

**Field Notes Describing a
271 Sq. Ft. (0.006 Ac.)
Tract of Land in Block 45/3292**

Being a 271 Square Foot (0.006 Acre) tract of land lying in the J.B. Robinson Survey, Abstract No. 1215, City of Dallas, Dallas County, Texas, lying in Block 45/3292 of the Winnetka Heights Addition, an addition to the City of Dallas recorded in Volume 1, Page 194 of the Map Records of Dallas County, Texas and being a part of that certain alley dedicated by said plat and being more particularly described as follows:

All Coordinates shown are On Datum, State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

BEGINNING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD cap") set at the Northwest corner of a portion of Lot 30 of said Block 45/3292 conveyed to Stephen and Kathryn Carter by deed recorded in Instrument Number 200600243657 of the Official Public Records of Dallas County, Texas, and being on the Southwest Right-of-Way line of Jefferson Avenue, a 100-foot-wide public street and on a common line between said Lot 30 and a 20-foot wide alley (N=6957441.48; E=2478155.96):

THENCE South 00°13'22" East with the common line between said Lot 30 and the alley a distance of 69.07 feet to a 5/8" I.R. w/COD cap set at the most Southerly corner of the herein described tract of land (N=6957372.42; E=2478156.23):

THENCE North 10°50'57" West, over and across a portion of said alley a distance of 27.11 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at an outside corner of the herein described tract of land (N=6957399.05; E=2478151.12):

THENCE North 00°13'22" West, over and across a portion of said alley a distance of 39.37 feet to a 5/8" I.R. w/COD cap set at the Northwest corner of the herein described tract of land (N=6957438.42; E=2478150.97):

THENCE North 58°26'32" East, continuing over and across a portion of said alley a distance of 5.85 feet to the **POINT OF BEGINNING**, containing 271 Square Feet, or 0.006 Acres of land:

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.



J.B. ROBINSON SURVEY
ABSTRACT NO. 1215

JEFFERSON BOULEVARD
(100' Right-of-Way)

N



10 0 10

C.O.D.
Vol. 68014
Pg. 896

N=6957460.34
E=2478135.93

N=6957441.48
E=2478155.96

POINT OF BEGINNING

Street Easement
Vol. 68109, Pg. 1503

5.85'
N 58°26'32" E

N=6957438.42
E=2478150.97

39.37'
N 00°13'22" W

**271 Sq. Ft.
(0.006 Acres)
To Be Abandoned**

N=6957399.05
E=2478151.12

27.11'
N 10°50'57" W

Stephen & Kathryn Carter
Int. #200600243657

30

C.O.D.
Vol. 68244
Pg. 1681

N=6957372.42
E=2478156.23

Street Easement
Vol. 68109, Pg. 1503

20' Alley

27.85'

150'

**WINNETKA
HEIGHTS
ADDITION**

Volume 1, Page 194

Street Easement
Vol. 68129, Pg. 510

**BLOCK
45
3292**


50'

29

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- Indicates Mag Nail w/COD Washer
- ⊗ Indicates 5/8-inch dia. I.R. w/COD Cap

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

 Partial Alley Abandonment 301 S. Winnetka Avenue			
Boundary Survey			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Trinity\Able Pump Station.dgn	As Noted	6-06-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 45/3292	S212-198