

ALLEY RIGHT-OF-WAY ABANDONMENT

GRAVES HEIGHTS ADDITION
CITY BLOCK 6/862

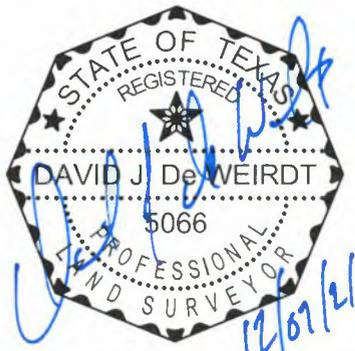
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 5,840 square foot (0.1341 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas Block 6/862, Dallas County, Texas and being part of a 15-foot wide alley per the plat of Graves Heights Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 181, Page 450, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with 3-1/4" aluminum cap stamped "TAXCO D&M ADDN RPLS 5351" found at the intersection of the northeast right-of-way line of Good Latimer Expressway, formerly Latimer Street (a variable width right-of-way, City of Dallas, Volume 88, Page 356, Deed Records of Dallas County, Texas) and the southeast right-of-way line of said 15-foot wide alley right-of-way; being the west corner of Lot 12B, Block 6/862 of Taxco D&M Addition, an addition to the City of Dallas, Texas according to the plat thereof recorded in Volume 2005063, Page 55, Official Public Records of Dallas County, Texas; the west corner of a called 1.344 acre tract of land described in the Special Warranty Deed to Alfredo Duatre & Jesse Mendoza, PT General Partnership, recorded in Volume 2004188, Page 4055, Official Public Records of Dallas County, Texas; and at the northernmost corner of a tract of land described in the Deed to the City of Dallas, recorded in Volume 2539, Page 391, Deed Records of Dallas County, Texas;

THENCE over and across said 15-foot wide alley right-of-way, North 40°44'35" West, a distance of 15.03 feet to a 1/2" iron rod found at the intersection of said northeast right-of-way line of Good Latimer Expressway and the northwest right-of-way line of said 15-foot wide alley right-of-way; at the east corner of a tract of land described in the Deed to the City of Dallas, recorded in Volume 2495, Page 59, Deed Records of Dallas County, Texas; and the south corner of a called 0.745 acre tract of land described as "Tract 1" in the General Warranty Deed to Alfredo Duarte and Jesse Mendoza, recorded in Instrument No. 201400271463, Official Public Records of Dallas County, Texas;

THENCE with said northwest right-of-way line of the 15-foot wide alley right-of-way, the southeast line of Lots 1 through 9, Block 6/862, of said Graves Heights Addition, the southeast line of said Tract 1 and that certain tract of land described as "Tract 2" in said General Warranty Deed recorded in Instrument No. 201400271463, Official Public Records of Dallas County, Texas, and the southeast line of that certain tract of land described in the Special Warranty Deed to Alfredo Duarte & Jesse Mendoza, PT, recorded in Instrument No. 201500225348, Official Public Records of Dallas County, Texas, North 52°40'03" East, a distance of 389.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the intersection of said northwest right-of-way line with the southwest right-of-way line of Julius Schepps Freeway, formerly Bourbon Street (a variable width right-of-way); and at the south corner of a called 6,304 square foot tract of land described in the Deed to the State of Texas, recorded in Volume 5850, Page 93, Deed Records of Dallas County, Texas;



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(For SPRG use only)
Reviewed By: G.S.
Date: 12-9-21
SPRG No: 5771

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	DJD	Dec. 2021	064514818	1 OF 4

ALLEY RIGHT-OF-WAY ABANDONMENT

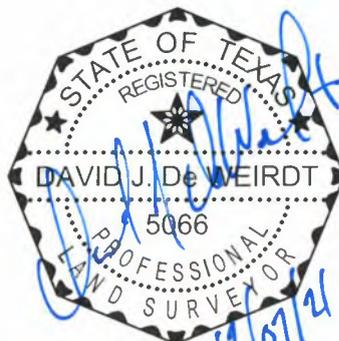
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THENCE over and across said 15-foot wide alley right-of-way, South 39°31'34" East, a distance of 15.01 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the intersection of the southeast right-of-way line of said 15-foot wide alley right-of-way and said southwest right-of-way line of Julius Schepps Freeway; at the north corner of said Lot 12B, Block 6/862; the north corner of said 1.344 acre tract; and the west corner of a tract of land described in the Deed to the State of Texas, recorded in Volume 67235, Page 1086, Deed Records of Dallas County, Texas;

THENCE with said southeast right-of-way line of the 15-foot wide alley right-of-way, the northwest line of said Lot 12B, Block 6/862, and the northwest line of said 1.344 acre tract, South 52°40'03" West, a distance of 389.18 feet to the **POINT OF BEGINNING** and containing 5,840 square feet or 0.1341 acres of land.

Note:

Bearings based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



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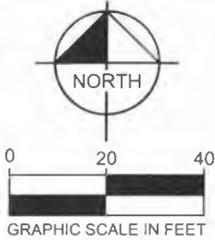
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GRAVES HEIGHTS ADDITION

CITY BLOCK 6/862

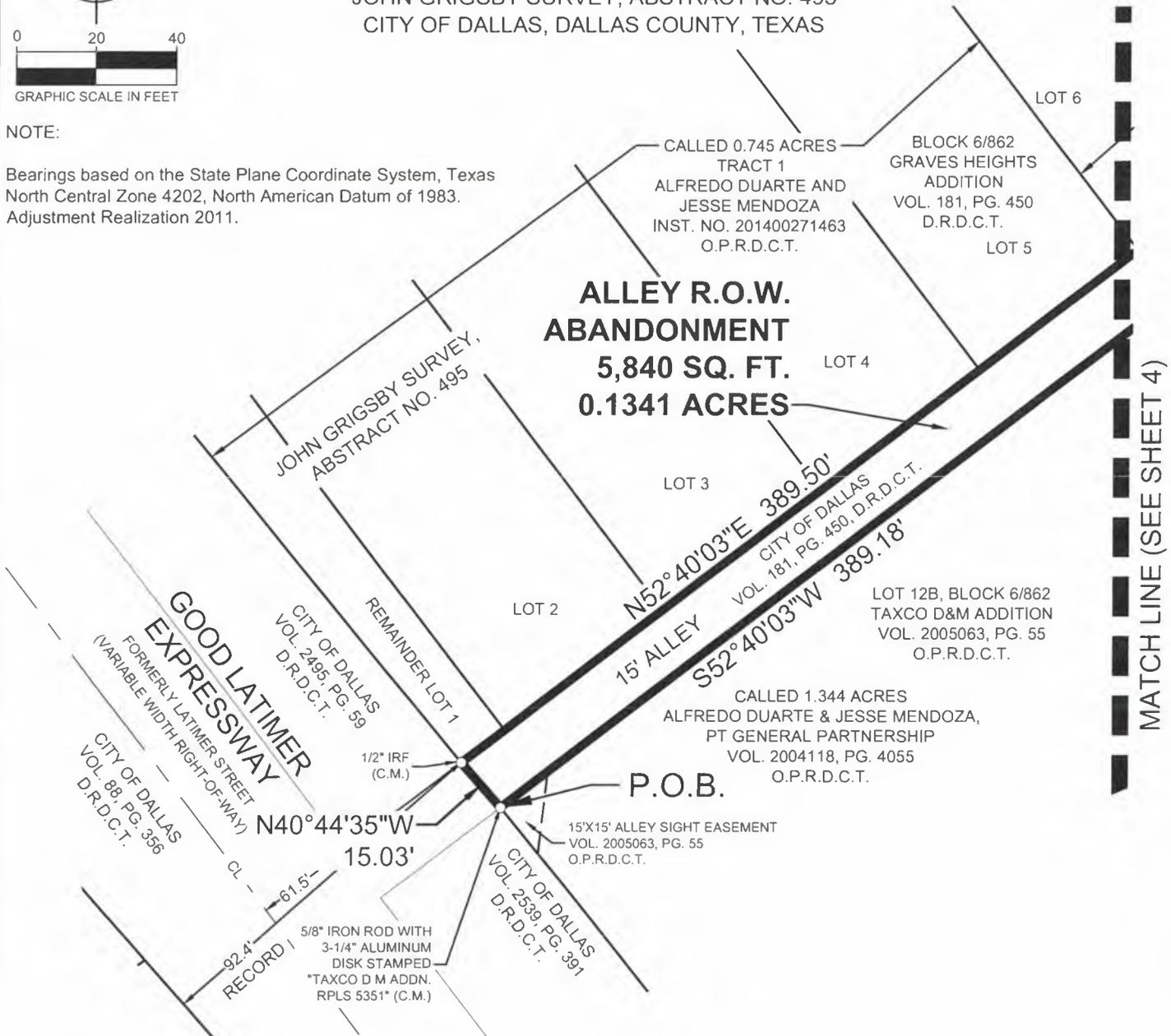
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Adjustment Realization 2011.



MATCH LINE (SEE SHEET 4)

LEGEND

- (C.M.) = CONTROLLING MONUMENT
- IRFC = IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- CL = CENTERLINE
- SQ. FT. = SQUARE FEET
- INST. NO. = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE



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1" = 40'	SRD	DJD	Dec. 2021	064514818	3 OF 4

