

**RIGHT-OF-WAY ABANDONMENT
PART OF
PARK AVENUE
ADJACENT TO BLOCK 118
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A

Being a 68 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being a part of Park Avenue (50' right-of-way, Young Addition, an unrecorded addition, Block 118, Murphy and Bolanz Block Book) between Young Street and Marilla Street (variable width right-of-way), adjacent to Block 118 and being more particularly described as follows:

COMMENCING at a 1" copper disk stamped "RLG INC" set at the intersection of the northeast line of said Park Avenue and the southeast line of Young Street (80' right-of-way), said disk being the northwest corner of a tract of land conveyed to First Presbyterian Church of Dallas, Texas by Special Warranty Deed recorded in Instrument Number 201100166699, Official Public Records, Dallas County, Texas;

THENCE South 18° 07' 05" East along the northeast line of said Park Avenue and the southwest line of said Church tract a distance of 99.58 feet to a 1" copper disk stamped "RLG INC" set for corner and the **POINT OF BEGINNING**;

THENCE South 18° 07' 05" East continuing along the northeast line of said Park Avenue and the southwest line of said Church tract a distance of 52.18 feet to 3-1/2" aluminum disk stamped "RLG INC" and "FPCD No. 2" set for corner;

THENCE South 71° 52' 55" West, departing the northeast line of said Park Avenue and said Church tract, a distance of 2.00 feet to a 1" copper disk stamped "RLG INC" set for corner;

THENCE North 18° 07' 05" West a distance of 16.00 feet to a 1" copper disk stamped "RLG INC" set for corner;

THENCE North 71° 52' 55" East a distance of 1.00 feet to a 1" copper disk stamped "RLG INC" set for corner;

THENCE North 18° 07' 05" West a distance of 36.18 feet to a 1" copper disk stamped "RLG INC" set for corner;

THENCE North 71° 52' 55" East a distance of 1.00 feet to the **POINT OF BEGINNING**, containing 68 square feet or 0.0016 acres, more or less.

BASIS OF BEARINGS: The easterly right-of-way line of Park Avenue (South 18°07'05" East) per Texas State Plane Coordinates, NAD 83, North Central Zone, derived from GPS Static Observation Data submitted to National Geodetic Survey's "Online Positioning User System".



Dale R. White

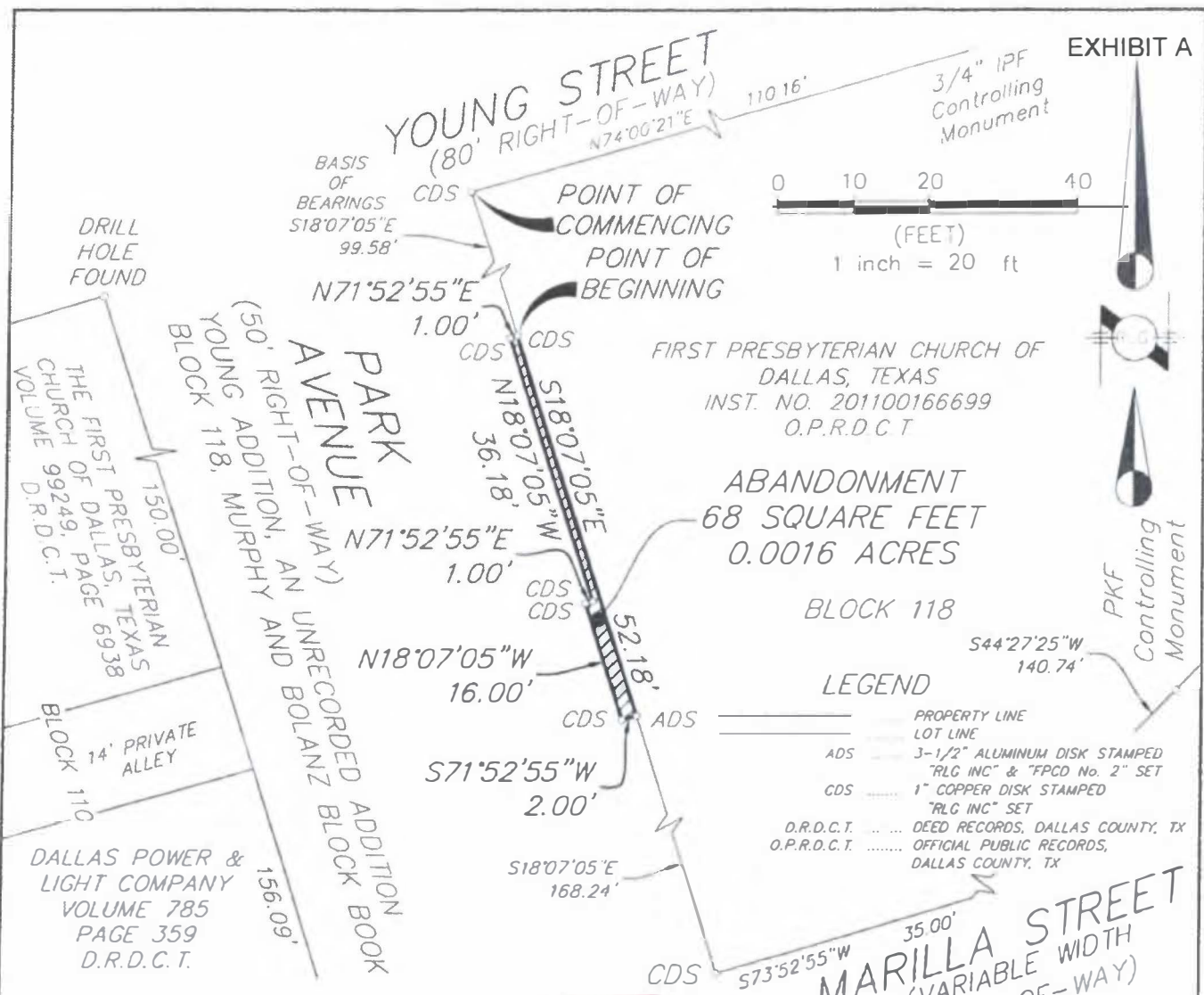
R.P.L.S. No. 4762

07-18-2015

Revised 11-03-2015



(For SPRG use only)
Reviewed By: <u>REC</u>
Date: <u>11-10-15</u>
SPRG NO.: <u>3409</u>



FIRST PRESBYTERIAN CHURCH OF DALLAS, TEXAS
INST. NO. 201100166699
O.P.R.D.C.T.

ABANDONMENT
68 SQUARE FEET
0.0016 ACRES

BLOCK 118

LEGEND

- PROPERTY LINE
- LOT LINE
- ADS — 3-1/2" ALUMINUM DISK STAMPED "RLG INC" & "FPCD No. 2" SET
- CDS — 1" COPPER DISK STAMPED "RLG INC" SET
- D.R.D.C.T. ... DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. ... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX

Basis of Bearings: The easterly right-of-way line of Park Avenue (South 18°07'05" East) per Texas State Plane Coordinates, NAD 83, North Central Zone, derived from GPS static observation data submitted to National Geodetic Survey's "Online Positioning System".

Controlling Monuments: 3/4" IPF at the northeast corner and PK nail found at the southeast corner of a tract of land conveyed to First Presbyterian Church of Dallas, Texas by deed recorded in Instrument No. 201100166699, O.P.R.D.C.T.



Dale R. White

Dale R. White R.P.L.S. No. 4762
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

RAYMOND L. GOODSON, JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

(For SPRG use only)
Reviewed By: CEC
Date: 11-10-15
SPRG NO.: 3409

SCALE	1" = 20'	DATE	07-18-2015
JOB NO.	11306.20	E-FILE	11306ABN.dwg
DWG NO.	25,696X		