

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)

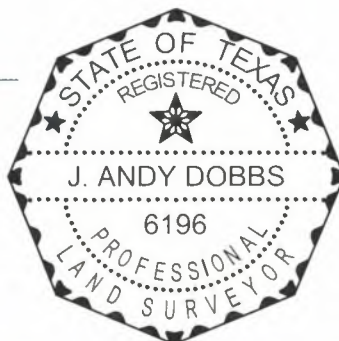
(For SPRG use only)

Reviewed By: [Signature]
Date: 01.10.2024
SPRG NO: 6494

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

[Signature]
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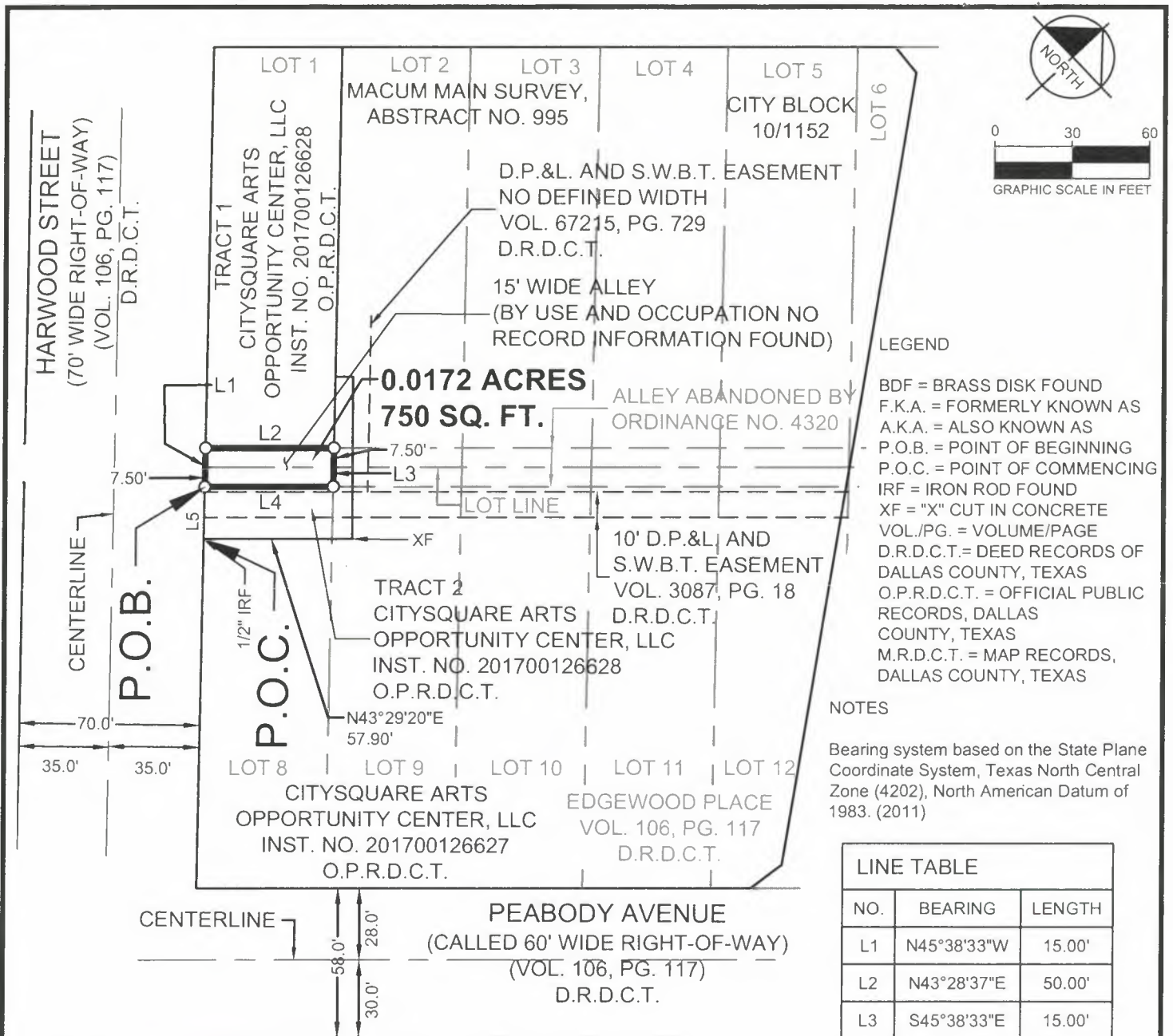
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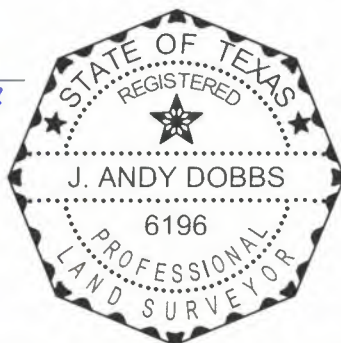
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	LDV	JAD	Nov. 2023	064613100	1 OF 2



(For SPRG use only)

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 Date: 01.10.2024
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1" = 60'	LDV	JAD	Nov. 2023	064613100	2 OF 2