

ALLEY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
CITY BLOCK 11/921
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 5

BEING a 9,770 square feet or 0.2243 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in Dallas City Block 11/921, being all of a called 20-foot-wide alley created by the plat of S.Q. Richardson's Southside Addition, recorded in Volume 85, Page 623, Deed Records, Dallas County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found at the intersection of the east line of Richardson Street, a 60-foot-wide right-of-way created by the plat of S.Q. Richardson's Southside Addition, recorded in Volume 85, Page 623 DRDCT, with the south line of said alley, being the northwest corner of Lot 1, Block 11/921, of said S.Q. Richardson's Southside Addition, as conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400132229, Official Public Records, Dallas County, Texas (OPRDCT);

THENCE N 37°44'00" E, 20.00 feet along the east line of Richardson Street and the west line of said alley to a 1/2" iron rod with plastic cap found for the northwest corner thereof, a point being the southwest corner of Lot 8, of said Block 11/921, as conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131329 OPRDCT;

THENCE S 51°50'00" E, 168.39 feet along the south line of Lot 8 and the north line of said alley to a 1/2" iron rod with plastic cap found for the southeast corner of Lot 8;

THENCE N 37°09'30" E, 150.03 feet along the west line of said alley and the east line of Lot 8, Lot 9, and Lot 12 of said Block 11/921, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for on the south line of Saint Paul Street, a 40-foot-wide right-of-way created by the plat of S.Q. Richardson's Southside Addition, recorded in Volume 85, Page 623 DRDCT, for the northeast corner of Lot 12;

THENCE S 51°50'00" E, 20.00 feet along the south line of Saint Paul Street to a 1/2" iron rod with plastic cap stamped "SPIARSENG" for the northwest corner of Lot 11, Block 11/921, of said S.Q. Richardson's Southside Addition, as conveyed to Low Ervay, LLC, recorded in Instrument Number 202400131329 OPRDCT;

THENCE S 37°09'30" W, 150.03 feet along the east line of said alley and the west line of said Lots 11, 10, and 7, to a 1/2" iron rod with plastic cap found for the southwest corner of Lot 7;

(For SPRG use only)	
Reviewed By:	<u>[Signature]</u>
Date:	<u>06-11-2025</u>
SPRG No:	6411



Drawn:	Checked:	Date	Job No.
ED	DKB	7/9/25	23-060

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 plat map of even date hereby accompanies this legal description.



[Signature] 7/18/25
DARREN K. BROWN, R.P.L.S. 5252

ALLEY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
CITY BLOCK 11/921
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 2 OF 5

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE S 51°50'00" E, 150.00 feet along the north line of said alley and the south line of Lot 7 to a 1/2" iron rod with plastic cap found for the southwest corner thereof, being on the west line of Kelly Avenue, a called 40 feet right of way by said plat of S.Q. Richardson's Southside Addition and a variable width right-of-way by use and occupation (formerly known as Harrison Avenue);

THENCE S 37°09'30" W, 20.00 feet along the west line of Kelly Avenue and the east line of said alley to a 1/2" iron rod with plastic cap found for the southeast corner of said alley, being the northeast corner of Lot 6, Block 11/921, S.Q. Richardson's Southside Addition, and for those portions of Lots 6 through 2, as conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131331 OPRDCT;

THENCE N 51°50'00" W, 338.59 feet along the south line of said alley, and along the north line of Lots 6 through 1, to the POINT OF BEGINNING with the subject tract containing 9,770 square feet or 0.2243 acres of land, as noted in the preamble above.

(For SPRG use only)

Reviewed By:
Date: 07-22-2025
SPRG No: 6411

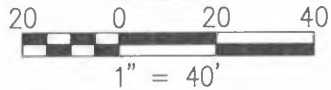
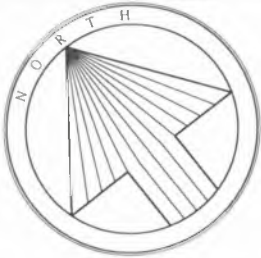


NOTES:

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2. A parcel plat map of even date hereby accompanies this legal description.



DKB 7/18/25
DARREN K. BROWN, R.P.L.S. 5252



LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IRF	iron rod found
CIRS	iron rod with plastic cap stamped "SPIARSEN" set
CIRF	iron rod with plastic cap found

Addie Marreo, L.P.
Instrument Number
201700041001
OPRDCT

150'

125'
JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

Addie Marreo, L.P.
Instrument Number
201600356777
OPRDCT

153.5'

125'

ALLEY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
CITY BLOCK 11/921
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 3 OF 5

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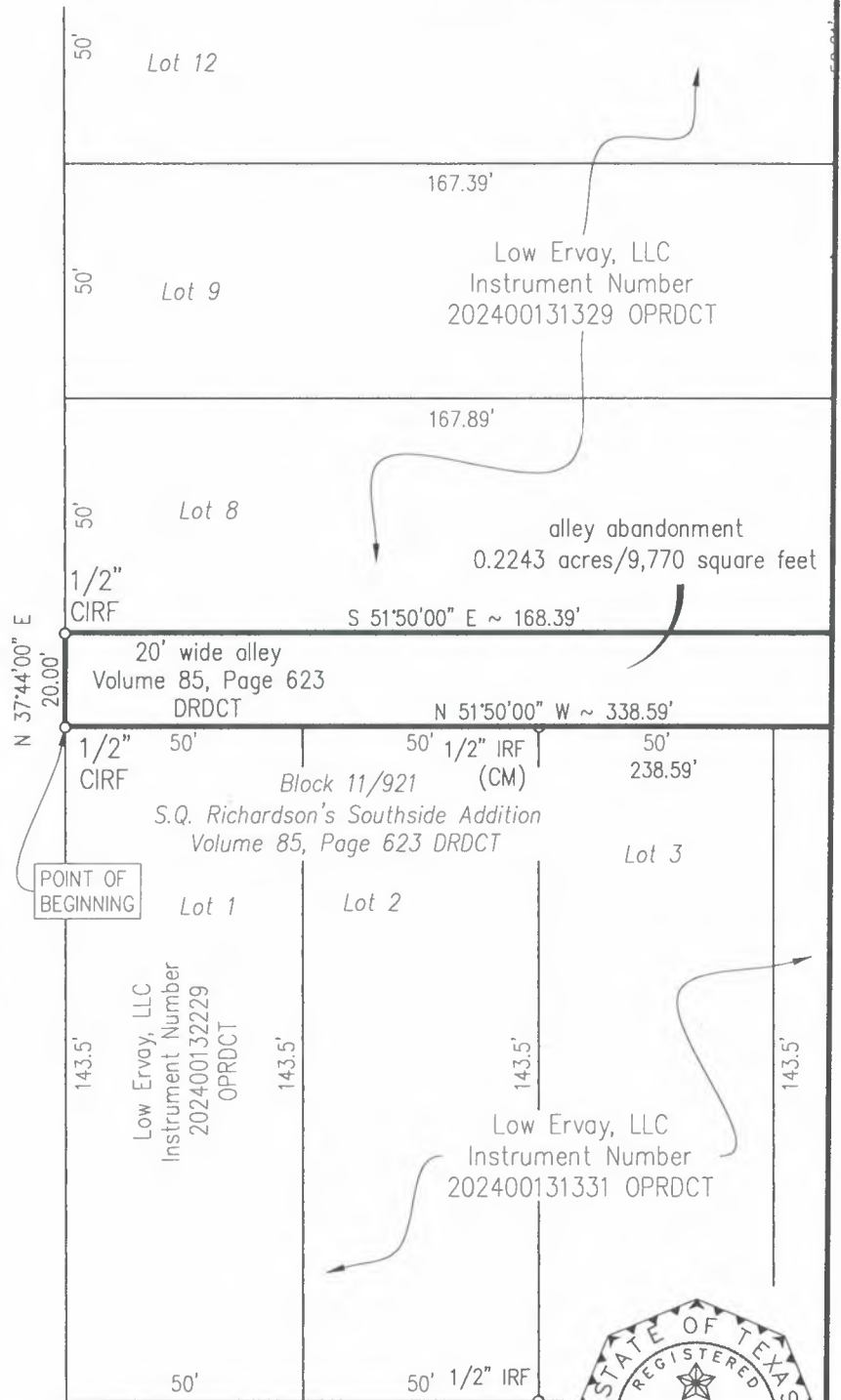
Reviewed By: [Signature]

Date: 07.22.2025

SPRG No: 6411

RICHARDSON STREET

60' right-of-way
Volume 85, Page 623 DRDCT



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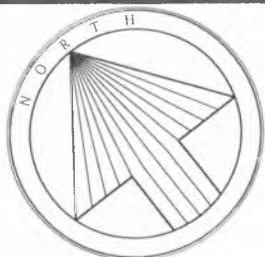
Drawn:	Checked:	Date	Job No.
ED	DKB	7/9/25	23-060

NOTES:

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[Signature] 7/19/25
DARREN K. BROWN, R.P.L.S. 5252



20 0 20 40
1" = 40'

Southwestern Bell Telephone Company
Volume 85176, Page 796 DRDCT

ALLEY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
CITY BLOCK 11/921
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: J.P.

Date: 07.22.2025

SPRG No: 6411

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IRF	iron rod found
CIRS	iron rod with plastic cap stamped "SPIARSEN" set
CIRF	iron rod with plastic cap found

SAINT PAUL STREET

40' right-of-way
Volume 85, Page 623 DRDCT
(formerly Reagan Street)

Southwestern Bell Telephone Company
Volume 75136
Page 972 DRDCT

S 51°50'00" E
20.00'

Lot 12

1/2" CIRS

1/2" CIRS

Lot 11

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

Lot 9

Low Ervay, LLC
Instrument Number 202400131329 OPRDCT

Lot 10

Low Ervay, LLC
Instrument Number 202400131329 OPRDCT

Lot 8

S 51°50'00" E ~ 168.39'

1/2" CIRF

1/2" CIRF

Lot 7

S 51°50'00" E ~ 150.00'

alley abandonment
0.2243 acres/9,770 square feet

20' wide alley
Volume 85, Page 623 DRDCT

N 51°50'00" W ~ 338.59'

50'

50' 1/2" IRF

50'

50'

60'

Low Ervay, LLC
Instrument Number 202400131331 OPRDCT

Lot 3

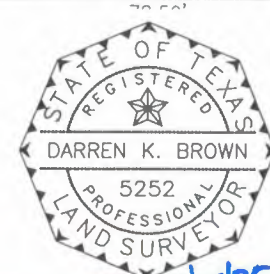
Lot 4

Lot 5

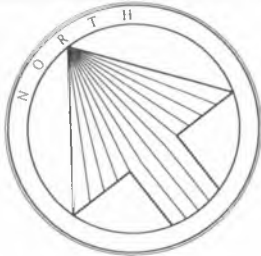
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NOTES:

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2. A legal description of even date hereby accompanies this parcel plat map.



D.K.B. 7/18/25
DARREN K. BROWN, R.P.L.S. 5252



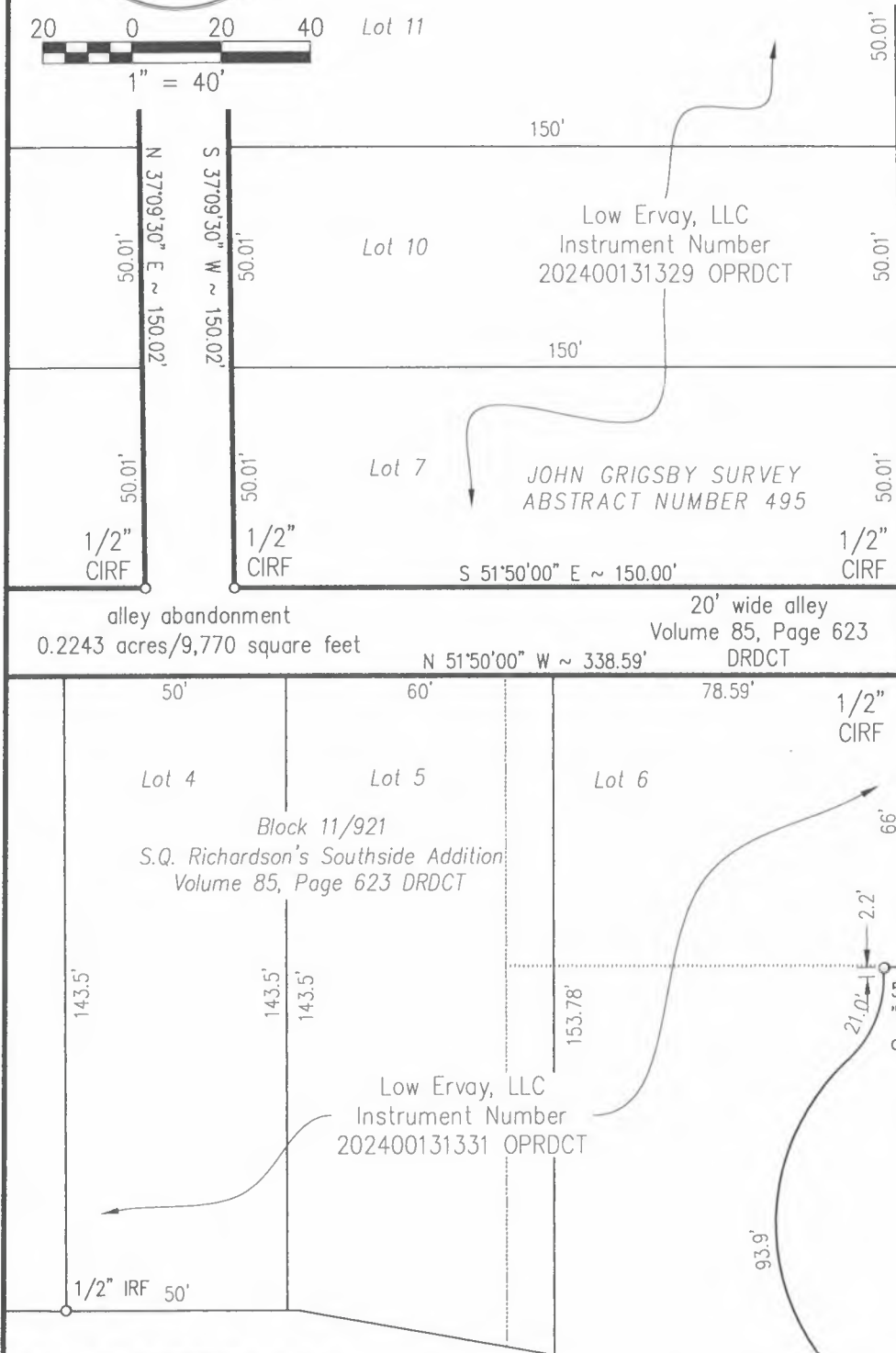
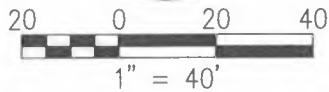
ALLEY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
CITY BLOCK 11/921
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: [Signature]

Date: 07.22.2025

SPRG No: 6411



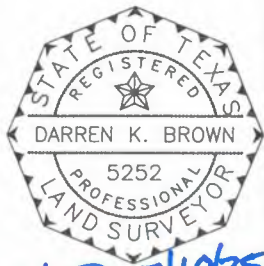
KELLY AVENUE

A CALLED 40' RIGHT OF WAY PER PLAT VOLUME 85, PAGE 623 DRDCT
variable width right-of-way by use and
occupation (formerly Harrison Avenue)

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IRF	Iron rod found
CIRS	iron rod with plastic cap stamped "SPIARSENG" set
CIRF	iron rod with plastic cap found

Low Ervay, LLC
Instrument Number
202400131330
OPRDCT

Low Ervay, LLC
Instrument Number
202400132332
OPRDCT



[Signature] 7/19/25
DARREN K. BROWN, R.P.L.S. 5252



NOTES:

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2. A legal description of even date hereby accompanies this parcel plat map.

Drawn:	Checked:	Date	Job No.
ED	DKB	7/9/25	23-060

STREET RIGHT-OF-WAY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
BLOCK 11/921, BLOCK 924-1/2
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 5

BEING a 17,651 square feet or 0.4052 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, adjacent to Dallas City Blocks 11/921 and 924-1/2, being part 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, Deed Records, Dallas County, Texas (DRDCT), and by the remainders of those tracts of land conveyed to the City of Dallas as described in deeds recorded in Volume 109, Page 482, and Volume 4312, Page 157 DRDCT, and being a variable width right-of-way by use and occupation, with the subject tract being more particularly described as follows:

BEGINNING at an "X" found in concrete for the intersection of the east line of Kelly Avenue with the north line of South Ervay Street, a 60-foot-wide right-of-way, recorded in Volume 6, Page 137 DRDCT, for the southwest corner of a tract conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400132332, Official Public Records, Dallas County, Texas (OPRDCT);

THENCE N 41°42'00" W, 45.41 feet along the north line of South Ervay Street to a point for the southeast corner of that portion of Lot 6, Block 11/921, S.Q. Richardson's Southside Addition, as conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131331 OPRDCT;

THENCE along the west line of Kelly Avenue and the east line of said Low Ervay tract, around a non-tangent curve to the right having a central angle of 107°26'52", a radius of 50.00 feet, a chord of N 31°37'27" E – 80.62 feet, an arc length of 93.77 feet to a point for corner;

THENCE continuing along the west line of Kelly Avenue and the east line of said Low Ervay tract, around a reverse curve having a central angle of 48°11'25", a radius of 25.00 feet, a chord of N 61°15'11" E – 20.41 feet, an arc length of 21.03 feet;

THENCE N 37°09'30" E, 2.27 feet continuing along the west line of Kelly Avenue and the east line of said Low Ervay tract to a 5/8" iron rod with plastic cap stamped "Property Corner" found for a common corner thereof;

THENCE S 51°50'00" E, 5.00 feet continuing along the west line of Kelly Avenue and the south line of said Low Ervay tract to a common corner thereof;

THENCE N 37°09'30" E, continuing along the west line of Kelly Avenue and the east line thereof, and of that portion of a 20-foot-wide alley created by said plat, and of Lots 7, 10, and 11, Block 11/921, conveyed by a special warranty deed to Low Ervay, recorded in Instrument Number 202400131329 OPRDCT, and continuing along the east line thereof, a total distance of 236.03 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the intersection of Kelly Avenue with the south line of Saint Paul Street, a 40-foot-wide right-of-way, recorded in Volume 85, Page 623 DRDCT (formerly known as Reagan Street);

(For SPRG use only)

Reviewed By: LLH
Date: 07.27.25
SPRG No: 6412



DKB 7/19/25
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 plat map of even date hereby accompanies this legal description.

Drawn:	Checked:	Date	Jab No.
ED	DKB	7/9/25	23-060

STREET RIGHT-OF-WAY ABANDONMENT
 S.Q. RICHARDSON'S SOUTHSIDE ADDITION
 BLOCK 11/921, BLOCK 924-1/2
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 2 OF 5

METES AND BOUNDS DESCRIPTION (CONTINUED)

THENCE S 51°50'00" E, 39.01 feet into and through said right-of-way of Kelly Avenue to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the east line thereof, being on the west line of a tract conveyed by a warranty deed to 1810 Kelly Street Properties, L.L.C., recorded in Instrument Number 201700231133 OPRDCT;

THENCE S 37°09'30" W, along the east line of Kelly Avenue and the west line of said 1810 Kelly Street Properties tract, passing at 18.48 feet the southwest corner thereof, being the northwest corner of a tract conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131330 OPRDCT, and continuing along the west line thereof a total distance of 220.17 feet to a point for the southwest corner of said Low Ervay tract;

THENCE S 41°47'00" E, 6.11 feet continuing along the east line of Kelly Avenue and the south line of said Low Ervay tract to a point for the northwest corner of the first mentioned Low Ervay tract;

THENCE continuing along the east line of Kelly Avenue and the west line of said Low Ervay tract, the following:

S 37°09'30" W, 16.18 feet;

A tangent curve to the left having a central angle of 48°11'23", a radius of 25.00 feet, a chord of S 13°03'49" W – 20.41 feet, an arc length of 21.03 feet;

A reverse curve having a central angle of 115°51'22", a radius of 50.00 feet, a chord of S 46°53'48" W – 84.74 feet, an arc length of 101.10 feet;

And S 37°09'30" W, 5.50 feet to the POINT OF BEGINNING with the subject tract containing 17,651 square feet or 0.4052 acres of land, as noted in the preamble above.

(For SPRG use only)

Reviewed By: J.M.
 Date: 07.27.2025
 SPRG No: 6412



Drawn:	Checked:	Date	Job No.
ED	DKB	7/9/25	23-060

NOTES:

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 DKB 7/18/25
 DARREN K. BROWN, R.P.L.S. 5252

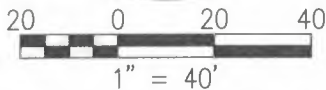
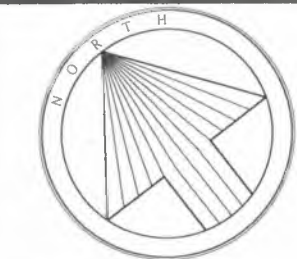
STREET RIGHT-OF-WAY ABANDONMENT
S.Q. RICHARDSON'S SOUTHSIDE ADDITION
BLOCK 11/921, BLOCK 924-1/2
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

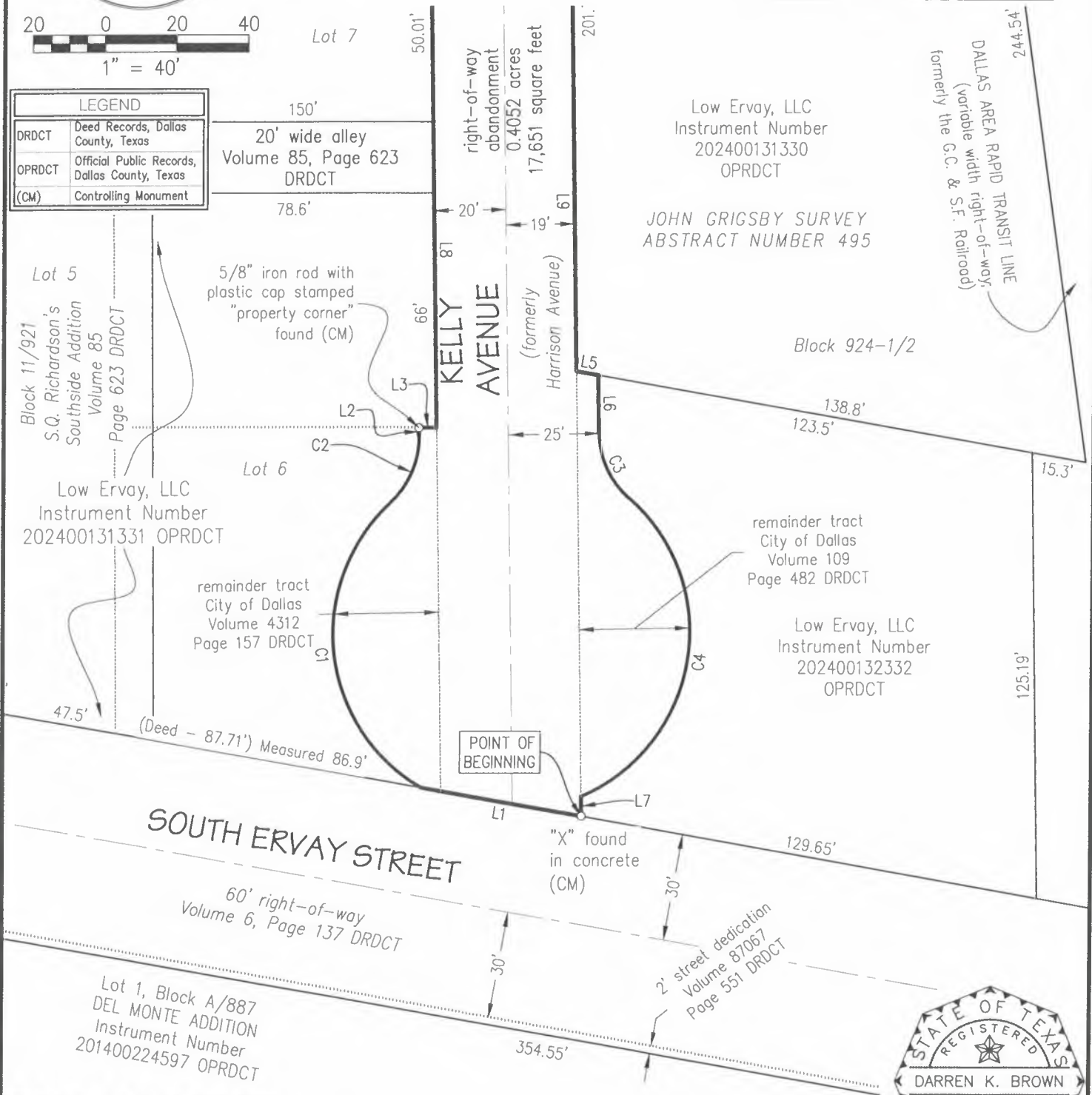
Reviewed By: J.J.

Date: 07.22.2025

SPRG No: 6412



LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument

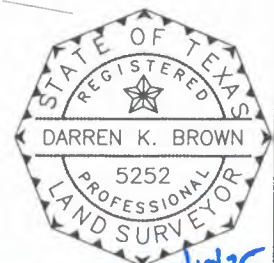


Lot 1, Block A/887
DEL MONTE ADDITION
Instrument Number
201400224597 OPRDCT

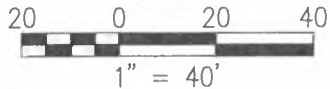
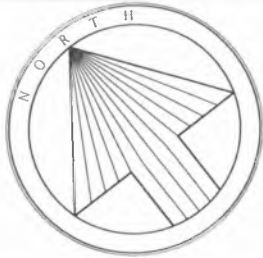
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NOTES:

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



LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument

Southwestern Bell
Telephone Company
Volume 75136
Page 972 DRDCT

150'

426.5'

SAINT PAUL STREET

40' right-of-way
Volume 85, Page 623 DRDCT
(formerly Reagan Street)

150' 1/2" iron rod with
plastic cap stamped
"SPIARSENG" set

Lot 11

150'

Low Ervay, LLC
Instrument Number
202400131329 OPRDCT

Lot 10

150'

Block 11/921
S.Q. Richardson's Southside Addition
Volume 85, Page 623 DRDCT

Lot 7

150'

20' wide alley
Volume 85, Page 623 DRDCT

78.6'

87'

a called 40' right-of-way per plat
(Volume 85, Page 623 DRDCT); variable
width right-of-way by use and
occupation (formerly Harrison Avenue)

0.4052 acres

17,651 square feet

KELLY AVENUE

201.70'

18.46'

498.77'

Block 924-1/2

1810 Kelly Street Properties, L.L.C.
Instrument Number 201700231133
OPRDCT

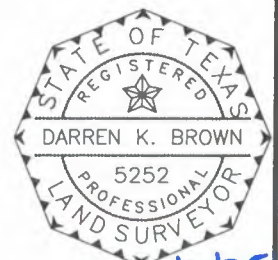
1/2" iron rod with
plastic cap stamped
"SPIARSENG" set

113.03'

Low Ervay, LLC
Instrument Number
202400131330
OPRDCT

244.54'

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



[Signature] 7/18/25
DARREN K. BROWN, R.P.L.S. 5252

NOTES:

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STREET RIGHT-OF-WAY ABANDONMENT
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 BLOCK 11/921, BLOCK 924-1/2
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 5 OF 5

(For SPRG use only)

Reviewed By: J.J.

Date: 07.22.2025

SPRG No: 6412

Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N 41°42'00" W	45.41'	L6	S 37°09'30" W	16.18'
L2	N 37°09'30" E	2.27'	L7	S 37°09'30" W	5.50'
L3	S 51°50'00" E	5.00'	L8	N 37°09'30" E	236.03'
L4	S 51°50'00" E	39.01'	L9	S 37°09'30" W	220.17'
L5	S 41°47'00" E	6.11'			

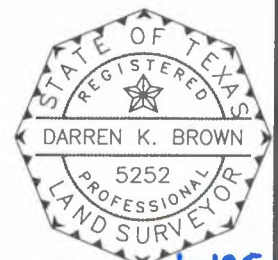
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	93.77'	50.00'	107°26'52"	N 31°37'27" E	80.62'
C2	21.03'	25.00'	48°11'25"	N 61°15'11" E	20.41'
C3	21.03'	25.00'	48°11'23"	S 13°03'49" W	20.41'
C4	101.10'	50.00'	115°51'22"	S 46°53'48" W	84.74'



Drawn:	Checked:	Date	Job No.
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NOTES:

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