

STREET RIGHT-OF-WAY ABANDONMENT EXHIBIT A
BLUFFVIEW AT LINWOOD ESTATES
PORTION OF LINWOOD AVENUE

ADJACENT TO THE CITY OF DALLAS, BLOCKS S/4988 & 5686
JAMES L. FARQUOR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 476 square foot (0.011 acres) tract of land situated in the Wilson Baker Survey, Abstract Number 54, and A. Harwood Survey, Abstract 582, City of Dallas, Dallas County, Texas, and being a portion of Linwood Avenue (50 foot right-of-way) created in Volume 1826, Page 38, Deed Records, Dallas County, Texas, and being a portion of Linwood Avenue (50 foot right-of-way) created in Volume 1825, Page 32, Deed Records, Dallas County, Texas, and a portion of Linwood Avenue (50 foot right-of-way) created by use and occupation (no record found), adjacent to Lot 7, Block S/4988, Bluffview at Linwood Estates, recorded in Volume 2005093, Page 81, Official Public Records, Dallas County, Texas, and Lot CG-1, Block 5686, Briarwood Place, recorded in Volume 73190, Page 816, Deed Records, Dallas County, Texas and being more particularly described as follows;

COMMENCING at 5/8 inch iron rod found with yellow cap for corner, said corner a South corner of Lot 39B, Block 5686, Briarwood Place Revised, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 81009, Page 1942, Deed Records, Dallas County, Texas, and being in the Northwest line of Lot 38, Block 5686, Briarwood Place, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 73190, Page 816, Deed Records, Dallas County, Texas, from which a 3" aluminum disk stamped "CBA and RPLS 5513" set over a 1/2 inch iron rod found for witness, bears North 81 degrees 05 minutes 59 seconds West, a distance of 37.31 feet.

THENCE South 44 degrees 54 minutes 01 seconds West, along the Northwest line of said Lot 38 and Lot CG-1, Block 5686 of said Addition, a distance of 163.98 feet to a point for corner, said corner being the Northwest corner of said CG-1, Block 5686, also being on the Southeast line of Lot 7, Block S/4988, Bluffview at Linwood Estates, an addition to the City of Dallas County, Texas, according to the map or plat thereof recorded in Volume 2005093, Page 81, Deed Records, Dallas County, Texas, and being the POINT OF BEGINNING;

THENCE South 00 degrees 51 minutes 44 seconds East, along the West line of said Lot CG-1, Block 5686, a distance of 43.27 feet to a 1/2 inch iron rod with yellow caps stamped "CBG Surveying" set for corner, said corner being in the West line of said Lot CG-1, Block 5686, and lying in the East right-of-way line of Linwood Avenue (50 foot right-of-way) created by use and occupation (no record found);

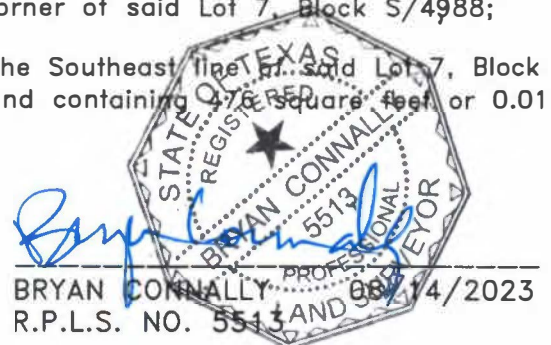
THENCE North 38 degrees 25 minutes 21 seconds West, over and across of said Linwood Avenue, a distance of 48.37 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being in the North right-of-way line of said Linwood Avenue and being the Southwest line of said Lot 7, Block S/4988, from which a 5/8 inch iron rod found, bears North 63 degrees 05 minutes 59 seconds West, a distance of 57.09 feet;

THENCE South 63 degrees 05 minutes 59 seconds East, along the South line of said Lot 7, Block S/4988, a distance of 17.92 feet to a 3" aluminum disk stamped "CBA and RPLS 5513" set over a 1/2 inch iron rod found for corner, said corner being the South corner of said Lot 7, Block S/4988;

THENCE North 44 degrees 54 minutes 01 seconds East, along the Southeast line of said Lot 7, Block S/4988, a distance of 19.02 feet to the POINT OF BEGINNING and containing 476 square feet or 0.011 acres of land.

STATE PLANE COORDINATE SYSTEM,
TEXAS NORTH CENTRAL ZONE 4202,
NORTH AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

(For SPRG use only)
Reviewed By: <u>JP</u>
Date: <u>8/16/2023</u>
SPRG No.: <u>6064</u>



CBG Surveying Texas, LLC.

PLANNING SURVEYING
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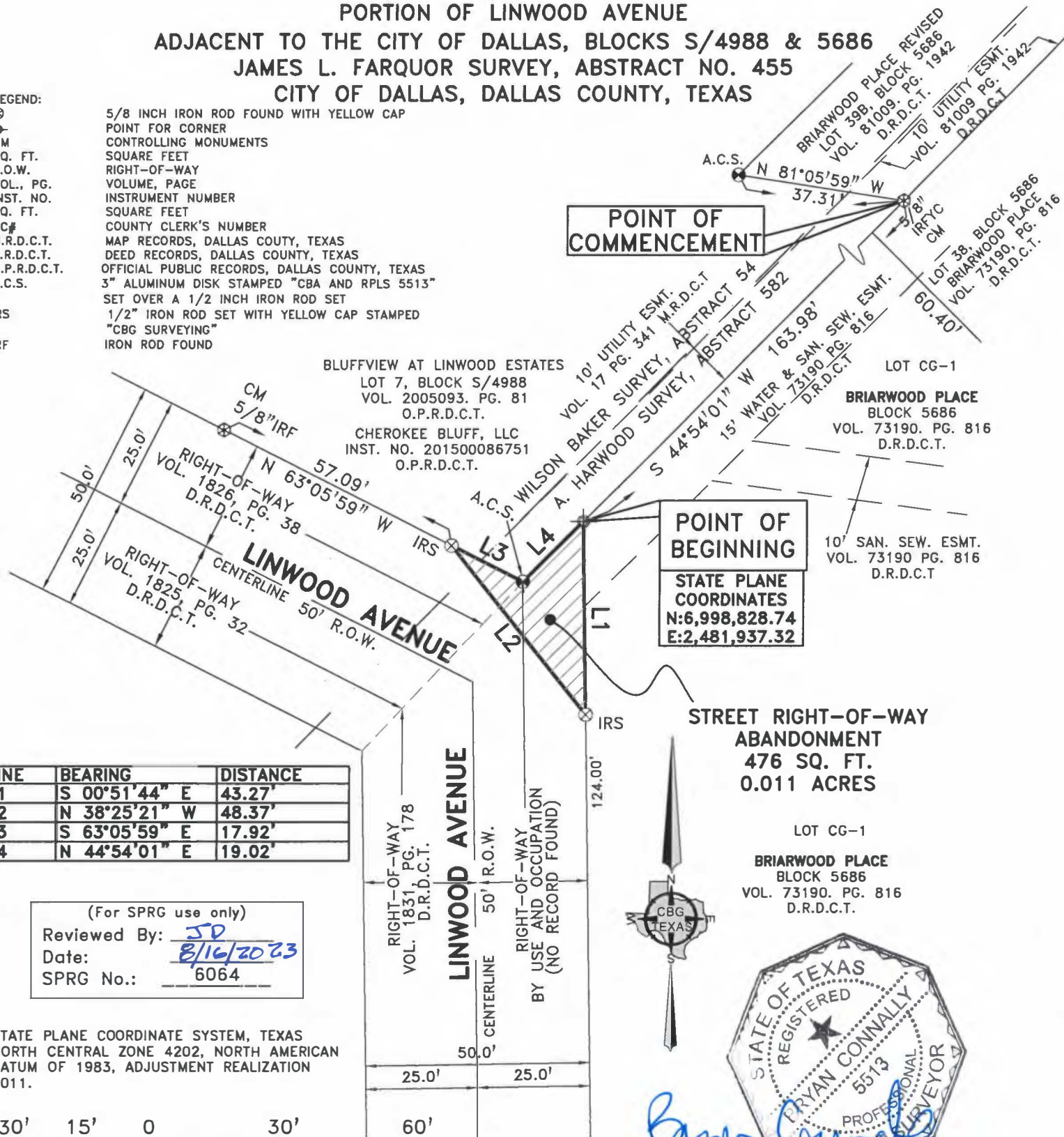
SHEET 1 OF 2
JOB NO. 1502383-9
DRAWN BY: CC/JLA
DATE: 08/24/2022
S201-262

STREET RIGHT-OF-WAY ABANDONMENT EXHIBIT A

BLUFFVIEW AT LINWOOD ESTATES PORTION OF LINWOOD AVENUE

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- LEGEND:**
- ⊗ 5/8 INCH IRON ROD FOUND WITH YELLOW CAP
 - ⊕ POINT FOR CORNER
 - CM CONTROLLING MONUMENTS
 - SQ. FT. SQUARE FEET
 - R.O.W. RIGHT-OF-WAY
 - VOL., PG. VOLUME, PAGE
 - INST. NO. INSTRUMENT NUMBER
 - SQ. FT. SQUARE FEET
 - CC# COUNTY CLERK'S NUMBER
 - M.R.D.C.T. MAP RECORDS, DALLAS COUITY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 - A.C.S. 3" ALUMINUM DISK STAMPED "CBA AND RPLS 5513"
SET OVER A 1/2 INCH IRON ROD SET
 - IRS 1/2" IRON ROD SET WITH YELLOW CAP STAMPED
"CBG SURVEYING"
 - IRF IRON ROD FOUND



LINE	BEARING	DISTANCE
L1	S 00°51'44" E	43.27'
L2	N 38°25'21" W	48.37'
L3	S 63°05'59" E	17.92'
L4	N 44°54'01" E	19.02'

(For SPRG use only)
 Reviewed By: JD
 Date: 8/16/2023
 SPRG No.: 6064

STATE PLANE COORDINATE SYSTEM, TEXAS
 NORTH CENTRAL ZONE 4202, NORTH AMERICAN
 DATUM OF 1983, ADJUSTMENT REALIZATION
 2011.



SCALE: 1" = 30'

POINT OF BEGINNING
 STATE PLANE COORDINATES
 N:6,998,828.74
 E:2,481,937.32

STREET RIGHT-OF-WAY ABANDONMENT
 476 SQ. FT.
 0.011 ACRES



Bryan Connally
 BRYAN CONNALLY 08/14/2023
 R.P.L.S. NO. 5513

CBG Surveying Texas, LLC.

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SHEET 2 OF 2
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