

STREET RIGHT-OF-WAY ABANDONMENT
WINDOMERE AVENUE AND CASTLE STREET
ADJACENT TO
FLANDER'S HEIGHTS ADDITION
LOTS 1 & 2, BLOCK 15
CITY BLOCK 15/3976
WILLIAM COOMBS SURVEY, ABSTRACT NUMBER 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 6,693 square foot or 0.154 of an acre tract of land situated in the William Coombs Survey, Abstract Number 290, City of Dallas, Dallas County, Texas, being a portion Windomere Avenue and Castle Street adjacent to Lots 1 and 2, Block 15, Flander's Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 90, Page 20, Map Records, Dallas County, Texas same being Block 15/3976 Official City of Dallas Block Numbers and also being adjacent to that certain called 3.6587 acre tract of land (Tract 1) and that certain called 0.2064 acre tract of land (Tract 2) described in special warranty deed to Stewart Shaw Family Partnership, Ltd., as recorded in Instrument Number 202000299461 Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of the west Right-of-Way line of Windomere Avenue (a 66' Right-of-Way dedicated as Maggie Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas) and the existing northerly Right-of-Way line of Fort Worth Avenue (an existing 100' Right-of-Way dedicated as Dallas Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas, no width specified), said iron rod also being the southeast corner of said Tract 1;

THENCE N 01°27'11"W, a distance of 2.04 feet along the common line of the east line of said Tract 1 also the east line of Lot 2 said Flander's Heights Addition and the west Right-of-Way line of said Windomere Avenue to a 1/2 inch iron rod with cap stamped "Pierce Murray" set for the POINT OF BEGINNING of the herein described tract;

THENCE N 01°27'11"W, a distance of 460.13 feet continuing along said common line to a 1/2 inch iron rod found for the northeast corner of said Tract 1 and said Lot 2, said iron rod being at the intersection of the south Right-of-Way line of Castle Street (a 66' Right-of-Way dedicated as Louis Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas) and the west Right-of-Way line of said Windomere Avenue;

THENCE S 89°14'51"W, a distance of 269.39 feet along the common line of the south Right-of-Way line of said Castle Street and the north lot lines of said Lots 1 and 2, Flander's Heights Addition to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE N 46°34'01"E, a distance of 7.38 feet to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

(FOR SPRG USE ONLY)

REVIEWED BY: G. S.
DATE: 3-26-21
SPRG NO.: 5521

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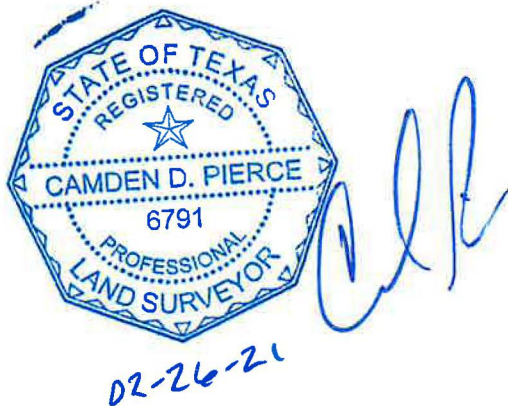
THENCE N 89°14'51"E, a distance of 260.91 feet to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 45°51'19"E, a distance of 21.44 feet to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 01°27'11"E, a distance of 431.99 feet to an X-cut in concrete set;

THENCE S 32°26'50"W, a distance of 21.52 feet returning to the POINT OF BEGINNING and containing 6,693 square feet or 0.154 acres of land, more or less.

BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



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LOT 4, BLOCK B/3958
WILLIE ROUSE'S SUBDIVISION
VOL. 12, PG. 7
M.R.D.C.T.

LOT 5, BLOCK B/3958
WILLIE ROUSE'S SUBDIVISION
VOL. 12, PG. 7
M.R.D.C.T.

TOMMY L. JONES
PROBATE 12-01097-3
O.P.R.D.C.T.

JACK M. JONES
(NO RECORDING
DATA FOUND)

TOMMY L. JONES
(NO RECORDING
DATA FOUND)

SILVERIO MARTINEZ
INST. NO.
201000315025
O.P.R.D.C.T.

MICHAEL AND CAROL RUIZ
VOL. 2002155, PG. 5863
D.R.D.C.T.

ROSALINDA BARAJAS
VOL. 2001100, PG. 8999
D.R.D.C.T.

VECTALI BARAJAS AND WIFE,
ROSALINDA BARAJAS
VOL. 2001072, PG. 5661
D.R.D.C.T.

RAMIRO PLAZA
VOL.. 97122, PG.
4660
D.R.D.C.T.

ADC FORT WORTH, LLC
TRACT 3
INST. NO. 201900271144
O.P.R.D.C.T.

ADC FORT WORTH, LLC
TRACT 2
INST. NO. 201900271144
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 5438, PG. 209
D.R.D.C.T.

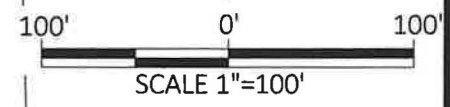
LOTS 1 & 2
BLOCK 11/3972
FLANDER'S HEIGHTS ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

LOT 2, BLOCK 12/3973
FLANDER'S HEIGHTS
ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

CASTLE STREET
(A 66' RIGHT-OF-WAY)
(VOL. 90, PG. 20 M.R.D.C.T.)
(ORIGINALLY PLATTED AS LOUIS AVE.)

5/8 INCH
IRON ROD
FOUND

1/2 INCH
IRON ROD
FOUND
(CM)



LINE	BEARING	DISTANCE
L1	N 01°27'11" W	460.13'
L2	S 89°14'51" W	269.39'
L3	N 46°34'01" E	7.38'
L4	N 89°14'51" E	260.91'
L5	S 45°51'19" E	21.44'
L6	S 01°27'11" E	431.99'
L7	S 32°26'50" W	21.52'

MONCLAIR AVE.
(AN EXISTING 39' RIGHT-OF-WAY)
(NO RECORDING DATA FOUND)

WILLIAM COOMBS SURVEY
ABSTRACT NUMBER 290

WINDOMERE AVE.
(A 66' RIGHT-OF-WAY)
(VOL. 90, PG. 20 M.R.D.C.T.)
(ORIGINALLY PLATTED AS MAGGIE AVE.)

LOTS 1 & 2
BLOCK 16/3977
FLANDER'S HEIGHTS
ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

TRACT 1
CALLED 3.6587 ACRES

STEWART SHAW FAMILY
PARTNERSHIP, LTD.
TRACTS 1 & 2
INST. NO. 202000299461
O.P.R.D.C.T.

BLOCK 15
FLANDER'S HEIGHTS
ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

CITY OF DALLAS
VOL. 745, PG. 885
D.R.D.C.T.

CITY BLOCK 15/3976

POINT OF
BEGINNING
N 01°27'11" W
2.04'

X-CUT
SET

1/2 INCH
IRON ROD
FOUND
(CM)

FORT WORTH AVENUE
(VOL. 90, PG. 20, M.R.D.C.T.)
(AN EXISTING 100' RIGHT-OF-WAY)

MAG NAIL
FOUND (CM)

MERITH SUPELVEDA
INST. NO.
201300375342
O.P.R.D.C.T.

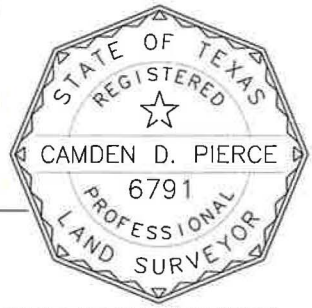
- LEGEND:**
- ▲ = 1/2" IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET
 - = MAG NAIL SET
 - CM = CONTROLLING MONUMENT
 - INST. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - PG. = PAGE
 - D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

LOT 1, BLOCK B/3956
SELF STORAGE
SOLUTIONS ADDITION
INST. NO. 201800030354
O.P.R.D.C.T.

NISHA HOSPITALITY
LLC
INST. NO.
201400130456
O.P.R.D.C.T.

SBLFT OF 2016 LTD
INST. NO.
201600323810
O.P.R.D.C.T.

[Signature]
CAMDEN D. PIERCE, RPLS
DATED: 12-02-20
REVISED: 01-19-21
REVISED: 02-26-21



PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying

800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256

TBPELS FIRM REGISTRATION NO. 10194437

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