

# STREET RIGHT-OF-WAY ABANDONMENT

BEING PART OF ELM STREET  
ADJACENT TO BLOCK A/280  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a 685 square foot (0.0157 acre) tract of land situated in the John Grisby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being adjacent to City of Dallas Block A/280, Westdale Epic Addition, an addition to the City of Dallas according to the plat recorded in Instrument Number 201900183767, Official Public Records, Dallas County, Texas, and to that tract of land described in Special Warranty Deed to Epic Dallas Hotel, LP, Instrument Number 201700027379 of said Official Public Records, and being part of Monument Street (a 50-foot wide right-of-way) described in Ordinance Book 1A, Page 131 and being more particularly described as follows:

**BEGINNING** at a "X" cut in concrete found at the south end of a right-of-way corner clip located at the intersection of the north right-of-way line of said Elm Street described said Ordinance Book 1A, Page 131 with the west right-of-way line of Good Latimer Expressway (a variable width right-of-way) dedicated by deed to City of Dallas recorded in Volume 2523, Page 516 of the Deed Records of Dallas County, Texas, said corner clip being formerly known as the northwest right-of-way line of said Monument Street, said point also being a southeast corner of Lot 2, Block A/280, of said Westdale Epic Addition;

**THENCE** with said right-of-way corner clip that was formerly known as the northwest right-of-way line of Monument Street and a southeast line of said Lot 2, North 43°24'55" East, a distance of 69.50 feet to a 1/2" iron rod found at the north end of said right-of-way corner clip, a southeast corner of said Lot 2, and being the south corner of said City of Dallas Tract, and being at the beginning of a non-tangent curve to the right having a central angle of 1°53'55", a radius of 337.04 feet, a chord bearing and distance of South 20°07'20" East, 11.17 feet;

**THENCE** departing said right-of-way corner clip that was formerly known as the northwest right-of-way line of Monument Street and departing said southeast line of Lot 2, the following courses and distances:

- In a southeasterly direction, with said curve to the right, an arc distance of 11.17 feet to a 5/8" iron rod with "KHA" cap set for corner;
- South 38°09'48" West, a distance of 42.47 feet to a 5/8" iron rod with "KHA" cap set for corner;
- South 75°24'25" West, a distance of 26.21 feet to the **POINT OF BEGINNING** and containing 685 square feet or 0.0157 acres of land.

Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983(2011).



ANDY.DOBBS@KIMLEY-HORN.COM

(For SPRG use only)

Reviewed By: JD

Date: 2/25/2021

SPRG NO: 5483

**Kimley»Horn**

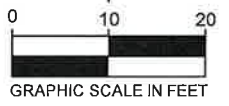
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC/JDF	JAD	SEP. 2020	064405602	1 OF 2

# STREET RIGHT-OF-WAY ABANDONMENT

BEING PART OF ELM STREET  
 ADJACENT TO BLOCK A/280  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**EXHIBIT A**



**GOOD-LATIMER EXPRESSWAY**  
 (A VARIABLE WIDTH RIGHT-OF-WAY)  
 VOL. 2523, PG. 516  
 D.R.D.C.T.

LOT 2, BLOCK A/280  
 WESTDALE EPIC ADDITION  
 INST. NO. 201900183767  
 O.P.R.D.C.T.

CALLED 1.137 ACRES  
 EPIC DALLAS HOTEL, LP  
 INST. NO. 201700027379  
 O.P.R.D.C.T.

**0.0157 ACRES**  
**685 SQ. FT.**

**P.O.B.**  
 XF (C.M.)

1.5' WIDE P.S.U.E.  
 INST. NO. 201900183767  
 O.P.R.D.C.T.

1/2-INCH IRON  
 ROD FOUND  
 (C.M.)

$\Delta=1^{\circ}53'55''$   
 $R=337.04'$   
 $L=11.17'$   
 $CB=S20^{\circ}07'20''E$   
 $C=11.17'$

IRSC

**MONUMENT STREET**  
 (A 50' WIDE RIGHT-OF-WAY)  
 ORDINANCE BOOK 1A, PG. 131

CITY OF DALLAS  
 VOL. 439, PG. 146  
 D.R.D.C.T.

$S75^{\circ}24'25''W$  26.21'  
 IRSC

**ELM STREET**  
 (A 60' WIDE RIGHT-OF-WAY)  
 ORDINANCE BOOK 1A, PG. 131

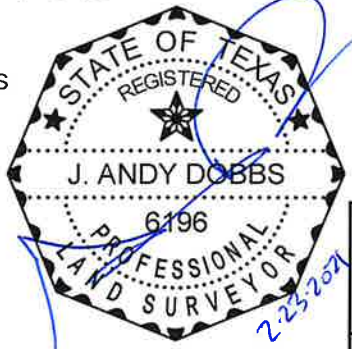
**NOTE**

Bearing system based on the State Plane  
 Coordinate System of 1983, Texas North Central  
 Zone (4202), North American Datum of 1983(2011).

CENTERLINE

CITY BLOCK 170

**LEGEND**  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS  
 OF DALLAS COUNTY, TEXAS  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 XF = "X" CUT IN CONCRETE FOUND  
 C.M. = CONTROLLING MONUMENT  
 SQ. FT. = SQUARE FEET  
 INST. NO. = INSTRUMENT NUMBER  
 PG. = PAGE  
 P.S.U.E. = PEDESTRIAN, SIDEWALK AND  
 UTILITY EASEMENT



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1" = 20'	MTC/JDF	JAD	SEP. 2020	064405602	2 OF 2