

**ALLEY ABANDONMENT
TERRACE GROVE ADDITION
BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 2,428 square foot (0.056 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being part of an alley in Block A/4016 as created by Terrace Grove Addition, an addition to the City of Dallas, according to the plat recorded in Volume 99, Page 114, Deed Records, Dallas County, Texas (DRDCT), being part of the remainder of a tract of land described in a Warranty Deed to Road District No. 1 of Dallas County, Texas recorded in Volume 4335, Page 116, DRDCT as shown on Quitclaim Deed to The Quebec Group, Inc. recorded in Volume 2000050, Page 1547, DRDCT, and being more particularly described as follows:

COMMENCING at an x-cut in concrete found at the intersection of the northeasterly right-of-way line of Sylvan Avenue (a variable width right-of-way, Formerly Obenchain Street, as created by deed recorded in Volume 99, Page 114; Volume 4335, Page 116; Volume 4875, Page 452; and Volume 2000050, Page 1547, DRDCT) and the northwesterly right-of-way line of Fort Worth Avenue (a 100 foot right-of-way, as created by deeds recorded in Volume 99, Page 114, Volume 1788, Page 639, and Volume 1785, Page 231, all in DRDCT);

THENCE North 30° 28' 36" West, along the northeasterly right-of-way line of said Sylvan Avenue, passing at a distance of 104.70 feet, a found 1/2 inch iron rod, continuing a total distance of 109.21 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the **POINT OF BEGINNING** at the intersection of the northeasterly right-of-way line of said Sylvan Avenue and the southeasterly right-of-way line of said alley;

THENCE North 24° 19' 46" West, along the northeasterly right-of-way line of said Sylvan Avenue, a distance of 26.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the westerly south corner of said Quitclaim Deed to the Quebec Group, Inc. and a tract of land described to 739 Fort Worth Avenue, LLC by Special Warranty Deed, recorded in Volume 2005185, Page 8849, Official Public Records, Dallas County, Texas (OPRDCT);

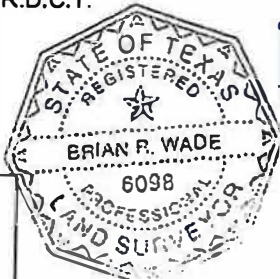
THENCE South 84° 08' 26" East, along the south line of said 739 Fort Worth Avenue, LLC tract, a distance of 11.63 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the northwesterly right-of-way line of said alley;

THENCE North 42° 18' 00" East, along the common line between said alley and Lots 15, 16, and 17 of said Block A/4016, Terrace Grove Addition, a distance of 144.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the common line between said alley and said Lot 17, from which a 1/2 inch iron rod with yellow plastic cap stamped "DCA" found for the south corner of Lot 18A, Block A/4016, Rodriguez Heights Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 78191, Page 1232, DRDCT, bears North 42° 18' 00" East, a distance of 1.00 foot;

THENCE South 47° 42' 00" East, over and across said alley, a distance of 15.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the common line between said alley and Lot 9, Block A/4016 of said Terrace Grove Addition, from which an x-cut in concrete found for the north corner of Lot 8, Block A/4016 of said Terrace Grove Addition bears North 42° 18' 00" East, a distance of 51.00 feet;

THENCE South 42° 18' 00" West, along the common line between said alley and Lots 9, 10, 11, and 12, Block A/4016 of said Terrace Grove Addition, a distance of 161.66 feet to the **POINT OF BEGINNING** and containing 2,428 square feet or 0.056 acres, more or less.

Basis of Bearing: The southwesterly right-of-way line (S42°18'00"W) of an alley in Block A/4016 as created by Volume 99, Page 114, D.R.D.C.T.




 Brian R. Wade R.P.L.S. No. 6098
 5/12/2020
 REVISED 6/23/2020

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>7-20-20</u>
SPRG NO.:	<u>5311</u>

POINT OF
COMMENCING
XF (CIA)

(100' R.O.W.)
(VOL. 99, PG 114, D.R.D.C.T.)
(VOL 1788, PG 639, D.R.D.C.T.)
(VOL 1785, PG 231, D.R.D.C.T.)

PART OF A REMAINDER OF
RIGHT-OF-WAY DEDICATION DESCRIBED
IN VOL. 4335, PG. 116, D.R.O.C.T.
AFTER GUILTY CLAIM DEED DESCRIBED IN
VOL. 2000050, PG. 1547, D.R.O.C.T.

	*****	ABANDONMENT PROPERTY LINE
	*****	LOT LINE
YCIRF	*****	1/2" IRON ROD WITH YELLOW PLASTIC
	*****	CAP STAMPED "*****" FOUND
YCIRS	*****	1/2" IRON ROD WITH YELLOW PLASTIC
	*****	CAP STAMPED "RLG INC" SET
IRF	*****	IRON ROD FOUND
XF	*****	X-CUT FOUND
(CM)	*****	CONTROLLING MONUMENT
D.R.D.G.T.	*****	DEED RECORDS, DALLAS COUNTY, TX
O.P.R.D.G.T.	*****	OFFICIAL PUBLIC RECORDS,
	*****	DALLAS COUNTY, TX
VOL., PG.	*****	VOLUME, PAGE
INST. NO.	*****	INSTRUMENT NUMBER
R.O.W.	*****	RIGHT-OF-WAY

(FEET)
1 inch = 30 ft.

BASIS OF BEARINGS: BASIS OF BEARING:
THE SOUTHWESTERLY RIGHT-OF-WAY LINE
(S42°18'00"W) OF AN ALLEY IN BLOCK
A/4016 AS CREATED BY VOLUME 99,
PAGE 114, D.R.D.C.T.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPELS REG #100341-00



BRIAN R. WADE R.P.L.S. NO. 6098
5/12/2020
REVISED 6/23/2020

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TERRACE GROVE ADDITION
BLOCK A/4016**

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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SCALE 1" = 30		DATE 5/12/2020		SHEET 2 OF 2	
JOB NO.	2011.035	E-FILE	2011.035aband	DWG NO.	27,348X