

**ALLEY RIGHT-OF-WAY DEDICATION
TERRACE GROVE ADDITION
PART OF LOT 8, BLOCK A
CITY BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 1,738 square foot (0.0399 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being part of a tract of land described by Special Warranty Deed to 739 Fort Worth Avenue, LLC recorded in Instrument Number 200600009271, Official Public Records, Dallas County, Texas, being part of Lot 8, Block A, Terrace Grove Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 99, Page 114, Deed Records, Dallas County, Texas (D.R.D.C.T.), being a part of City Block A/4016, Official City of Dallas Block Numbers 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, D.R.D.C.T.) 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 D.R.D.C.T.);

THENCE North 42° 18' 00" East, along the northwesterly right-of-way line of said Fort Worth Avenue, a distance of 209.00 feet to a MAG nail with washer stamped "RLG INC" set for the **POINT OF BEGINNING**;

THENCE North 47° 42' 00" West, departing the northwesterly right-of-way of said Fort Worth Avenue, a distance of 104.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the southeasterly line of a 15' alley created by Volume 99, Page 114, Deed Records, Dallas County, Texas;

THENCE North 42° 18' 00" East, along the southeasterly line of said 15' alley, a distance of 36.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the north corner of said Lot 8 and the west corner of Lot 7 of said Terrace Grove Addition and the beginning of a non-tangent curve to the left;

THENCE over and across said Lot 8, the following bearings and distances:

In a southeasterly direction and along said non-tangent curve to the left whose chord bears South 04° 00' 09" East, a distance of 30.40 feet, having a radius of 22.00 feet, a central angle of 87° 23' 41" and an arc length of 33.56 feet to a MAG nail with washer stamped "RLG INC" set at the end of said non-tangent curve to the left;

South 47° 42' 00" East, a distance of 64.34 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the beginning of a tangent curve to the left;

(For SPRC Use only)	
Reviewed By:	G.S.
Date:	8-9-22
SPRC NO.:	5979

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In a northeasterly direction and along said tangent curve to the left whose chord bears North $87^{\circ} 18' 00''$ East, a distance of 25.46 feet, having a radius of 18.00 feet, a central angle of $90^{\circ} 00' 00''$ and an arc length of 28.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the northwesterly right-of-way line of said Fort Worth Avenue for the end of said tangent curve to the left, from which a found 1/2" iron rod found bears North $42^{\circ} 18' 00''$ East, a distance of 3.00 feet for the southerly corner of a tract of land described by Special Warranty Deed to 739 Fort Worth Avenue LLC, recorded in Instrument Number 201400087152, Official Public Records, Dallas County, Texas;

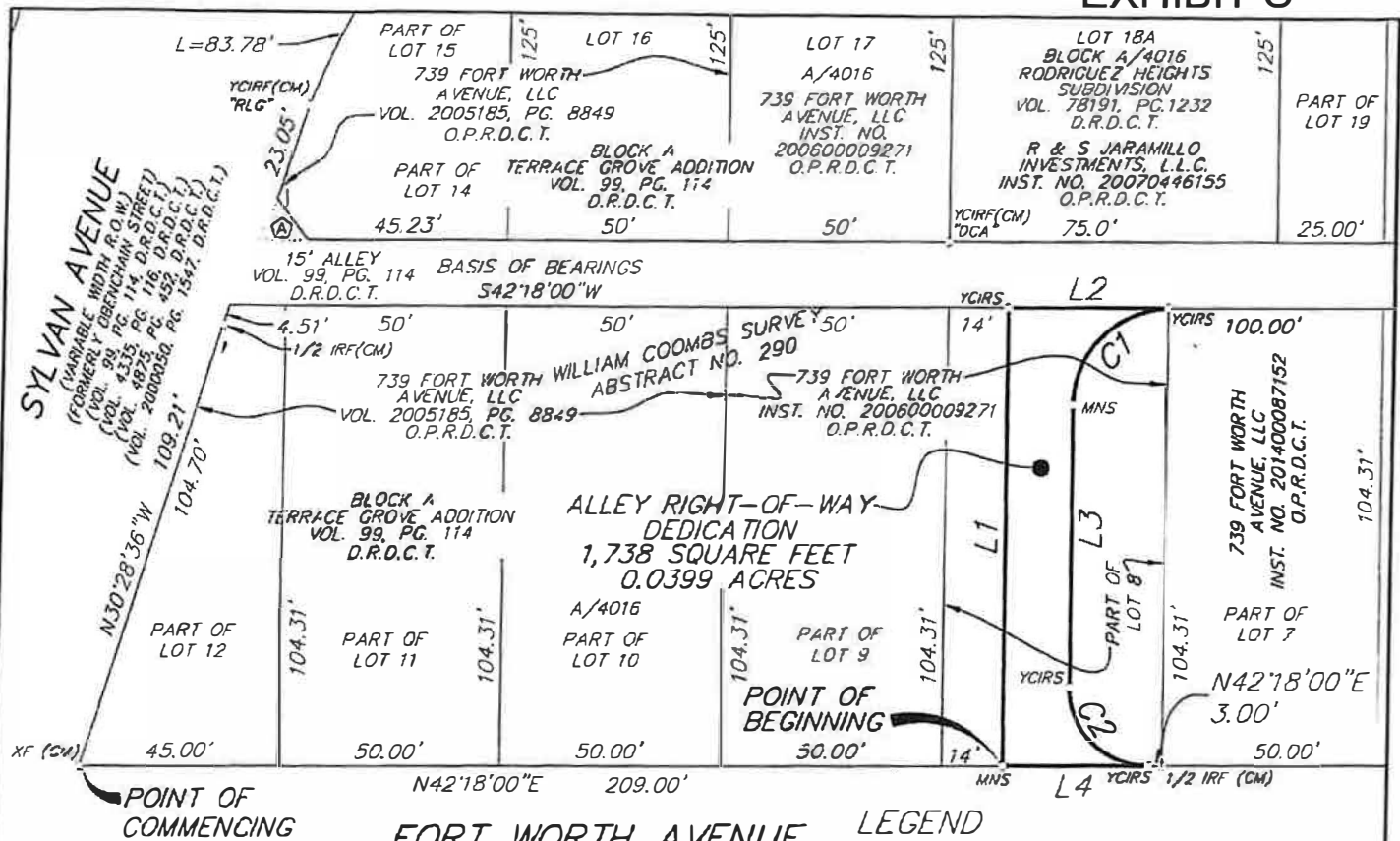
THENCE South $42^{\circ} 18' 00''$ West, along the northwesterly right-of-way line of said Fort Worth Avenue, a distance of 33.00 feet to the **POINT OF BEGINNING**, containing 1,738 square feet or 0.0399 acres, more or less.

Basis of Bearing: The southwesterly right-of-way line ($S42^{\circ}18'00''W$) 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
05/16/2022
06/01/2022 REVISED
07/27/2022 REVISED

(For SPRG Use only)	
Reviewed By:	LS
Date:	8-3-22
SPRG NO:	59/9



0 20 40 80
(FEET)
1 inch = 40 ft.

BASIS OF BEARINGS: 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

(For SPRG use only)

Reviewed By: CS
Date: 8-2-22
SPRG NO.: 5979

SCALE	1" = 40'	DATE	05/16/2022	SHEET	3 OF 4
JOB NO.	2011.035	E-FILE	2011.035RD.dwg	DWG NO.	27,898X

ALLEY RIGHT-OF-WAY DEDICATION
TERRACE GROVE ADDITION
PART OF LOT 8, BLOCK A
CITY BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Brian R. Wade
BRIAN R. WADE R.P.L.S. NO. 6098
05/16/2022
06/01/2022 REVISED
07/27/2022 REVISED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°42'00"W	104.31'
L2	N42°18'00"E	36.00'
L3	S47°42'00"E	64.34'
L4	S42°18'00"W	33.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	87°23'41"	22.00'	33.56'	S4°00'09"E	30.40'
C2	90°00'00"	18.00'	28.27'	N87°18'00"E	25.46'

RAYMOND L. GOODSON JR., INC. **ALLEY RIGHT-OF-WAY DEDICATION**
 12001 N. CENTRAL EXPY, STE 300 **TERRACE GROVE ADDITION**
 DALLAS, TX. 75243 **PART OF LOT 8, BLOCK A**
 214-739-8100 **CITY BLOCK A/4016**
 rlj@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: 55

Date: 8-9-22

SPRG NO.: 5979

SCALE	1" = 40'	DATE	05/16/2022	SHEET	4 OF 4
JOB NO.	2011.035	E-FILE	2011.035RD.dwg	DWG NO.	27,898X