

STREET RIGHT-OF-WAY ABANDONMENT

Part of Paris Street
Adjacent to City Blocks 42/178 and 43/177
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 18,288 square foot (0.420 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and adjacent to City Block 42/178 and City Block 43/177, Official Numbers of the City of Dallas, Texas; said tract being a part of Paris Street (an 80-foot right-of-way) dedicated by the plat Revised Map of Rail Road Addition, an addition to the City of Dallas, Texas recorded in Volume 4, Page 350 of the Map Records of Dallas County, Texas; said 18,288 square foot tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with cap stamped "Bury+Partners" found (Controlling Monument) at the intersection of the northeast right-of-way line of Good-Latimer Expressway (F.K.A. Sherman Street)(a 90-foot right-of-way dedicated by said Revised Map of Rail Road Addition, by Deed to the City of Dallas recorded in Volume 2819, Page 183 and Warranty Deed recorded in Volume 2813, Page 56, both of said Deed Records); said point being in the northwest line of said Block 42/178 and the southeast line of said Paris Street; said point also being the west corner of that tract of land described in Special Warranty Deed to RP Wentworth, LLC recorded in Instrument No. 201900075481 of the Official Public Records of Dallas County, Texas;

THENCE, North 36 degrees, 43 minutes, 32 seconds West, departing said southeast line of Paris Street and said northwest line of Block 42/178, along the said northeast line of said Good-Latimer Expressway over and across said Paris Street, a distance of 80.00 feet to a point for corner at the intersection of the said northeast line of Good-Latimer Expressway and the northwest right-of-way line of said Paris Street and in the southeast line of said Block 43/177; said point being the south corner of that tract of land described in Special Warranty Deed to RP Wentworth, LLC recorded in Instrument No. 201900074084 of said Official Public Records;

THENCE, North 53 degrees, 16 minutes, 27 seconds East, departing the said northeast line of Good-Latimer Expressway and along the said northwest line of Paris Street, the southeast line of Block 43/177 and said RP Wentworth, LLC tract recorded in Instrument No. 201900074084, a distance of 251.24 feet to a point for corner at the intersection of the said northwest line of Paris Street; and the west right-of-way line of R.L. Thornton Freeway/Interstate Highway No.30 (a variable width right-of-way dedicated in Judgment of Court in Absence of Objection recorded in Volume 101, Page 1619 and Judgment of Court in Absence of Objection recorded in Volume 106, Page 1498, both of said County Records); from said point a 2-inch iron pipe found bears North 07 degrees, 12 minutes, 36 seconds West, a distance of 0.14 feet;

THENCE, South 07 degrees, 12 minutes, 36 seconds East, departing the said southeast line of said Block 43/177 and said RP Wentworth, LLC tract recorded in Instrument No. 201900074084, along the said west line of R.L. Thornton Freeway/Interstate Highway No. 30 and over and across said Paris Street, a distance of 91.93 feet to a point for corner at the intersection of the said west line of R.L. Thornton Freeway/Interstate Highway No. 30 and the said southeast line of Paris Street and in the said northwest line of Block 42/178; said point being the north corner of said RP Wentworth, LLC tract recorded in Instrument No. 201900075481; from said point a 2-inch iron pipe found bears South 07 degrees, 12 minutes, 36 seconds East, a distance of 0.54 feet;

(For SPRG use only)

Reviewed By: A. G
Date: 10/21/24
SPRG NO: 6777

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Adjacent to City Blocks 42/178 and 43/177
John Grigsby Survey, Abstract No. 495
City of Dallas, Dallas County, Texas

THENCE, South 53 degrees, 16 minutes, 27 seconds West, departing the said west line of R.L. Thornton Freeway/Interstate Highway No. 30 and along the southeast line of Paris Street, the said northwest line of Block 42/178 and northwest line of said RP Wentworth, LLC tract recorded in Instrument No. 201900075481, a distance of 205.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 18,288 square feet or 0.420 acre acres of land, more or less.

Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.



Kyle Coleman Harris
Registered Professional Land Surveyor No. 6266
Westwood Professional Services
7557 Rambler Rd, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10074301

10/16/2024
Date



3730-21.705EX1REV1.docx
3730-21.705EX1REV1.dwg dmg

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0 15 30 60

GRAPHIC SCALE IN FEET



LEGEND			
—	ABANDONMENT PARCEL LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
- - -	PROPERTY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
—	LOT LINE	M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
○	POINT FOR CORNER	C.R.D.C.T.	COUNTY RECORDS DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING	VOL.	VOLUME
B.R.M.	TXDOT BRASS MONUMENT	PG.	PAGE
F.K.A.	FORMERLY KNOWN AS	INST. NO.	INSTRUMENT NUMBER
(C.M.)	CONTROLLING MONUMENT	SF	SQUARE FEET

BLOCK 43/177
REVISED MAP OF
RAIL ROAD ADDITION
(VOL. 4, PG. 350)
(M.R.D.C.T.)

RP WENTWORTH, LLC
(INST. NO. 201900074084)
(O.P.R.D.C.T.)

GOOD-LA TIMER EXPRESSWAY
(90' RIGHT-OF-WAY)
(F.K.A. SHERMAN STREET)
(VOL. 4, PG. 350, M.R.D.C.T.)

PARIS STREET
(80' RIGHT-OF-WAY)
(VOL. 4, PG. 350)
(M.R.D.C.T.)

BLOCK 42/178
REVISED MAP OF
RAIL ROAD ADDITION
(VOL. 4, PG. 350)
(M.R.D.C.T.)
RP WENTWORTH, LLC
(INST. NO. 201900075481)
(O.P.R.D.C.T.)

P.O.B.
5/8-INCH IRON ROD
W/ CAP STAMPED
"BURY+PARTNERS"
FOUND (C.M.)

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

STREET RIGHT-OF-WAY
ABANDONMENT
18,288 SF
(0.420 ACRES)

(For SPRG use only)

Reviewed By: A.G
Date: 10/21/24
SPRG NO: 6777

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the tract of land described.

Kyle Coleman Harris 10/16/2024
Date
Registered Professional
Land Surveyor No. 6266



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

STREET RIGHT-OF-WAY ABANDONMENT

PART OF PARIS STREET
ADJACENT TO CITY BLOCKS 42/178 AND 43/177
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

Westwood

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 T: 972.235.3031
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc. www.westwoodps.com				
DRAWN BY DMG/ETS	CHECKED BY KCH	SCALE 1"=30'	DATE OCT. 2024	JOB NUMBER 3730-21.705

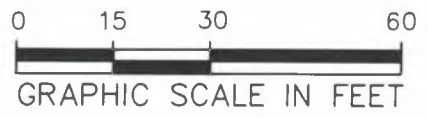
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KCHARRIS 10/15/2024 10:06 PM



JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

(VARIABLE RIGHT-OF-WAY)
(VOL. 101, PG. 1619, C.R.D.C.T.)
(VOL. 106, PG. 1498, C.R.D.C.T.)

BLOCK 42/178
REVISED MAP OF
RAIL ROAD ADDITION
(VOL. 4, PG. 350)
(M.R.D.C.T.)



M:\DWG-37\3730-21.705\DWG\SURVEY C3D 2018\3730-21.705EX1_REVI.DWG

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Reviewed By: A. B

Date: 10/21/24

SPRG NO: 6777

LEGEND	
	ABANDONMENT PARCEL LINE
	PROPERTY LINE
	LOT LINE
	POINT FOR CORNER
	P.O.B POINT OF BEGINNING
	B.R.M. TXDOT BRASS MONUMENT
	F.K.A. FORMERLY KNOWN AS
	(C.M.) CONTROLLING MONUMENT
	D.R.O.C.T. OED RECORDS DALLAS COUNTY, TEXAS
	O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
	M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
	C.R.O.C.T. COUNTY RECORDS DALLAS COUNTY, TEXAS
	VOL. VOLUME
	PG. PAGE
	INST. NO. INSTRUMENT NUMBER
	SF SQUARE FEET

- NOTES:**
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Westwood Professional Services, Inc. westwoodps.com

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ADJACENT TO CITY BLOCKS 42/178 AND 43/177
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