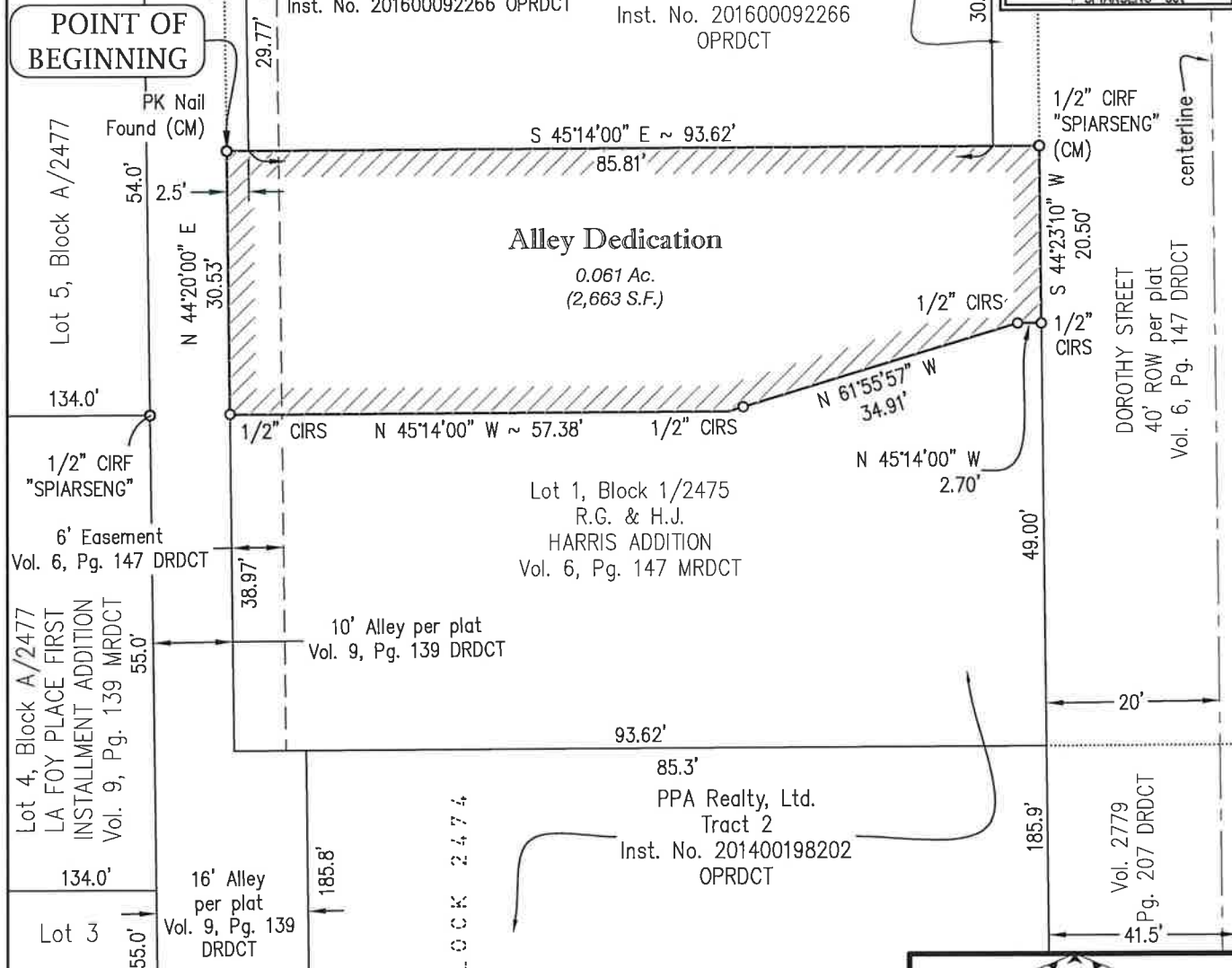
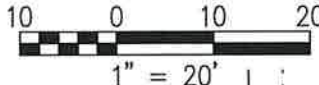
DARREN K. BROWN, R.P.L.S. 5252



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Lot 2C, Block 1/2475
 WEST HP DOROTHY
 Inst. No. 201600092266
 OPRDCT

LEGEND	
OPRDCT	Official Public Records, Dallas County, Texas
MRDCT	Map Records, Dallas County, Texas
DRDCT	Deed Records, Dallas County, Texas
Inst. No.	Instrument Number
Vol.	Volume
Pg.	Page
(CM)	Controlling Monument
ROW	Right of way
1/2" CIRF	1/2 inch iron rod with plastic cap found
1/2" CIRS	1/2 inch iron rod with plastic cap stamped "SPIARSENG" set



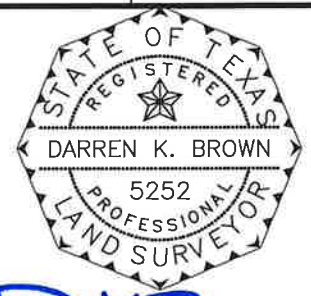
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C. GRIGSBY SURVEY
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PAGE 3 OF 3

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DKB
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Drawn By.	Checked By.	Scale	Date	Job No.
ED	DKB	1" = 20'	10/19/20	20-042