

10-FOOT WIDE DRAINAGE EASEMENT ABANDONMENT
CITY BLOCK 924-1/2
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 2

BEING 1,367 square feet or 0.0314 acre tract of land situated in the John Grigsby Survey, Abstract Number 495, in Dallas City Block 924-1/2, being part of a tract of land conveyed by a Special Warranty Deed to Parkel LLC, recorded in Instrument Number 201600050487, Official Public Records, Dallas County, Texas (OPRDCT) (no description therein; the tract being described by metes and bounds in Volume 2000017, Page 295 DRDCT), and being all of a 10-foot wide drainage easement created by said deed recorded in Volume 2000017, Page 295, Deed Records, Dallas County, Texas (DRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" found in concrete at the intersection of the east right-of-way line of Kelly Avenue (formerly Harrison Avenue), a called 40-foot wide right-of-way created by the plat of S.Q. Richardson's Southside Addition, recorded in Volume 85, Page 623, DRDCT and the north right-of-way line of South Ervay Street, a 60-foot wide right-of-way by use and occupation, and the southwest corner of a said Parkel tract;

THENCE S 41°42'00" E 80.07 feet along the north right-of-way line of said South Ervay Street to the POINT OF BEGINNING at the southwest corner of said 10-foot wide drainage easement;

THENCE N 22°24'26" E, 136.60 feet, over and across said Parkel tract to a point on the south line of a tract of land conveyed to Kelly Street Land, Ltd., according to the deed recorded in Volume 2005069, Page 6182, DRDCT, and the north line of said Parkel tract, said point being the northwest corner of said 10-foot wide drainage easement;

THENCE S 41°45'20" E, 11.11 feet along the common line thereof to a point at the northeast corner of said 10-foot wide drainage easement;

THENCE S 22°24'26" W, 136.61 feet, over and across said Parkel tract to a point on the south line of said Parkel tract and the north line of said South Ervay Street, also being the southeast corner of said 10-foot wide drainage easement, from which a 5/8 inch capped iron rod with plastic cap stamped "Property Corner" found bears S 41°42'00" E 38.46 feet;

THENCE N 41°42'00" W, 11.12 feet along the common line thereof to the POINT OF BEGINNING and containing 1,367 square feet or 0.0314 acres of land.

(For SPRG use only)	
Reviewed By:	<u>JD</u>
Date:	<u>12/30/2024</u>
SPRG No:	<u>6474</u>



12/20/24
DARREN K. BROWN, R.P.L.S. 5252



NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plot map of even date hereby accompanies this legal description.

Drawn:	Checked:	Date	Job No.
CJF	JB	12/8/23	23-060

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PAGE 2 OF 2

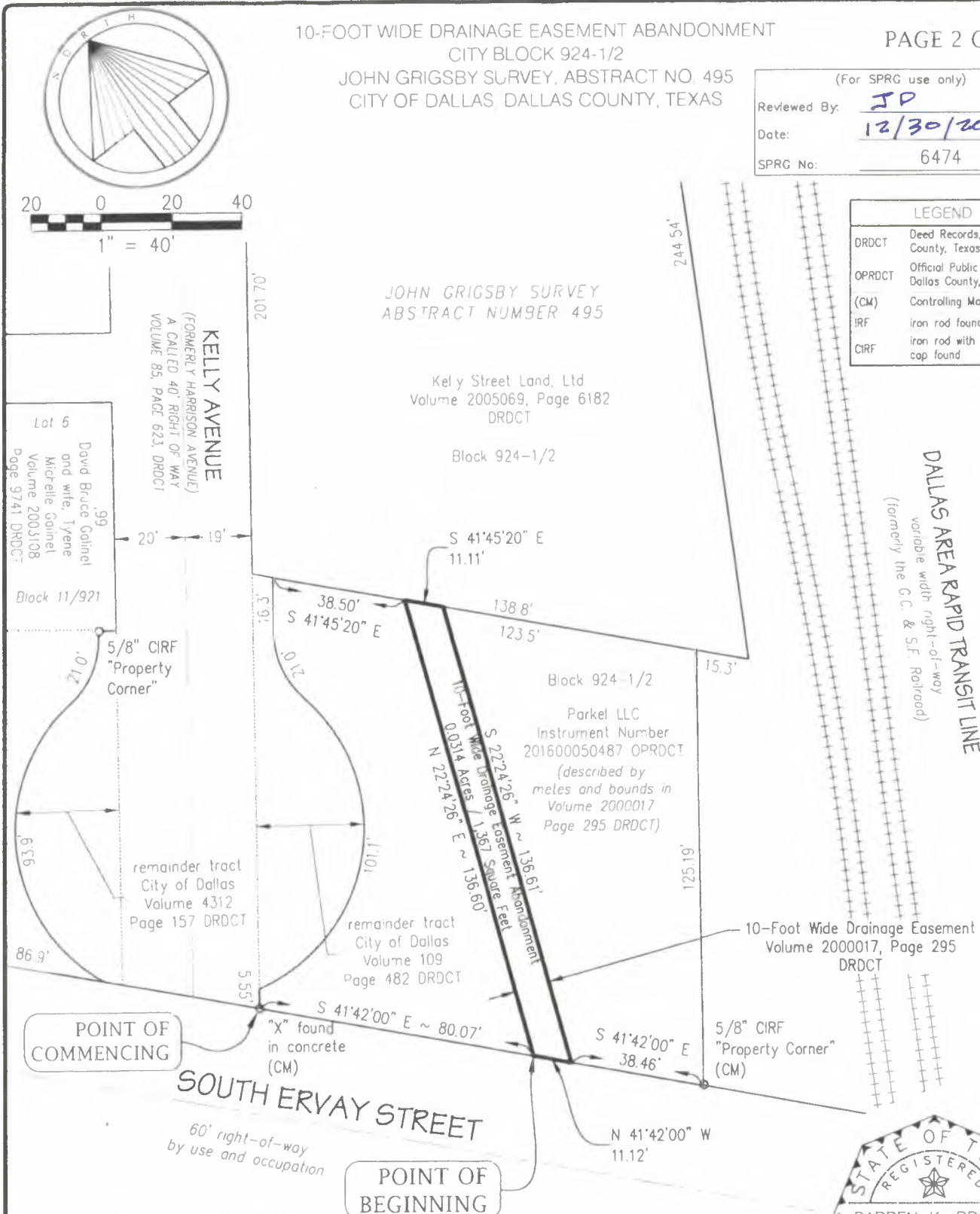
(For SPRG use only)

Reviewed By: JPDate: 12/30/2024SPRG No: 6474

LEGEND

DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IRF	iron rod found
CIRF	iron rod with plastic cap found

DALLAS AREA RAPID TRANSIT LINE
(formerly the G.C. & S.F. Railroad)
variable width right-of-way



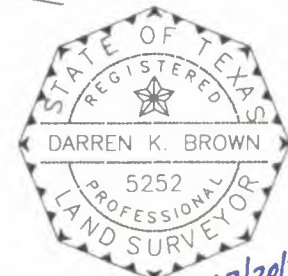
SPIARS
ENGINEERING & SURVEYING
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www.spiars.com

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

Drawn:	Checked:	Date:	Job No.:
CJF	DKB	12/19/24	23-060

Surveyed by: CJF Date: 12/19/24 Station: 12+00.00 Elevation: 11.12' Stationing: 12+00.00 to 12+00.00



DARREN K. BROWN, R.P.L.S. 5252

Surveyed by: CJF Date: 12/19/24 Station: 12+00.00 Elevation: 11.12' Stationing: 12+00.00 to 12+00.00