

PUBLIC ACCESS EASEMENT ABANDONMENT  
SMITH MURPHY AND MARTIN'S ADDITION  
PART OF LOT 21 AND LOT 22, BLOCK 120/75  
SITUATED IN THE J. GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 2,695 square foot (0.0619 acre) tract of land situated in the J. Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being all of that 2,695 square foot tract of land described in "Exhibit E, Parcel A" in Easement/Sublease and Operating Agreement, recorded in Volume 94084, Page 13, Deed Records of Dallas County, Texas and being part of Lot 21 and Lot 22, Block 120/75 of Smith Murphy and Martin's Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 143, Page 403, Deed Records of Dallas County, Texas and being part of a called 0.230 acre tract of land described in the Special Warranty Deed with Vendor's Lien to 1505 Elm, L.P., recorded in Volume 2001042, Page 7431, Deed Records of Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a "X" cut in concrete found at the intersection of the south right-of-way line of Pacific Avenue (a variable width right-of-way, formerly Burseson Street, adopted to the City of Dallas in Ordinance Book 1-A, (years 1873-1882) Page 131-148) and the east right-of-way line of Akard Street (a 50-foot wide right-of-way, also adopted by said Ordinance Book) and at the northwest corner of Lot 19 of said Block 120/75;

**THENCE** with said east right-of-way line and the west line of said Lot 19, Block 120/75, South 14°00'00" East, a distance of 100.00 feet to an "X" cut in concrete found at the southwest corner of said Lot 19, Block 120/75, the northwest corner of said Lot 21, Block 120/75, and the westernmost northwest corner of said 2,695 square foot tract, for the **POINT OF BEGINNING**;

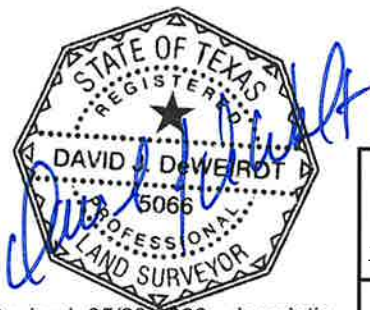
**THENCE** departing said east right-of-way line and with the south line of Lots 19 and 18, Block 120/75, the north line of said Lots 21 and 22, Block 120/75 and a northerly line of said 2,695 square foot tract, North 76°00'00" East, a distance of 100.00 feet to a point for corner at the southeast corner of said Lot 18, Block 120/75, the southwest corner of Lot 17, Block 120/75, the northwest corner of Lot 23, Block 120/75, and the northeast corner of Lot 22, Block 120/75 and the northeast corner of said 2,695 square foot tract;

**THENCE** with the west line of said Lot 23, Block 120/75, the east line of said Lot 22, Block 120/75 and the east line of said 2,695 square foot tract, South 14°00'00" East, a distance of 28.08 feet to a point for corner at the southeast corner of said 2,695 square foot tract;

**THENCE** departing said west line of Lot 23, Block 120/75 and the east line of Lot 22, Block 120/75 and with the said south line of the 2,695 square foot tract and over and across said Lot 21 and Lot 22, Block 120/75, the following courses and distances:

(For SPRG use only)  
Reviewed By: SD  
Date: 6/9/20  
SPRG NO: 5056

DAVID J. De WEIRD  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER,  
SUITE 700  
DALLAS, TEXAS 75240  
PH. (972) 770-1300  
david.deweirdt@kimley-horn.com



Revised: 05/28/2020 - description

**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	SRD	DJD	OCT, 2019	064553300	1 OF 3

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South 76°00'00" West, a distance of 9.56 feet to a point for corner;  
North 14°00'00" West, a distance of 3.00 feet to a point for corner;  
South 76°00'00" West, a distance of 76.19 feet to a point for corner;  
South 14°00'00" East, a distance of 15.42 feet to a point for corner;  
South 76°00'00" West, a distance of 10.50 feet to a point for corner;  
North 14°00'00" West, a distance of 16.50 feet to a point for corner;  
South 76°00'00" West, a distance of 3.75 feet to a point for corner in said east right-of-way line of Akard Street and said west line of Lot 21, Block 120/75 and at the westernmost southwest corner of said 2,695 square foot tract;

**THENCE** with said east right-of-way line of Akard Street and said west line of Lot 21, Block 120/75 and the west line of said 2,695 square foot tract, North 14°00'00" West, a distance of 24.00 feet to the **POINT OF BEGINNING** and containing 2,695 square feet or 0.0619 acres of land.

The bearing system of this description is based on a bearing of North 14°00'00" West, for the east right-of-way line of Akard Street according to the Special Warranty Deed with Vendor's Lien, recorded in Volume 2001042, Page 7431, Deed Records of Dallas County, Texas.

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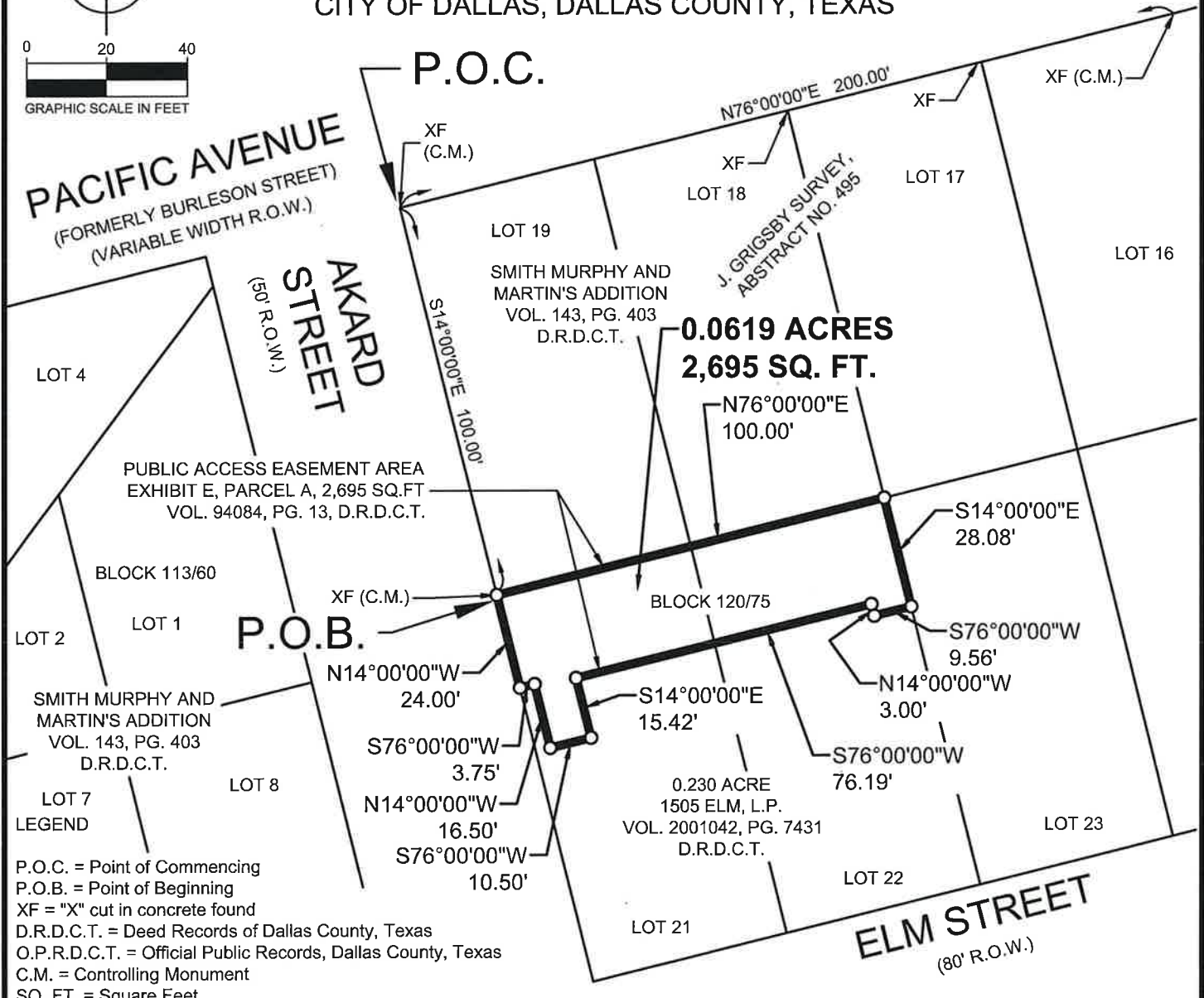
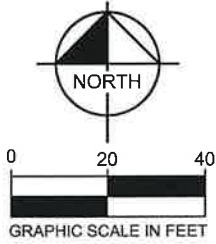


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	OCT. 2019	064553300	2 OF 3

Revised: 05/28/2020 - description

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P.O.C. = Point of Commencing  
 P.O.B. = Point of Beginning  
 XF = "X" cut in concrete found  
 D.R.D.C.T. = Deed Records of Dallas County, Texas  
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas  
 C.M. = Controlling Monument  
 SQ. FT. = Square Feet

**NOTES**

All streets shown hereon were adopted to the City of Dallas by Ordinance Book Vol. 1-A, (years 1873-1882) Pg. 131-148, Section 2, unless otherwise noted.

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Scale 1" = 40'	Drawn by SRD	Checked by DJD	Date OCT. 2019	Project No. 064553300	Sheet No. 3 OF 3
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