

ALLEY ABANDONMENT  
RICHARDSON HEIGHTS ESTATES WEST, THIRD SECTION  
BLOCK 21/8196  
JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Being a 347 square foot portion of a 20' alley right-of-way, of Block 21/8196 of Richardson Heights Estates West, Third Section, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 876, Page 962, Deed Records, Dallas County, Texas, located in the John Becknell Survey, Abstract No. 53 and being more particularly described as follows;

COMMENCING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the intersection of the North line of La Sobrina Drive, a 50' right-of-way, recorded in Volume 876, Page 962, Deed Records, Dallas County, Texas, and the East line of said 20' alley, Deed Records, Dallas County, Texas, and being the Southwest corner of Lot 1 of said Block 21/8196;

Thence North 00°02'00" East, along said East line, a distance of 80.29' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner;

Thence North 02°02'50" East, a distance of 2.81' to a "Mag" nail set at the beginning of a non-tangent curve to the right having a central angle of 81°31'39", a radius of 40.00' and a chord bearing and distance of North 44°49'30" East, 52.24, said point being the PLACE OF BEGINNING;

Thence northeasterly, along said curve to the right and said alley, an arc distance of 56.92' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set for corner in the South line of said alley;

Thence South 44°49'30" West, a distance of 52.24' to the PLACE OF BEGINNING and containing 347 square feet or 0.008 of an acre of land.

(FOR SPRG USE ONLY)  
REVIEWED BY: JL  
DATE: 12-19-19  
SPRG NO: 5154

BASIS OF BEARING DERIVED FROM THE NORTH LINE OF LA SOBRINA DR. (S 89°37'00" W) BASED ON PLAT RECORDED IN VOL. 876, PG. 962, D.R.D.C.T.

*John S. Turner*  
John S. Turner, R.P.L.S. #5310



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 BLOCK 21/8196  
 JOHN BECKNELL SURVEY, ABSTRACT NO. 53  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A



GRAPHIC SCALE  
 1-INCH = 30 FEET  
 BASIS OF BEARING DERIVED  
 FROM THE NORTH LINE OF LA SOBRINA DR.  
 (S 89°37'00" W)  
 BASED ON PLAT RECORDED IN  
 VOL. 876, PG. 962,  
 D.R.D.C.T.

DALLAS POWER AND LIGHT CO.,  
 VOL. 4770, PG. 238,  
 D.R.D.C.T.  
 (100' RIGHT-OF-WAY)

(20' ALLEY RIGHT-OF-WAY)  
 VOL. 67233, PG. 1229 D.R.D.C.T.

LOT 47  
 FRANCIS LUTIMER,  
 INST. NO. 20170012334  
 O.P.R.D.C.T.

RICHARDSON HEIGHTS ESTATES  
 WEST, FOURTH SECTION,  
 VOL. 67233, PG. 1229  
 D.R.D.C.T.

LOT 46  
 BLOCK 21/8196  
 HEATHER WILSON ET AL,  
 INST. NO. 201700132909  
 O.P.R.D.C.T.

$\Delta=81^{\circ}31'39''$   
 $R=40.00'$   $L=56.92'$   
 $CB=N44^{\circ}49'30''E$   
 $CD=52.24'$

(20' ALLEY RIGHT-OF-WAY)  
 VOL. 876, PG. 962, D.R.D.C.T.

N89°25'36"E  
 183.18' TO 1/2" IRF (C.M.)

"MAG" NAIL  
 SET  
 1/2" IRS

PLACE OF  
 BEGINNING

(20' ALLEY RIGHT-OF-WAY)  
 VOL. 876, PG. 962, D.R.D.C.T.  
 N 00°02'00" E 80.29'

LOT 1  
 BLOCK 21/8196  
 BRIAN KENDALL HOLMES,  
 INST. NO. 201700051720  
 O.P.R.D.C.T.

LOT 2  
 JENNIFER SURRETT ET AL,  
 INST. NO. 201100086824  
 O.P.R.D.C.T.

RICHARDSON HEIGHTS ESTATES WEST,  
 THIRD SECTION,  
 VOL. 876, PG. 962, D.R.D.C.T.  
 JOHN BECKNELL SURVEY  
 ABSTRACT NO. 53

PLACE OF  
 COMMENCING

347 SQ. FT. OR  
 0.008 OF AN ACRE

LEGEND	
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "RPLS 5310"
CB	CHORD BEARING
SQ. FT.	SQUARE FEET

(FOR SPRG USE ONLY)  
 REVIEWED BY: JL  
 DATE: 12-19-19  
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LA SOBRINA DRIVE

(50' RIGHT-OF-WAY)  
 VOL. 876, PG. 962, D.R.D.C.T.

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Job Number: 19-1705 Date: 10/08/2019 Drafter: 079  
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