

ALLEY ABANDONMENT
EXPOSITION PARK
CITY BLOCK 6/812
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PAGE 1 OF 3

BEING a 5,937 square feet or 0.136 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in Dallas City Block 6/812, being part of a 15-foot-wide alley created by the plat of Exposition Park, recorded in Volume 106, Page 203, Deed Records, Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the south line of said alley with the east line of Oak Lane, a 50-foot-wide right-of-way created by the plat of Exposition Park, for the northwest corner of Lot 16, Block 6/812, Exposition Park;

THENCE N 45°40'43" E, 17.17 feet departing the east line of Oak Lane, through said alley, to the intersection of the north line of said alley and the south line of Lot 1, Block 6/812, Exposition Park;

THENCE S 73°26'30" E, 391.64 feet along the north line of said alley and the south line of Lots 1 through 8, Block 6/812, to the intersection thereof with the west line of Ash Lane, a 50-foot-wide right-of-way created by the plat of Exposition Park, for the southeast corner of Lot 8, Block 6/812, Exposition Park;

THENCE S 16°33'30" W, 15.00 feet along the east line of said alley and the west line of Ash Lane to the intersection thereof with the south line of said alley, being the northeast corner of Lot 9, Block 6/812, Exposition Park;

THENCE N 73°26'30" W, along the south line of said alley and the north line of Lots 9 through 16, passing at 150.00 feet a 5/8" iron rod found for the northwest corner of Lot 11 and the northeast corner of Lot 12, continuing a total distance of 400.00 feet to the POINT OF BEGINNING with the subject tract containing 5,937 square feet or 0.136 acres of land, as described above.

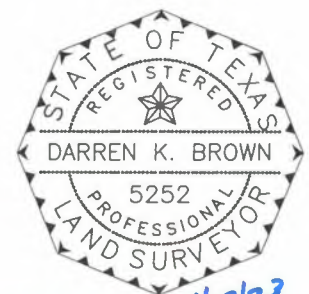
(For SPRG use only)

Reviewed By: W. E.
Date: 4.22.23
SPRG No: 6123

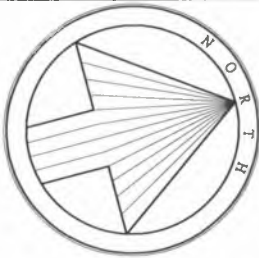


NOTES:

1. 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 4/12/23
DARREN K. BROWN, R.P.L.S. 5252



25 0 25 50
1" = 50'

LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
1/2" IRF	1/2 inch iron rod found
S.F.	Square Feet
Ac.	Acre

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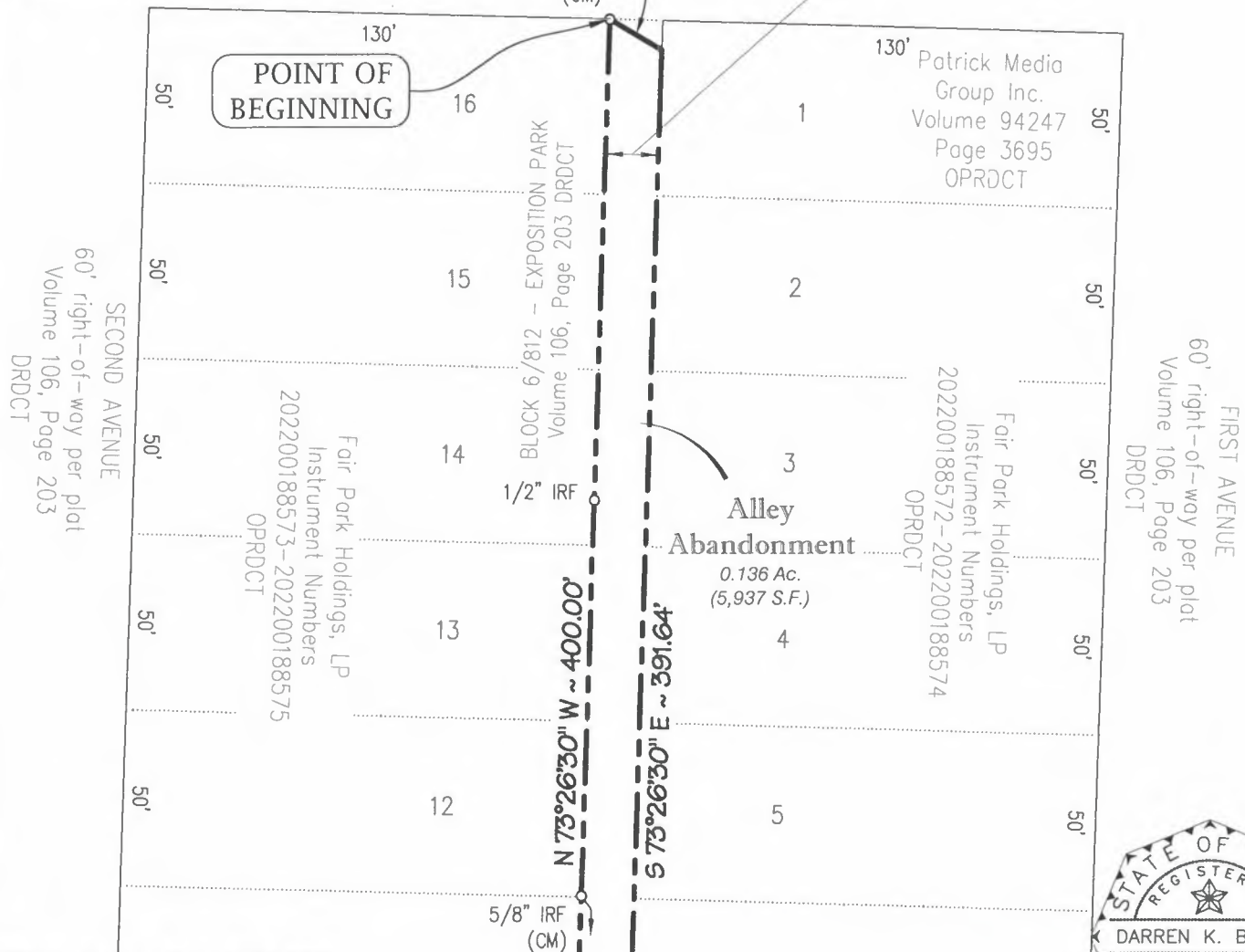
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R.L. THORNTON FREEWAY
a variable width right-of-way
(also known as Interstate Highway 30)

JOHN GRIGSBY SURVEY
ABSTRACT NUMBER 495

OAK LANE
50' right-of-way
Volume 106, Page 203
DRDCT

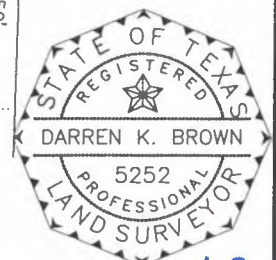
15' alley
Volume 106, Page 203
DRDCT



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NOTES:

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

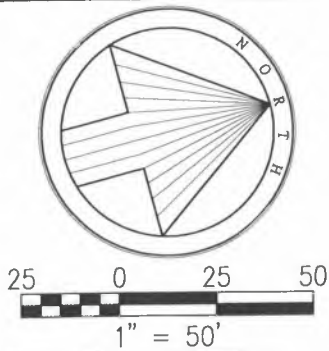


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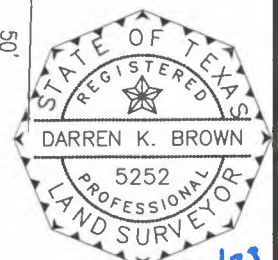
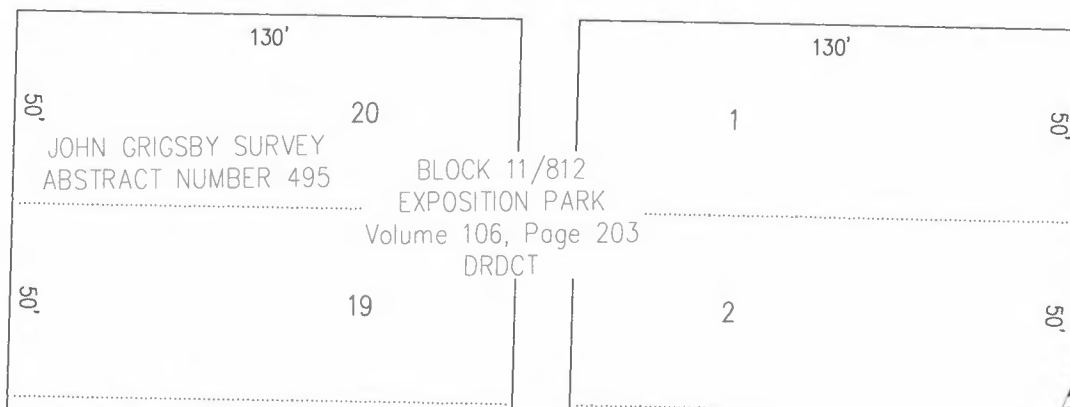
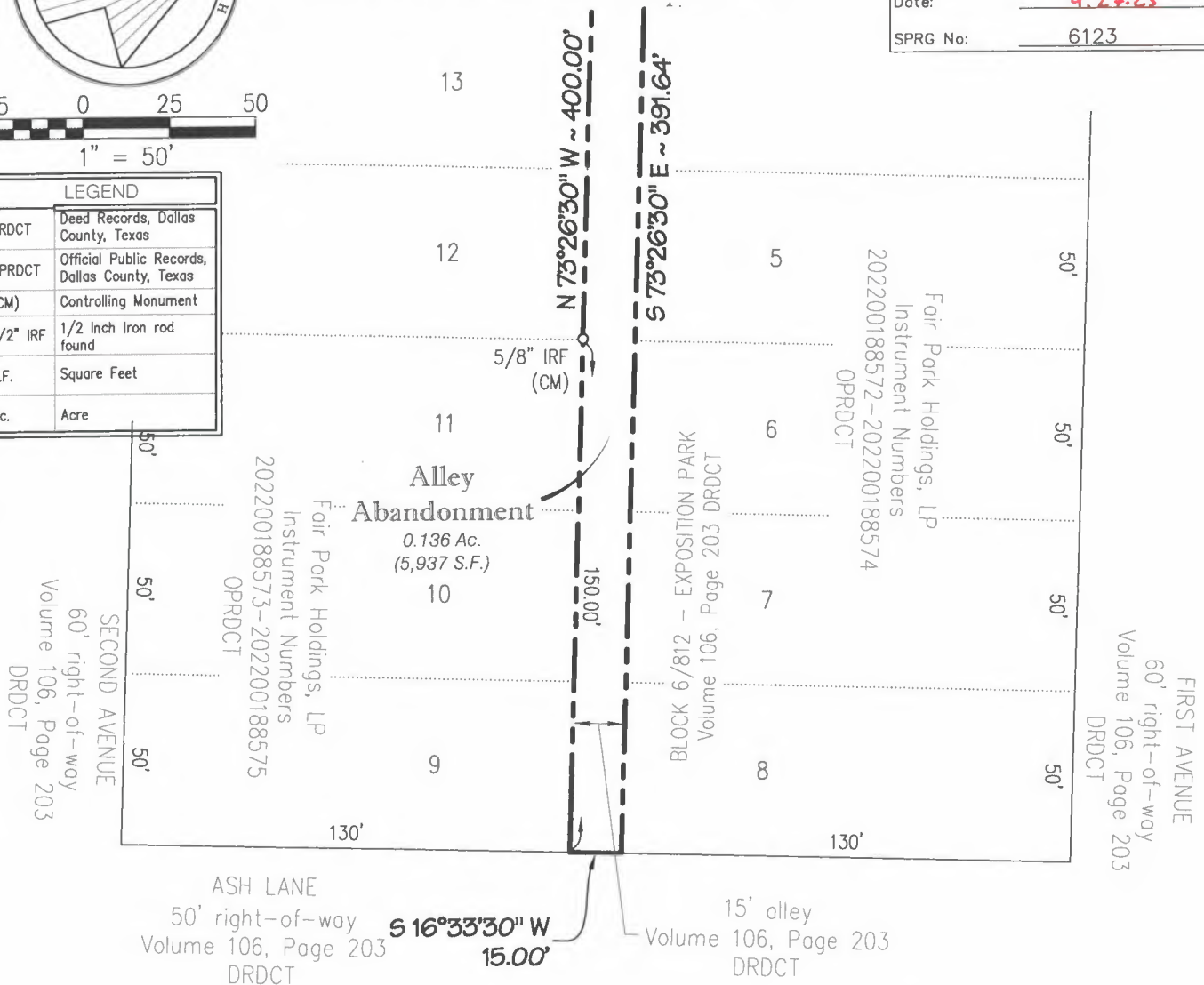
Drawn:	Checked:	Date	Job No.
ED	DKB	8/10/22	22-071

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Reviewed By: W.E.
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