

**ALLEY ABANDONMENT**  
**BOWSER AND LEMMON OAK**  
**LAWN AND NORTH DALLAS ADDITION**  
**ALL OF THE 15 FOOT ALLEY IN BLOCK K/1321**  
**WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT A**

**PROPERTY DESCRIPTION**

BEING a 6,000 square feet (0.138 acre) tract of land situated in the William Grigsby Survey, Abstract No. 501, located in the City of Dallas, Dallas County, Texas and being all the 15 foot Alley as located in Block K/1321 of the Bowser and Lemmon Oak Lawn and North Dallas Addition as recorded in Volume 120, Page 137 and transcribed in Volume 3, Page 537 of the Plat Records of Dallas County Texas (PRDCT), as determined from a survey by Desireé L. Hurst, RPLS 6230 on November 18, 2022 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000136506) being more particularly described as follows:

Commencing at a found 1/2 inch iron rod with a yellow cap stamped "Halff" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 6983139.1 and Easting 2488924.0 at the Northeast corner of Lot 16, Block K/1321 of the Bowser and Lemmon Oak Lawn and North Dallas Addition as recorded in Volume 120, Page 137 and transcribed in Volume 3, Page 537 of the Plat Records of Dallas County Texas and at the intersection of Bowser Avenues (70' right-of-way) and Reagan Street (60' right-of-way);

THENCE South 44°45'34" West, with the west right-of-way line of said Reagan Street and the east line of said Lot 16, a distance of 160.00 feet to a point on a fractured portion of a wall at the southeast corner of said Lot 16, the northeast corner of said 15 foot Alley and being the POINT OF BEGINNING of the herein described tract;

THENCE South 44°45'34" West, with the east line of said 15 foot Alley and the west right-of-way line of said Reagan Street, a distance of 15.00 feet to a found mag nail with a washer stamped "yassociates.com" at the northeast corner of Lot 1 of said Block K/1321;

THENCE North 45°14'26" West, with the south line of said 15 foot Alley, a distance of 400.00 feet to a found 1/2 inch iron rod with a yellow cap stamped "Halff" at the northwest corner of Lot 8 of said Block K/1321, the southwest corner of said 15 foot Alley and being in the east right-of-way line of Throckmorton Street (58' right-of-way);

THENCE North 44°45'34" East, with the east right-of-way line of said Throckmorton Street and the west line of said 15 foot Alley, a distance of 15.00 feet to a found mag nail with a washer stamped "yassociates.com" at the southwest corner of Lot 9D of the Villas of Franconia Addition as recorded in Volume 98079, Page 71 PRDCT from which a found 1/2 inch iron rod with a yellow cap stamped "Halff" bears North 44°45'34" East, a distance of 150.23 feet and North 89°45'34" East, a distance of 13.82 feet;

THENCE South 45°14'26" East, with the north line of said 15 foot Alley, a distance of 400.00 feet to the POINT OF BEGINNING and containing 6,000 square feet or 0.138 acres of land, more or less.

(For SPRG use only)	
Reviewed by:	<u>W.E.</u>
Date:	<u>11.20.2023</u>
SPRG No.	<u>6410</u>

An exhibit of even date accompanies this  
metes and bounds description.

**YAZEL PEEBLES &  
ASSOCIATES LLC**

P.O. Box 210097  
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2022-192-001



JANUARY 24, 2023

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**ALLEY ABANDONMENT**  
**6,000 SQUARE FEET**  
**0.138 ACRE TRACT**

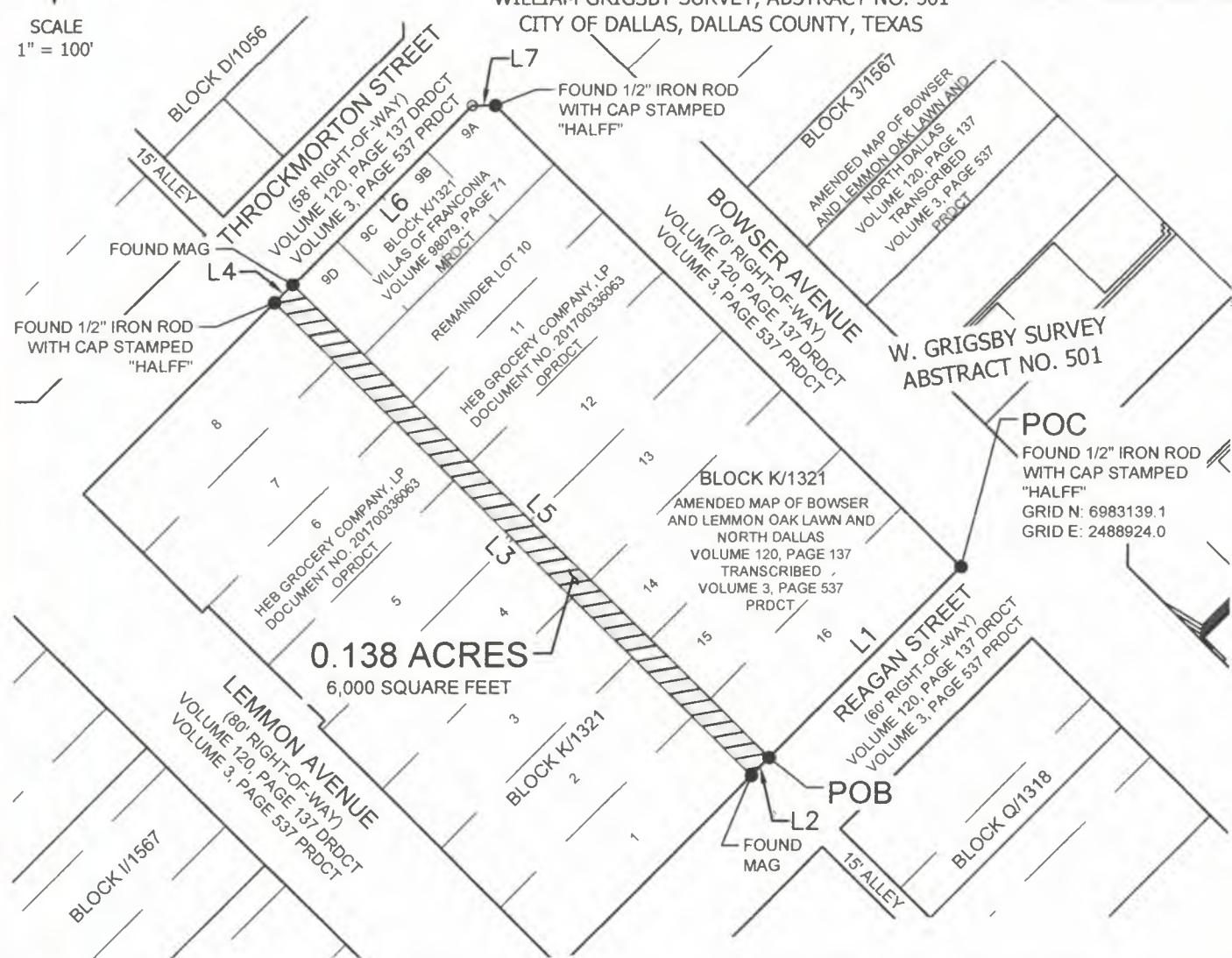
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DALLAS COUNTY, TEXAS



0 100 200  
Feet

SCALE  
1" = 100'



## NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
2. Improvements not shown.
3. OPRDCT = Official Public Records, Dallas County, Texas
4. ( ) = Indicates Plat Call
5. POC = Point of Commencing / POB = Point of Beginning
6. FOUND MAG = FOUND MAG NAIL WITH WASHER  
STAMPED "YPASSOCIATES.COM"
7. No. = Number

LINE TABLE

NO.	BEARING	LENGTH
L1	S44°45'34"W	160.00'
L2	S44°45'34"W	15.00'
L3	N45°14'26"W	400.00'
L4	N44°45'34"E	15.00'

LINE TABLE

NO.	BEARING	LENGTH
L5	S45°14'26"E	400.00'
L6	N44°45'34"E	150.23'
L7	N89°45'34"E	13.82'

A metes and bounds description of even date accompanies this exhibit.

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Desiree L. Hurst

JANUARY 24, 2023

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