

STREET ABANDONMENT  
WALL STREET  
ADJACENT TO CITY BLOCK G/889  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 7,962 square feet or 0.183 acres a tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, adjacent to City Block G/889, in the City of Dallas, Dallas County, Texas, being part of Wall Street, originally a called 40-foot-wide right-of-way created by the plat of John J. Eakins Santa Fe Addition, recorded in Volume 69, Page 436, Deed Records, Dallas County, Texas (DRDCT), and part of a right-of-way dedication thereof, conveyed by a warranty deed to the City of Dallas, recorded in Volume 3507, Page 163 DRDCT, and part of a right-of-way dedication created by the replat of Lots 7 and 8, Block G/889 of the John J. Eakins Santa Fe Addition, recorded in Volume 86044, Page 4043 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a point for the north end of a corner clip being the intersection of the north line of Botham Jean Boulevard, a variable width right-of-way by use and occupation (formerly known as Wall Street, Grigsby Avenue, and Lamar Avenue), with the southeast line of Corinth Street, originally a 40-foot wide right-of-way created by the plat of John J. Eakins Santa Fe Addition, recorded in Volume 69, Page 436 DRCT, and being a recognized 90-foot-wide right-of-way by use and occupation;

THENCE N 44°39'00" E, 44.77 feet along the southeast line of Corinth Street to a point for the west corner of Lot 6, Block G/889, John J. Eakins Santa Fe Addition, as conveyed by a general warranty deed (cash) to Popeyes Texas Partners, LLC, recorded in Instrument Number 202000235568, Official Public Records, Dallas County, Texas (OPRDCT), to a point for the intersection of the southeast line of Corinth Street with the northeast line of said original right-of-way of Wall Street, from which a 1/2" iron rod found for a northerly corner of said Popeyes tract, being the west corner of "DART parcel OC2-3" conveyed to Dallas Area Rapid Transit, and recorded in Volume 94211, Page 5105 DRDCT, bears N 44°39'00" E, 104.40 feet;

THENCE S 42°44'40" E, 82.50 feet along the southwest line of Lot 6 and same for said Popeyes Tract, and along the northeast line of said original right-of-way to a 1/2" iron rod found for the south corner of Lot 6 and for the west corner of said right-of-way dedicated per plat;

THENCE N 44°38'59" E, 8.00 feet along the southeast line of Lot 6 and a southeasterly line of said Popeyes tract, and along the northwest line of said right-of-way dedicated per plat to a point for the north corner thereof, being the west corner of Lot 3A, Block G/889, Claxton Recycling Addition, recorded in Volume 96161, Page 1262 DRDCT, for an inset corner of said Popeyes tract;

THENCE S 42°44'40" E, 171.55 feet along the northeast line of said right-of-way dedicated per plat, and also another portion of right-of-way dedication created by said plat of Lot 3A, Block G/889, Claxton Recycling Addition, and along the southwest line of said Lot 3A and same for said Popeyes tract, to a point for corner;

THENCE into and through said right-of-way dedications per plats mentioned above, and into and through said original right-of-way, and into and through said right-of-way dedicated by deed to the City of Dallas mentioned above, around a non-tangent curve to the left having a central angle of 08°36'08", a radius of 1582.47 feet, a chord of N 59°31'16" W - 237.37 feet, an arc length of 237.59 feet to a point for south end of said corner clip;


THENCE N 09°48'45" W, 29.06 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 7,962 square feet or 0.183 acres of land, as noted in the preamble above.

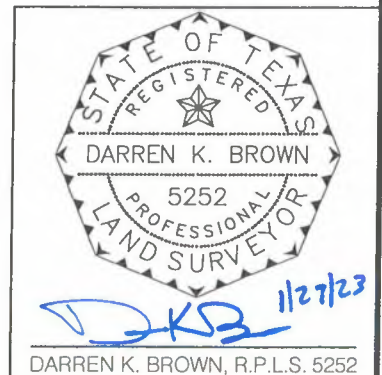
(For SPRG use only)	
Reviewed By:	<i>[Signature]</i>
Date:	04.14.2023
SPRG No:	6264

## NOTES:

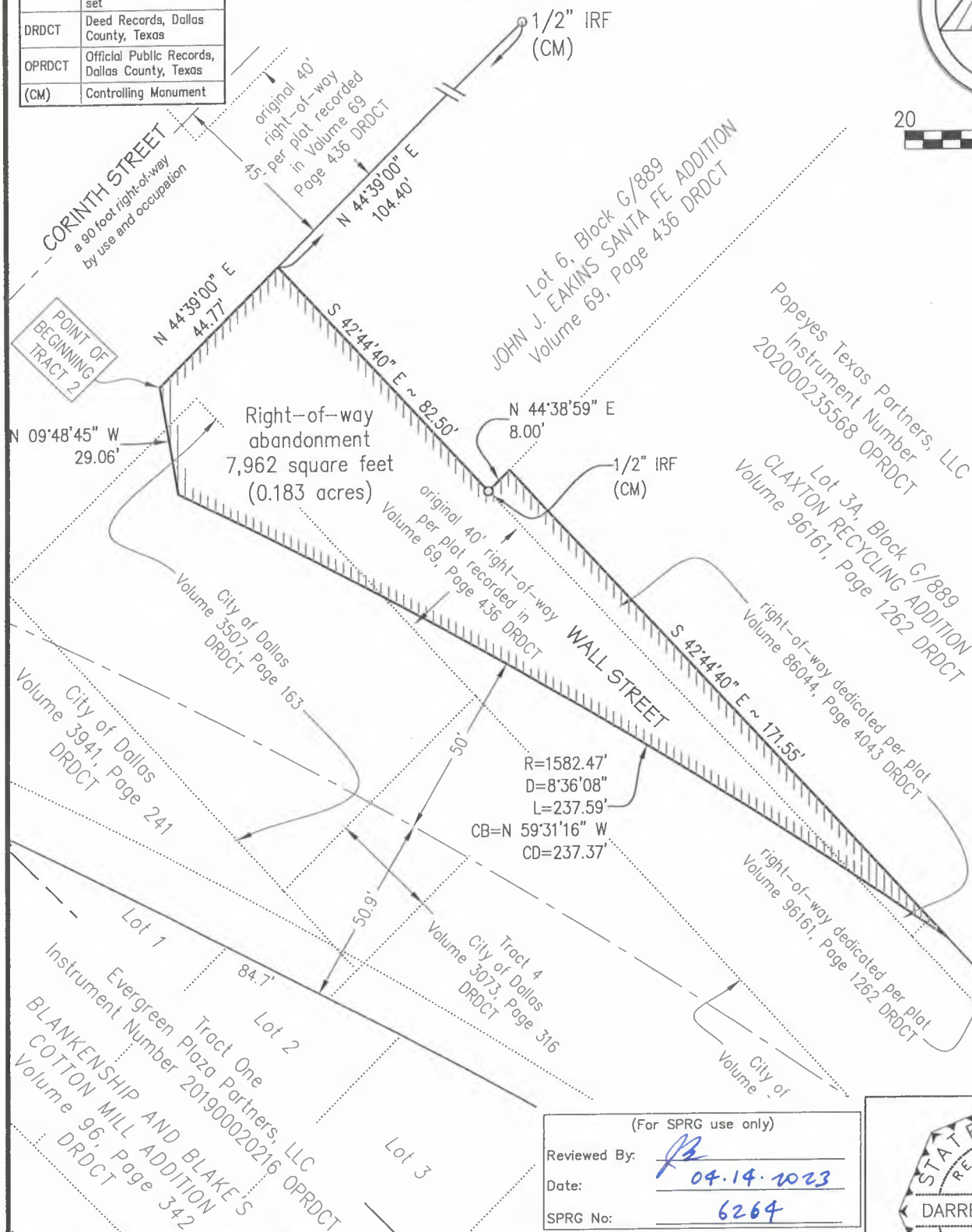
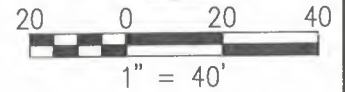
1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

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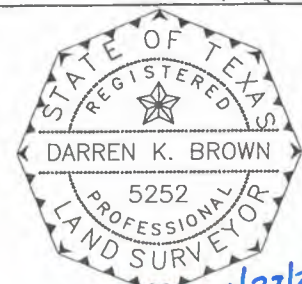
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(For SPRG use only)

Reviewed By:

Date:

SPRG No:



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