

**STREET RIGHT OF WAY ABANDONMENT  
FITZHUGH AVENUE  
ADJACENT TO LOT 29, BLOCK 2/2023  
W. GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 635 square foot or 0.015 acre tract of land out of the W. Grigsby Survey, Abstract No. 501, and adjacent to Lot 29, Block 2/2023 of Turtle Creek Park Revised, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 4, Page 83, Map Records, Dallas County, Texas, and being a portion of Fitzhugh Avenue (Variable width right-of-way) by Judgement to the City of Dallas as recorded in Volume 68058, Page 1693 Deed Records, Dallas County, Texas, and Confirmation Warranty Deed as recorded in Volume 68058, Page 1696 Deed Records, Dallas County, Texas, said 0.015 acre tract being more particularly described by metes and bounds as follows:

Beginning at an 3/4 iron iron found (Control Monument) for the east corner of Lot 29, Block 2/2023 same being in the north line of Rock Creek Drive (45' right-of-way) as dedicated by said Turtle Creek Park Revised said corner also being the east corner of that tract of land as described in Warranty Deed with Vendor's Lien to Andrew Roy Munns and Samantha Jane Alexander-Munns as recorded in Instrument Number 202000101725 Official Public Records, Dallas County, Texas;

Thence North 49 degrees 49 minutes 00 seconds West, along the northeast line of said Lot 29, Block 2/2023, and Munns tract, passing at a distance of 102.96 feet a 1/2 iron rod found (Control Monument) and continuing for a total distance of 105.10 feet to a point for corner in a power pole for the north corner of the remainder of said Lot 29, Block 2/2023 and the east corner of that portion of said Lot 29, Block 2/2023 described in deed to City of Dallas as recorded in Volume 71176, Page 2034, Deed Records, Dallas County, Texas, same being in the present south line of Avondale Avenue (variable width right-of-way) being a tract of land as described in Judgement to the City of Dallas as recorded in Volume 68058, Page 1693 Deed Records, Dallas County, Texas and Confirmation Deed to the City of Dallas as recorded in Volume 68058, Page 1696 Deed Records, Dallas County, Texas;

Thence along the south line of said Avondale Avenue following a non-tangent curve to the right having a central angle of 07 degrees 02 minutes 26 seconds, having a chord bearing and distance of South 85 degrees 29 minutes 00 seconds East, a distance of 20.58 feet and a radius of 167.59 feet, an arc distance of 20.59 feet to a 1/2 inch iron with yellow plastic cap stamped "TXHS" set for corner;

Thence South 42 degrees 05 minutes 04 seconds East, continuing to traverse said Fitzhugh Avenue, a distance of 89.19 feet to the PLACE OF BEGINNING and containing 635 square feet or 0.015 acres of land.

BEARINGS ARE BASED ON THE NORTHEAST  
LINE OF LOT 29, BLOCK 2/2023 BY DEED  
RECORDED IN INST. NO. 202000121735,  
O.P.R.D.C.T. (N 49°49'00" W)

( For SPRG use only)  
Reviewed by: G.S.  
Date: 1-7-21  
SPRG No. 5329

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



TEXAS HERITAGE SURVEYING, INC.  
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Firm No. 10169300

JOB# 2000701-4  
DATE: 12/15/2020  
Page 1 of 2  
Drawn By: KO  
Scale: 1"= 40'

# STREET RIGHT OF WAY ABANDONMENT FITZHUGH AVENUE ADJACENT TO LOT 29, BLOCK 2/2023 W. GRIGSBY SURVEY, ABSTRACT NO. 501 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**LEGEND**

- IRON ROD FOUND
- ⊗ 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- SQ. FT. SQUARE FEET
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- CM CONTROLLING MONUMENT
- L= LENGTH
- R= RADIUS

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	20.59'	167.59'	7°02'26"	S85° 29' 00"E 20.58'

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	106.10'	N18°49'00"W
L2	89.19'	S42°05'04"E

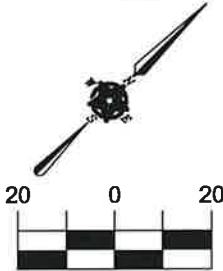
**AVONDALE AVENUE**  
VARIABLE WIDTH RIGHT-OF-WAY  
VOL. 671, PG. 2711  
D.R.D.C.T.

( For SPRG use only )

Reviewed by:         G.S.        

Date:         1-7-21        

SPRG No.         5329



SCALE - 1" = 40'

**LOT 31**

**BLOCK 2/2023**  
**TURTLE CREEK PARK REVISED**  
VOL. 4, PG. 83  
M.R.D.C.T.

JAMES R. BOND, JR.  
VOL. 99227, PG. 4055  
D.R.D.C.T.

REMAINDER  
OF LOT 30

W. GRIGSBY SURVEY,  
ABSTRACT NO. 501

ANDREW ROY MUNNS AND  
SAMANTHA JANE  
ALEXANDER-MUNNS  
INST. NO. 202000101725  
O.P.R.D.C.T.

REMAINDER  
OF LOT 29

BASIS OF  
BEARINGS

POINT OF  
BEGINNING

**ROCK CREEK DRIVE**  
45' RIGHT-OF-WAY  
VOL. 4, PG. 83  
M.R.D.C.T.

**LOT 27**

**LOT 25**

**LOT 24**

CITY OF DALLAS  
VOL. 71232, PG. 1913  
D.R.D.C.T.

BLOCK 3/2023

BEARINGS ARE BASED ON THE NORTHEAST  
LINE OF LOT 29, BLOCK 2/2023 BY DEED  
RECORDED IN INST. NO. 202000121735,  
O.P.R.D.C.T. (N 49°49'00" W)

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