

ALLEY ABANDONMENT
 LAFOY PLACE, FIRST INSTALLMENT ADDITION
 ADJACENT TO CITY BLOCKS 2474, A/2477, AND 1/2475
 CRAWFORD GRIGSBY SURVEY, ABSTRACT NO. 532
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 3,597 square feet or 0.083 acres tract of land situated in the Crawford Grigsby Survey, Abstract No. 532, City of Dallas Block Numbers 2474, 1/2475, and A/2477, City of Dallas, Dallas County, Texas, being part of an alley dedication as conveyed to the City of Dallas by the final plat of LaFoy Place First Installment Addition, an addition to the City of Dallas recorded in Volume 9, Page 139, Map Records, Dallas County, Texas (MRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" found at the intersection of the northeast line of Lemmon Avenue, a 100-foot right-of-way (Cherrywood No. 3, recorded in Volume 10, Page 481 MRDCT), with the northwest line of said alley, and being the south corner of Lot 1, Block A/2477, LaFoy Place First Installment Addition, as conveyed by a special warranty deed to PPA Realty, Ltd., recorded in Instrument No. 201100297639, Official Public Records, Dallas County, Texas (OPRDCT);

THENCE N 44°18'11" E, 225.21 feet along the northwest line of said alley and the southeast line of Lots 1 through 4, LaFoy Place First Installment Addition, conveyed by the above described deed to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the east corner of Lot 4 and the south corner of Lot 5;

THENCE S 45°14'00" E, 9.17 feet through said alley to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found on the southeast line thereof, being the northwest line of Lot 1, Block 1/2475, R.G. & H.J. Harris Addition, an addition recorded in Volume 6, Page 147 MRDCT, being conveyed as Tract 2 by a special warranty deed to PPA Realty, Ltd., recorded in Instrument No. 201400198202 OPRDCT;

THENCE S 44°20'00" W, 38.97 feet along the southeast line of said alley and the northwest line of said Lot 1, Block 1/2475, and same for Tract 2, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the west corner of Lot 1 and an westerly corner of said Tract 2;

THE S 45°14'00" E, 8.32 feet along a northeast line of said alley and the southwest line of said Lot 1, Block 1/2475 and same for said Tract 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the inset corner of said Tract 2;

THENCE S 44°20'00" W, 185.83 feet continuing along the southeast line of said alley and the northwest line of said Tract 2 to a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the west corner thereof, being on the northeast line of Lemmon Avenue, being the south corner of said alley;

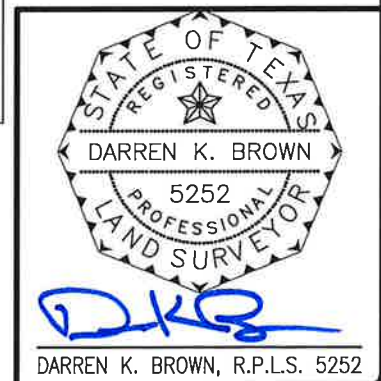
THENCE N 46°36'03" W, 17.37 feet along the southwest line of said alley and the northeast line of Lemmon Avenue to the POINT OF BEGINNING with the subject tract containing 3,597 square feet or 0.083 acres;

(For SPRG use only)

Reviewed By: Willens Egmann

Date: 11/13/2020

SPRG No: 5301

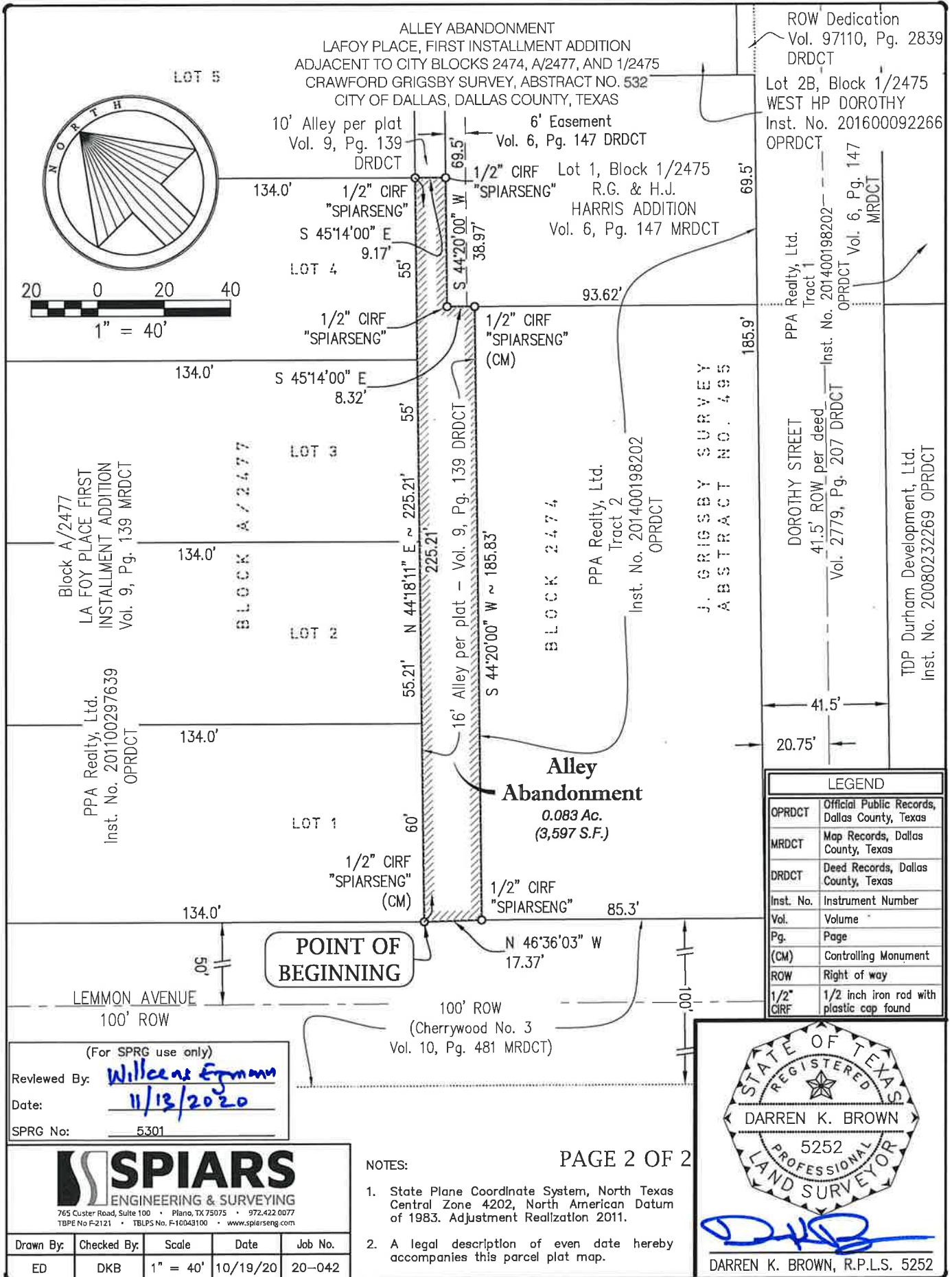


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765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
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Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB		10/19/20	20-042

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.



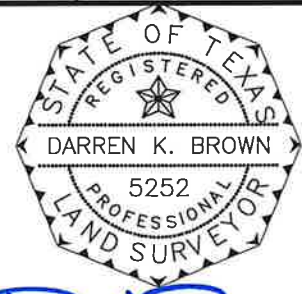
(For SPRG use only)
 Reviewed By: Willcena Eymann
 Date: 11/13/2020
 SPRG No: 5301



Drawn By:	Checked By:	Scale	Date	Job No.
ED	DKB	1" = 40'	10/19/20	20-042

NOTES:

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



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