

ALLEY SIGHT EASEMENT ABANDONMENT

TAXCO D&M ADDITION, LOT 12B, BLOCK 6/862
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 112 square foot (0.0026 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 6/862, Dallas County, Texas, and being all of a 15' x 15' Alley Sight Easement dedicated by the plat of Lot 12B, Block 6/862 of Taxco D&M Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2005063, Page 55, Official Public Records, Dallas County, Texas, and being a portion of a tract of land designated as "Tract 1" in the Deed without Warranty to SCP/OI Good Latimer OZ Owner, LLC., recorded in Instrument No. 202100323489, Official Public Records, Dallas County, Texas, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with 3-1/4-inch aluminum disk stamped "TAXCO D&M ADDN RPLS 5351" found at the intersection of the northeast right-of-way line of Good Latimer Expressway (a variable width right-of-way, City of Dallas, Volume 88, Page 356, Deed Records of Dallas County, Texas), being the west corner of said Lot 12B, and the west corner of said "Tract 1", and at the northernmost corner of a tract of land described in the Deed to the City of Dallas, recorded in Volume 2539, Page 391, Deed Records of Dallas County, Texas, and the south corner of a called 0.1341 acre tract described as a 15-foot alley to the City of Dallas, recorded in Volume 181, Page 450, Map Records, Dallas County, Texas, abandoned by City Ordinance No. 32565, recorded in Instrument No. 202400003393, Official Public Records, Dallas County, Texas, and described to SCP/OI GOOD LATIMER OZ OWNER, LLC., in the Quitclaim Deed recorded in Instrument No. 202400003394, Official Public Records, Dallas County, Texas;

THENCE North 52°40'03" East, the northwest line of said Lot 12B, Block 6/862, the northwest line of said "Tract 1", and with said southeast line of said 0.1341 acre tract, a distance of 15.00 feet to a point for corner, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the north corner of said Lot 12B bears North 52°40'03" East, a distance of 374.18 feet;

THENCE South 06°31'27" West, over and across said Lot 12B, Block 6/862, and said "Tract 1", a distance of 20.79 feet to a point in said northeast right-of-way line of Good Latimer Expressway, at the beginning of a non-tangent curve to the left with a radius of 2,332.01 feet, a central angle of 00°22'07", and a chord bearing and distance of North 39°37'09" West, 15.00 feet;

THENCE in a northwesterly direction, with said non-tangent curve to the left, along said northeast right-of-way line of Good Latimer Expressway, an arc distance of 15.00 feet to the **POINT OF BEGINNING** and containing a computed area of 112 square feet or 0.0026 acres of land.

NOTES:

1. Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.

2. A sketch was prepared on even date to accompany this description.

DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
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(For SPRG use only)

Reviewed By: 6543 JD
 Date: 2/28/2024
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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ALLEY SIGHT EASEMENT ABANDONMENT

TAXCO D&M ADDITION, LOT 12B, BLOCK 6/862
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 112 square foot (0.0026 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 6/862, Dallas County, Texas, and being all of a 15' x 15' Alley Sight Easement dedicated by the plat of Lot 12B, Block 6/862 of Taxco D&M Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 2005063, Page 55, Official Public Records, Dallas County, Texas, and being a portion of a tract of land designated as "Tract 1" in the Deed without Warranty to SCP/OI Good Latimer OZ Owner, LLC., recorded in Instrument No. 202100323489, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" found in the southwest right-of-way line of Julius Schepps Freeway/Interstate Highway No. 45, formerly Bourbon Street (a variable width right-of-way, State of Texas, Volume 5850, Page 93, Volume 5850, Page 164, Deed Records of Dallas County, Texas); being at the north corner of said Lot 12B, Block 6/862; the north corner of said "Tract 1"; the west corner of a called 2,436 square foot tract of land described in the Deed to the State of Texas, recorded in Volume 67235, Page 1086, Deed Records of Dallas County, Texas, and the east corner of a called 0.1341 acre tract described as a 15-foot alley to the City of Dallas, recorded in Volume 181, Page 450, Map Records, Dallas County, Texas, abandoned by City Ordinance No. 32565, recorded in Instrument No. 202400003393, Official Public Records, Dallas County, Texas, and described to SCP/OI GOOD LATIMER OZ OWNER, LLC., in the Quitclaim Deed recorded in Instrument No. 202400003394, Official Public Records, Dallas County, Texas;

THENCE South 39°31'34" East, with the west line of said 2,436 square foot tract of land to the State of Texas, the northeast line of said Lot 12B, Block 6/862, and the northeast line of said "Tract 1", a distance of 15.00 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found in the northwest right-of-way line of Dawson Street (a 50-foot right-of-way, City of Dallas, Volume 181, Page 450, Deed Records, Dallas County, Texas), for the east corner of Lot 12B, Block 6/862, and the south corner of said 2,436 square foot tract of land to the State of Texas bears South 39°31'34" East, a distance of 135.11 feet;

THENCE over and across said Lot 12B, Block 6/862, and said "Tract 1", North 83°25'46" West, a distance of 21.62 feet to a point for corner in the northwest line of said Lot 12B, Block 6/862, the northwest line of said "Tract 1", and the southeast line of said 0.1341 acre tract, from which a 5/8-inch iron rod with 3-1/4-inch aluminum disk stamped "TAXCO D&M ADDN RPLS 5351" found in the northeast right-of-way line of Good Latimer Expressway (a variable width right-of-way, City of Dallas, Volume 88, Page 356, Deed Records of Dallas County, Texas); being the west corner of said Lot 12B, the west corner of said "Tract 1", the south corner of said 0.1341 acre tract, and the northernmost corner of a tract of land described in the Deed to the City of Dallas, recorded in Volume 2539, Page 391, Deed Records of Dallas County, Texas, bears South 52°40'03" West, 374.18 feet;

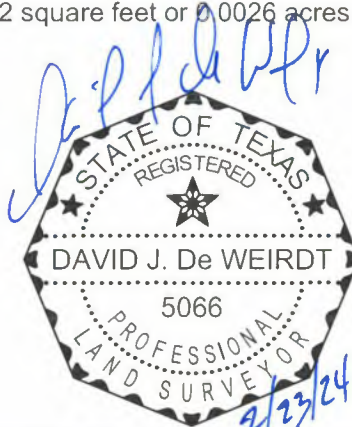
THENCE North 52°40'03" East, with said northwest line of Lot 12B, Block 6/862, the northwest line of said "Tract 1", and the southeast line of said 0.1341 acre tract, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing a computed area of 112 square feet or 0.0026 acres of land.

NOTES:

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