PROPERTY DESCRIPTION

BEING a 750 square foot (0.0172 acre) tract of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas, City Block 10/1152, Dallas County, Texas and being a part of Lots 1 and 8 in City Block 10/1152, Edgewood Place, an addition to the City of Dallas, Texas, according to the plat recorded in Volume 106, Page 117, Deed Records of Dallas County, Texas and being all of the remaining portion of a 15' wide alley across City Block 10/1152 (by use and occupation no record information found) and being a part of Tract 2 described in Special Warranty Deed to Citysquare Arts Opportunity Center, LLC, recorded in Instrument No. 201700126628, Official Public Records. Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the south corner of said Tract 2 and being in the southwest line of said Lot 8 and in the northeast right-of-way line of Harwood Street (70-foot wide right-of-way, Volume 106, Page 117 -D.R.D.C.T.), from which an "X" cut in concrete found bears North 43°29'20" East, a distance of 57.90 feet;

THENCE with said southwest line of Lot 8 and said northeast right-of-way line of Harwood Street and the southwest line of said Tract 2, the following courses and distances:

North 45°38'33" West, a distance of 20.38 feet to the intersection of said northeast right-of-way line of Harwood Street and the southeast line of said 15' wide alley and for the **POINT OF BEGINNING**:

North 45°38'33" West, passing at a distance of 7.50 feet the west corner of said Lot 8 and the south corner of said Lot 1, continuing with said northeast right-of-way line of Harwood Street and said southwest line of Tract 2 and with the southwest line of said Lot 1 for a total distance of 15.00 feet to the intersection of said northeast right-of-way line of Harwood Street and the northwest line of said 15' wide alley;

THENCE departing said northeast right-of-way line of Harwood Street and said southwest line of Tract 2 and with the northwest line of said Tract 2, over and across said Lot 1 and with said northwest line of the 15' wide alley, North 43°28'37" East, a distance of 50.00 feet to a point for a northwest corner of said Tract 2, in the northeast line of said Lot 1 and the north end of the northeast terminus of said 15' wide alley;

THENCE with said northeast line of Lot 1 and said northeast terminus of the 15' wide alley, over and across said Tract 2, South 45°38'33" East, passing at a distance of 7.50 feet the east corner of said Lot 1 and the north corner of said Lot 8, continuing over and across said Tract 2 with the northeast line of said Lot 8 for a total distance of 15.00 feet to a point for corner in the south end of said terminus;

THENCE departing said northeast line of Lot 8, with the southeast line of said 15' wide alley, over and across said Tract 2 and Lot 8, South 43°28'37" West, a distance of 50.00 feet to the POINT OF BEGINNING and containing 750 square feet or 0.0172 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American

Datum of 1983. (2011)

(For SPRG use only) Reviewed By: Date: SPRG NO:

J. ANDY DOBBS

ALLEY ABANDONMENT **EDGEWOOD PLACE** A PART OF LOTS 1 AND 8. CITY BLOCK 10/1152 AND PART OF A 15' ALLEY

BEING 0.0172 ACRES SITUATED IN THE MACUM MAIN SURVEY, ABSTRACT NO. 995

CITY OF DALLAS, DALLAS COUNTY, TEXAS

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240

Nov. 2023

1 OF 2

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J. ANDY DOBBS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PH. (972) 770-1300 andy.dobbs@kimley-horn.com

VALDEZ, LEONARDO 11/22/2023 11:38 AM K\DAL_SURVEY\064613100-FOREST THEATRE\DWG\064613100-FOREST THEATRE_ALLEY ABANDONMENT_0.0172AC_1152.DWG

