

STREET EASEMENT
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 3

BEING a 3,007 square feet or 0.0690 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in Dallas City Block 11/921, being part of Lots 12 and 11, S.Q. Richardson's Southside Addition, recorded in Volume 85, Page 623, Deed Records, Dallas County, Texas (DRDCT), as conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131329, Official Public Records, Dallas County, Texas (OPRDCT), and being part of a 20-foot-wide alley created by said plat, and part of Kelly Avenue, a called 40-foot-wide right-of-way created by same, and being variable in width by use and occupation, (formerly known as Reagan Street), 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, with the south line of Saint Paul Street, a 40-foot-wide right-of-way created by same (formerly known as Reagan Street), for the northwest corner of Lot 12;

THENCE S 51°50'00" E, along the south line of Saint Paul Street and the north line of Lot 12, passing at 166.88 feet the northeast corner of Lot 12, being the northwest corner of said alley, passing at 186.88 feet the northeast corner thereof and the northwest corner of Lot 11, passing at 336.88 feet a 1/2" iron rod with plastic cap stamped "SPIARSENG" found for the northeast corner thereof, being the intersection of Saint Paul Street with the west line of Kelly Avenue, and continuing into and through said right-of-way thereof a total distance of 375.89 feet to the east line of Kelly Avenue and the west line of a tract conveyed by a special warranty deed to Low Ervay, LLC, recorded in Instrument Number 202400131330 OPRDCT;

THENCE S 37°09'30" W, 8.00 feet along the west line of said Low Ervay tract and the east line of Kelly Avenue to a point for corner;

THENCE N 51°50'00" W, into and through Kelly Avenue, passing at 39.01 feet the west line thereof and the east line of Lot 11, passing at 189.01 feet the west line thereof and the east line of said alley, passing at 209.01 feet the west line thereof and the east line of Lot 12, and continuing through said Lot a total distance of 375.97 feet to the west line of Lot 12 and the east line of Richardson Street;

THENCE N 37°44'00" E, 8.00 feet along the west line of Lot 12 and the east line of Richardson Street to the POINT OF BEGINNING with the subject tract containing 3,007 square feet or 0.0690 acres tract of land, as noted in the preamble above.

(For SPRG use only)

Reviewed By: LL
Date: 07.20.2025
SPRG No: 6982



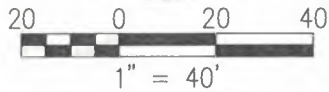
Drawn:	Checked:	Date	Job No.
ED	DKB	7/9/25	23-060

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.



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



(For SPRG use only)

Reviewed By: M.H.

Date: 07.22.2025

SPRG No: 6982

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

186.5'

Southwestern Bell Telephone Company
Volume 85176, Page 796 DRDCT

166'

186.5'

428'

Street
Easement
0.0690 acres
(3,007 square feet)

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

S 51°50'00" E
375.89'

N 51°50'00" W
375.97'

20 wide alley
Volume 85, Page 623 DRDCT

50.0

50.01'

50.01'

Addie Marreo, L.P.
Instrument Number
201700041001 OPRDCT
150' 150'

RICHARDSON STREET

Addie Marreo, L.P.
Instrument Number
201600356777 OPRDCT

N 37°44'00" E
8.00'

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

1/2"
CIRF (CM)

Lot 12

50'

50'

50'

1/2"
CIRF

1/2"
CIRF

20' wide alley
85, Page 623 DRDCT

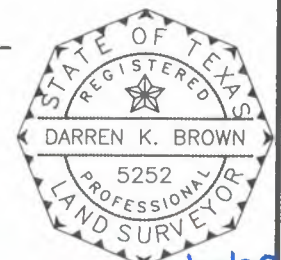
1/2" IRF

238.59'

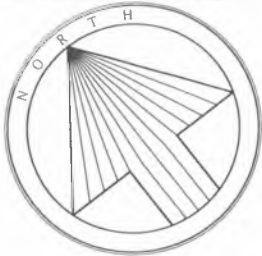
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NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
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DARREN K. BROWN, R.P.L.S. 5252



20 0 20 40
1" = 40'

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

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(CM)	Controlling Monument
IRF	iron rod found
CIRS	iron rod with plastic cap stamped "SPIARSEN" set
CIRF	iron rod with plastic cap found

(For SPRG use only)

Reviewed By: U.H.

Date: 07.28.2025

SPRG No: 6982

Southwestern Bell
Telephone Company
Volume 85176
Page 796 DRDCT

186.5'

Southwestern Bell
Telephone Company
Volume 75136
Page 972 DRDCT

150'

428'

Low Ervay, LLC
Instrument Number
202400131330 OPRDCT

Street
Easement

0.0690 acres
(3,007 square feet)

SAINT PAUL STREET

40' right-of-way

Volume 85, Page 623 DRDCT
(formerly Reagan Street)

S 51°50'00" E
375.89'

1/2"
(CM) CIRF

39.01'

39.01'

N 51°50'00" W
375.97'

Lot 11

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

150'

S 37°09'30" W
8.00'

Lot 12

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

20' wide alley
Volume 85, Page 623 DRDCT

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

Lot 10

Low Ervay, LLC
Instrument Number
202400131329 OPRDCT

150'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

50.01'

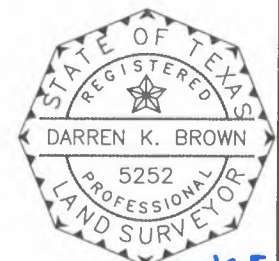
KELLY AVENUE
a called 40' right of way per
plat Volume 85, Page 623 DRDCT
variable width right-of-way by use and
occupation (formerly Harrison Avenue)

20' wide alley
Volume 85, Page 623 DRDCT

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NOTES:

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



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

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