

## CLOSE AND VACATE

EXHIBIT A

Wood Street and Wood Alley  
Part of Block 30/128  
John Grigsby Survey, Abstract No. 495  
City of Dallas, Dallas County, Texas

Scott Holt  
FIELD NOTES APPROVED:  
7/14/2001



**BEING** a 29,427 square foot (0.676 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas and in Block 30/128, Official Block Number of the City of Dallas, Texas; said tract being all of that certain portion of Wood Street bounded by Pearl Expressway on the northeast, Jackson Street on the northwest and Harwood Street on the southwest; said Wood Street being a variable width right-of-way comprised of those certain portions depicted on Subdivision of the Oak Grove School Property, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 424 in the Map Records of Dallas County, Texas, the Revised Map of Rail Road Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 350 in said Map Records and A Resubdivision of part of Block 30/128 for Mr. Louis Blaylock, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 352, in said Map Records; those certain tracts of land described in Warranty Deeds to the City of Dallas, Texas recorded in Volume 5056, Page 13 and Volume 5435, Page 387, both in the Deed Records of Dallas County, Texas and Street Easements to the City of Dallas, Texas recorded in Volume 5186, Page 312 and Volume 5405, Page 641, both in said Deed Records; said tract also being all of that certain remaining portion of the alley crossing said Block 30/128 (a 20-foot wide right-of-way depicted on said A Resubdivision of part of Block 30/128 for Mr. Louis Blaylock, Volume 4, Page 352, in said Map Records, as Wood Alley, hereinafter referred to as Alley 1); said 29,427 square foot (0.676 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.):

**BEGINNING**, at a point for corner (on the southeast face of a two-story brick building) in the northwest right-of-way line of said Wood Street; said point being at the intersection of the said northwest line of Wood Street and the northeast right-of-way line of Harwood Street (a variable width right-of-way, City of Dallas Ordinance Book 1-A, Page 131, in said Deed Records); said point also being the southernmost corner of Lot J, Subdivision of the Oak Grove School Property, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 424, in said Map Records and the southernmost corner of that certain tract of land described as Tract 14 in Special Warranty Deed to the City of Dallas, Texas recorded in Document No. 202100130500 in the Official Records of Dallas County;

**THENCE**, departing the said northeast line of Harwood Street and along the said northwest line of Wood Street, the following three (3) calls:

North 71 degrees, 49 minutes, 26 seconds East, along the southeast line of said Lot J, the southeast line of said Tract 14 and the said southeast building face, at a distance of 116.2 feet passing the easternmost corner of said building, continuing along the said southeast line of Lot J in all a total distance of 120.20 feet to a MAG nail with washer stamped "PACHECO KOCH - HP" (hereinafter referred to as MAG nail) found for corner; said point being the easternmost corner of said Lot J, the southernmost corner of Lot K, A Resubdivision of Part of Blk. 30/128 for Mr. Louis Blaylock, an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 352, in said Map Records, the easternmost corner of said Tract 14, the southernmost corner of that certain tract of land described as Tract 6 in Special Warranty Deed to the City of Dallas recorded in Document No. 202100130500 in said Official Records, and the beginning of a non-tangent curve to the left;

In a northeasterly direction, along the southeast line of said City of Dallas Tract 6 and said curve to the left, having a central angle of 28 degrees, 01 minutes, 30 seconds, a radius of 203.09 feet, a chord bearing and distance of North 48 degrees, 49 minutes, 31 seconds East, 98.35 feet, an arc distance of 99.34 feet to a MAG nail found for corner at the end of said curve;

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North 34 degrees, 42 minutes, 15 seconds East, continuing along the said southeast line of the City of Dallas tract, a distance of 199.93 feet to a "+" cut in concrete found for corner; said point being the southeast corner of said City of Dallas Tract 6 and at the south end of a right-of-way corner clip at the intersection of the said northwest line of Wood Street and the southeast right-of-way line of said Jackson Street (a variable width right-of-way, City of Dallas Ordinance Book 1-A, Page 131, in said Deed Records);

**THENCE**, North 16 degrees, 13 minutes, 42 seconds West, departing the said northwest line of Wood Street and along the east line of said City of Dallas Tract 6 and said corner clip, a distance of 18.23 feet to a MAG nail found for corner in the said southeast line of Jackson Street; said point being the northeast corner of said City of Dallas Tract 6 and at the north end of said corner clip;

**THENCE**, North 71 degrees, 22 minutes, 15 seconds East, departing the said southeast line of Jackson Street and the said corner clip and along the northeasterly projection of said southeast line of Jackson Street and the northernmost northwest line of said Wood Street, a distance of 98.11 feet to a point for corner; said point being at the intersection of said northeasterly projection of the southeast line of Jackson Street and the northwesterly projection of the southwest right-of-way line of said Pearl Expressway (formerly McKinney Street, a variable width right-of-way, Volume 4, Page 350, in said Map Records);

**THENCE**, South 36 degrees, 40 minutes, 29 seconds East, departing the said northeasterly projection of the southeast line of Jackson Street and along the said northwesterly projection of the southwest line of Pearl Expressway a distance of 17.66 feet to a MAG nail set for corner; said point being at the intersection of the said southwest line of Pearl Expressway and the southeast right-of-way line of said Wood Street; said point being the northeast corner of that certain tract of land described as Tract B in General Warranty Deed with Vendor's Lien to Madjacks Holding, Ltd. recorded in Volume 96247, Page 1524, in said Deed Records;

**THENCE**, departing the said southwest line of Pearl Expressway and along the said southeast line of Wood Street, the following two (2) calls:

South 63 degrees, 57 minutes, 34 seconds West, along the northwest line of said Madjacks Holdings tract, a distance of 22.87 feet to a MAG nail set for corner; said point being an angle point in the said northwest line of the Madjacks Holdings tract;

South 34 degrees, 42 minutes, 15 seconds West, continuing along the said northwest line of the Madjacks Holdings tract, at a distance of 55.94 feet passing a MAG nail found at the westernmost corner of said Madjacks Holdings tract and the northernmost corner of that tract of land described as Tract 13 in Special Warranty Deed to the City of Dallas, Texas recorded in Document No. 202100130500, in said Official Records, then continuing along the northwest line of the last said City of Dallas tract, in all a total distance of 180.89 feet to a MAG nail found for corner; said point being the westernmost corner of said Tract 13 and at the north end of a right-of-way corner clip at the intersection of said southeast line of Wood Street and the northwest line of the aforementioned 20-foot wide Alley 1 (Wood Alley);

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**THENCE**, South 37 degrees, 10 minutes, 39 seconds East, departing the said southeast line of Wood Street and along the southwest line of said Tract 13 and the last said corner clip, a distance of 19.68 feet to a MAG nail found for corner in the said northwest line of Alley 1 (Wood Alley); said point being the southernmost corner of the said City of Dallas Tract 13 and at the south end of last said corner clip;

**THENCE**, North 53 degrees, 54 minutes, 15 seconds East, departing the last said corner clip and along the said northwest line of Alley 1 (Wood Alley) and the southeast line of said Tract 13, a distance of 119.23 feet to a MAG nail found for corner; said point being the easternmost corner of said Tract 13, the southernmost corner of the aforesaid Madjacks Holdings tract, the westernmost corner of that certain abandoned portion alley crossing said Block 30/128 (depicted as Wood Alley on said plat of A Resubdivision of part of Block 30/128 for Mr. Louis Blaylock, Volume 4, Page 352, in said Map Records and hereinafter referred to as Alley 2), abandonment authorized by City of Dallas Ordinance No. 23982, recorded in Volume 99241, Page 2533, in said Deed Records and at the northwest end of the present northeast terminus of said Alley 1 (Wood Alley);

**THENCE**, South 35 degrees, 15 minutes, 20 seconds East, departing the said northwest line of Alley 1 (Wood Alley) and along the said present northeast terminus of Alley 1 (Wood Alley), a distance of 20.00 feet to a MAG nail found for corner in the southeast right-of-way line of said Alley 1 (Wood Alley); said point being the westernmost corner of Lot 3, the northernmost corner of Lot 4, both of Block 30 of said Revised Map of Rail Road Addition (Volume 4, Page 350, in said Map Records), the northernmost corner of that certain tract of land described as Tract 12 in said Special Warranty Deed to the City of Dallas recorded in Document No. 202100130500, in said Official Records, and at the southeast end of said present northeast terminus of Alley 1 (Wood Alley);

**THENCE**, departing the said present northeast terminus of Alley 1 (Wood Alley) and along the said southeast line of Alley 1 (Wood Alley), the southeast right-of-way line of said Wood Street, the northwest line of said Tract 12 and the northwest lines of those certain tracts of land described as Tract 9, Tract 10, Tract 8, Tract 11 and Tract 4, all in said Special Warranty Deed to the City of Dallas, Texas recorded in Document No. 202100130500, in said Official Records, the following three (3) calls:

South 53 degrees, 54 minutes, 15 seconds West, along the northwest line of Lots 4 through 13, of said Block 30, Revised Map of Rail Road Addition (Volume 4, Page 350, in said Map Records) a distance of 249.32 feet to a MAG nail set for corner; said point being the westernmost corner of said Lot 13, Block 30, the westernmost corner of said Tract 8, the northernmost corner of said Tract 11, the easternmost corner of the aforementioned Street Easement to the City of Dallas, Texas recorded in Volume 5186, Page 312, in said Deed Records and the beginning of a non-tangent curve to the right;

In a westerly direction, along the southeast line of the last said Street Easement, the northwest line of said Tract 11 and said curve to the right, having a central angle of 14 degrees, 50 minutes, 06 seconds, a radius of 250.22 feet, a chord bearing and distance of South 54 degrees, 09 minutes, 48 seconds West, 64.61 feet, an arc distance of 64.79 feet to a MAG nail found for corner at the end of said curve; said point being the southernmost corner of the last said Street Easement, the westernmost corner of said Tract 11, the northernmost corner of said Tract 4 and the easternmost corner of the aforesaid City of Dallas tract recorded in Volume 5056, Page 13, in said Deed Records;

**CLOSE AND VACATE**

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South 64 degrees, 58 minutes, 06 seconds West, along the southeast line of said City of Dallas tract (Volume 5056, Page 13, in said Deed Records) and the northwest line of said Tract 4, a distance of 95.39 feet to a MAG nail found for corner in the said northeast line of Harwood Street; said point being the southernmost corner of said City of Dallas tract (Volume 5056, Page 13, in said Deed Records) and at the intersection of the said southeast line of Wood Street and the said northeast line of Harwood Street;

**THENCE**, departing the said southeast line of Wood Street and along the northwesterly projection of the said northeast line of Harwood Street and the southwest line of said Wood Street, the following two (2) calls:

North 45 degrees, 01 minutes, 54 seconds West, a distance of 44.44 feet to a MAG nail set for corner at an angle point;

North 62 degrees, 42 minutes, 53 seconds West, a distance of 28.16 feet to the **POINT OF BEGINNING**;

**CONTAINING**, 29,427 square feet or 0.676 acres of land, more or less.

*(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 close and vacate tract described.

 07/12/2021  
Michael C. Clover Date  
Texas Registered Professional Land Surveyor No. 5225  
Pacheco Koch Consulting Engineers, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10008000

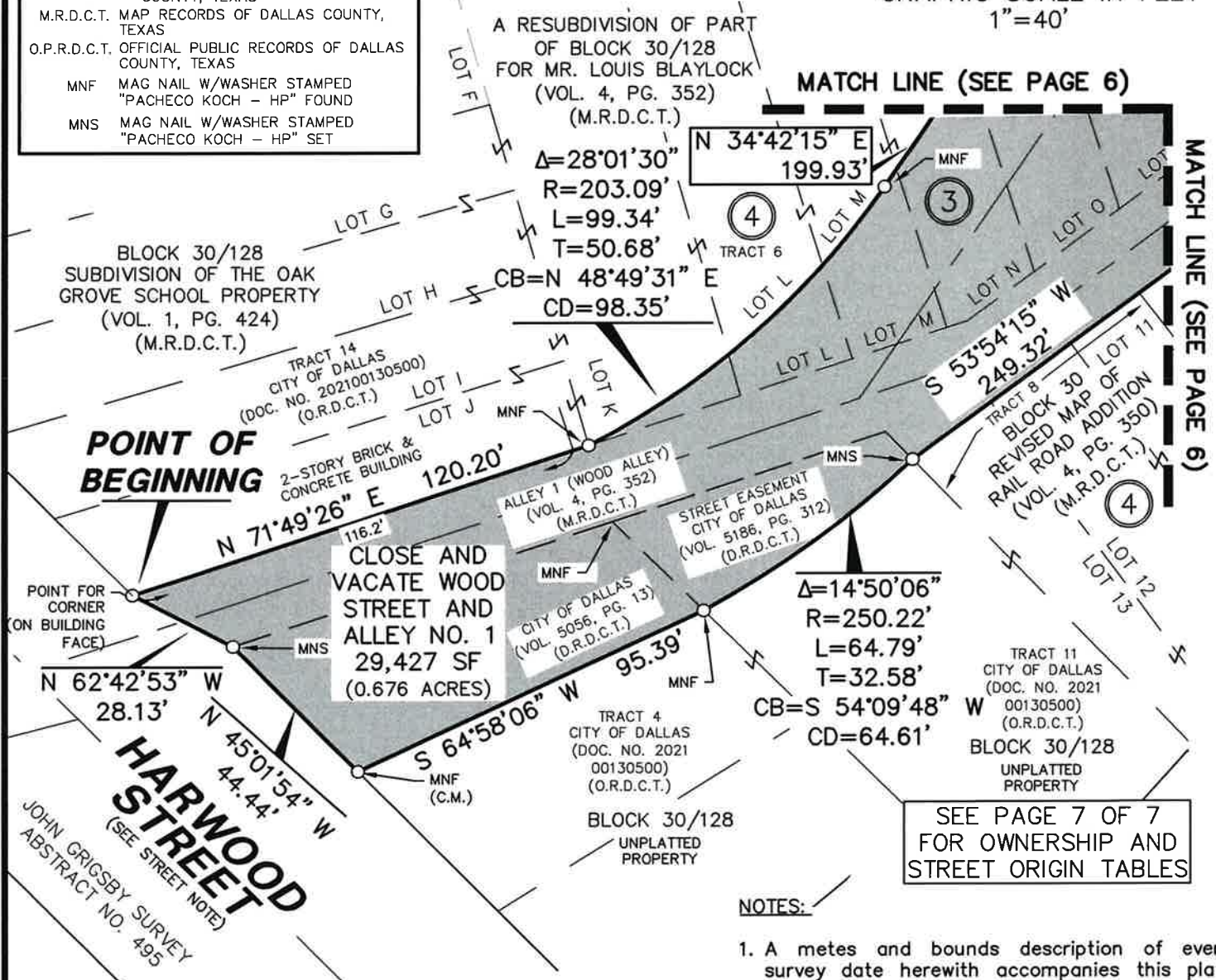
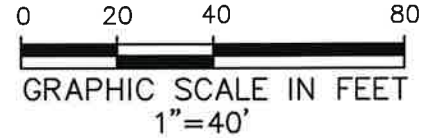


close and vacate EX2.docx  
3729-20.133EX2.dwg kaj



LEGEND

	PROPERTY LINE
	CLOSE AND VACATE LINE
(C.M.)	- CONTROLLING MONUMENT
VOL./PG.	VOLUME / PAGE
SF	SQUARE FOOT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
MNF	MAG NAIL W/WASHER STAMPED "PACHECO KOCH - HP" FOUND
MNS	MAG NAIL W/WASHER STAMPED "PACHECO KOCH - HP" SET



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

*Michael C. Clover*  
Michael C. Clover  
Registered Professional Land Surveyor No. 5225  
Date 07/12/2021



- 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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

# CLOSE AND VACATE WOOD STREET AND WOOD ALLEY

PART OF BLOCK 30/128, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 5 OF 7

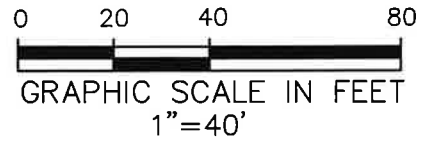
**Pacheco Koch**  
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

<b>DRAWN BY</b> KAJ	<b>CHECKED BY</b> MCC	<b>SCALE</b> 1"=40'	<b>DATE</b> APRIL 2021	<b>JOB NUMBER</b> 3729-20.133
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SEE PAGE 7 OF 7  
FOR OWNERSHIP AND  
STREET ORIGIN TABLES

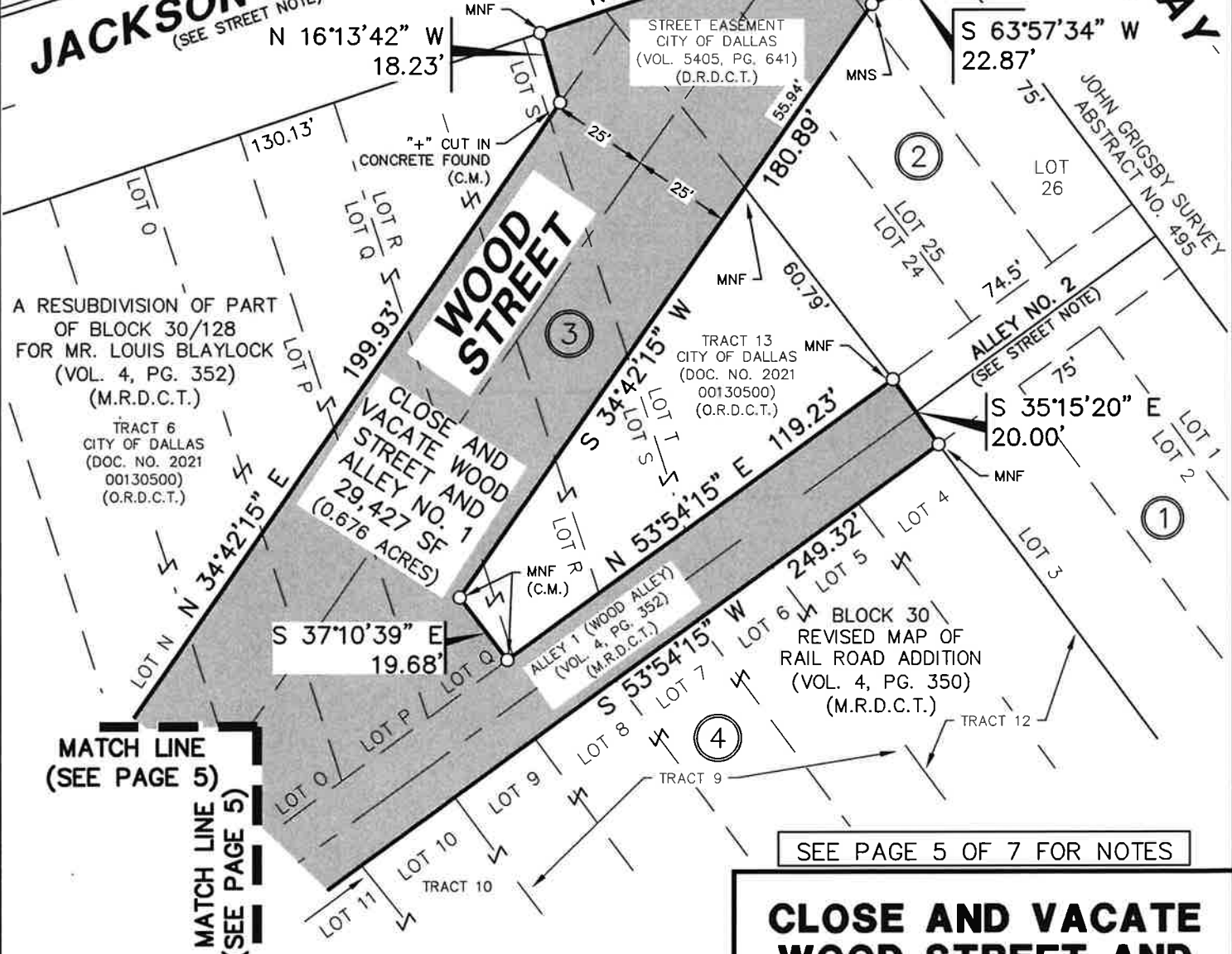
LEGEND	
	PROPERTY LINE
	CLOSE AND VACATE LINE
(C.M.)	CONTROLLING MONUMENT
VOL./PG.	VOLUME / PAGE
SF	SQUARE FOOT
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
MNF	MAG NAIL W/WASHER STAMPED "PACHECO KOCH - HP" FOUND
MNS	MAG NAIL W/WASHER STAMPED "PACHECO KOCH - HP" SET



LOT 4A, BLOCK 31/127  
JACKSON STREET  
GARAGE ADDITION  
(INST. NO.  
201900093509)  
(O.P.R.D.C.T.)

**JACKSON STREET**  
(SEE STREET NOTE)

**PEARLWAY EXPRESSWAY**  
(SEE STREET NOTE)



A RESUBDIVISION OF PART  
OF BLOCK 30/128  
FOR MR. LOUIS BLAYLOCK  
(VOL. 4, PG. 352)  
(M.R.D.C.T.)

TRACT 6  
CITY OF DALLAS  
(DOC. NO. 2021  
00130500)  
(O.R.D.C.T.)

**CLOSE AND VACATE  
WOOD STREET AND  
ALLEY NO. 1**  
29,427 SF  
(0.676 ACRES)

TRACT 13  
CITY OF DALLAS  
(DOC. NO. 2021  
00130500)  
(O.R.D.C.T.)

BLOCK 30  
REVISED MAP OF  
RAIL ROAD ADDITION  
(VOL. 4, PG. 350)  
(M.R.D.C.T.)

**MATCH LINE**  
(SEE PAGE 5)

**MATCH LINE**  
(SEE PAGE 5)

SEE PAGE 5 OF 7 FOR NOTES

**CLOSE AND VACATE  
WOOD STREET AND  
WOOD ALLEY**

PART OF BLOCK 30/128,  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
PAGE 6 OF 7



7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	1"=40'	APRIL 2021	3729-20.133

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**OWNERSHIP TABLE**

	<b>OWNER</b>	<b>RECORDING INFORMATION</b>
①	"TRACT A" MADJACKS HOLDINGS, LTD.	VOL. 96247, PG. 1524, D.R.D.C.T.
②	"TRACT B" MADJACKS HOLDINGS, LTD.	VOL. 96247, PG. 1524, D.R.D.C.T.
③	CITY OF DALLAS	VOL. 5435, PG. 387, D.R.D.C.T.
④	CITY OF DALLAS	DOC. NO. 202100130500, O.R.D.C.T.

**STREET NOTE**

RIGHT-OF-WAY	WIDTH	ORIGIN	SOURCE
HARWOOD STREET	VARIABLE	ORDINANCE BOOK 1-A, PAGE 131	D.R.D.C.T.
JACKSON STREET	VARIABLE	ORDINANCE BOOK 1-A, PAGE 131	D.R.D.C.T.
WOOD STREET	VARIABLE	AS SHOWN ON SURVEY PLAT	
PEARL EXPRESSWAY FORMERLY McKINNEY STREET	VARIABLE	VOL 4, PAGE 350	M.R.D.C.T.
WOOD ALLEY (ALLEY NO. 1 )	20'	VOL 4, PAGE 352	M.R.D.C.T.
WOOD ALLEY (ALLEY NO. 2)	CLOSE & VACATE AUTHORIZED BY ORDINANCE NO. 23982	VOL. 99241, PG. 2533	D.R.D.C.T.

**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 (Adjustment Realization 2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.



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PART OF BLOCK 30/128,  
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PAGE 7 OF 7

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	N/A	APRIL 2021	3729-20.133