

**ALLEY ABANDONMENT
CITY BLOCK 4/5170 OF EAST INWOOD ESTATES, FIRST SECTION
IN THE A.J. MANNING SURVEY, ABST. NO 948, CITY OF DALLAS, DALLAS
COUNTY, TEXAS**

Being a 2,338 square foot (0.0537 acre) tract of land situated in the A.J. Manning Survey, Abstract Number 948, Dallas County, Texas, and being part of the alley in Block 4/5170, Official City of Dallas numbers, of East Inwood Estates, First Section an addition to the City of Dallas, dated January 10, 1945 and recorded in Volume 8, Page 221, Map Records of Dallas County, Texas, (M.R.D.C.T.), said 2,338 square foot tract being more particularly described as follows;

BEGINNING at a 1/2-inch iron rod found at the southwest corner of said alley and southeast corner of Lot 2 of said Block 4/5170, being in the north line of Purdue Avenue (70 foot width street right-of-way) (Vol. 8, Pg. 221, M.R.D.C.T.), from which a 5/8-inch iron rod found at the intersection of the North line of Purdue Avenue with the west line of Preston Park Drive (60' Width – Vol. 2054, Pg. 238, Deed Records, Dallas County, Texas) bears North 89 degrees 34 minutes 19 seconds East, a distance of 75.00 feet;

THENCE North 00 degrees 29 minutes 41 seconds West, departing the north line of said Purdue Avenue, with the east line of said Lot 2 and the west line of said alley, at a distance of 90.00 feet passing the northeast corner of said Lot 2 and the southeast corner of Lot 3 of said Block 4/5170, continuing a total distance of 152.50 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" (herein after referred to as "with cap");

THENCE North 89 degrees 34 minutes 19 seconds East, departing the east line of said lot 3 and with the south line of said alley, a distance of 25.00 feet to a 1/2-inch iron rod with cap (unable to set) at the northerly most northwest corner of Lot 1 of said Block 4/5170, from which a 1-inch iron pipe found bears North 71 degrees 52 minutes 57 seconds East, a distance of 8.33 feet;

THENCE South 44 degrees 32 minutes 19 seconds West, with the west line of said Lot 1 and the east line of said alley, a distance of 14.13 feet (unable to set) to the westerly most northwest corner of Lot 1 of said Block 4/5170;

(FOR SPRG USE ONLY)

REVIEWED BY: G.S.

DATE: 7-5-22

SPRG NO. 5998

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THENCE South 00 degrees 29 minutes 41 seconds East, with the west line of said Lot 1 and the east line of said alley, a distance of 142.50 feet to a 5/8-inch iron rod found at the southeast corner of the alley and the southwest corner of Lot 1 of said Block 4/5170, being in the north line of said Purdue Avenue;

THENCE South 89 degrees 34 minutes 19 seconds West, with the north line of said Purdue Avenue, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 2,338 square feet (0.0537 acre) of land.

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.

I, Patrick J. Baldasaro, a Registered Professional Land Surveyor, do hereby certify that the legal description and accompanying plat is an accurate representation of alley dimensions.




Patrick J. Baldasaro, RPLS
Texas Registration No. 5504
PJB Surveying LLC
TBPLS Firm No. 10194303

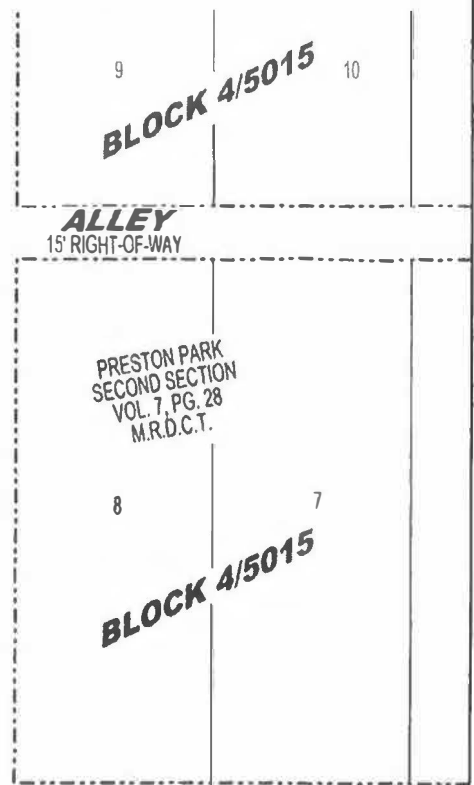
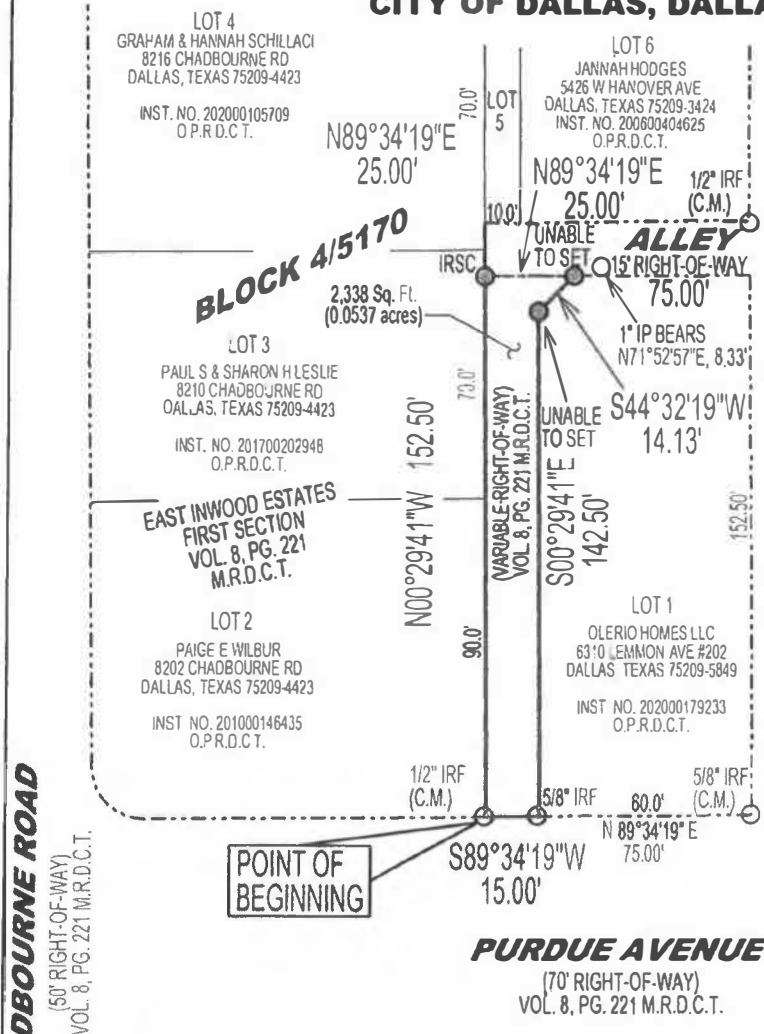
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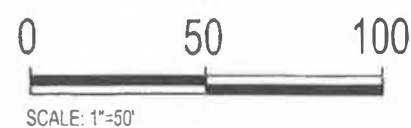
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**



**A.J. MANNING SURVEY
ABST. NO. 948**



BEARINGS AND COORDINATES USED HEREON ARE DERIVED FROM THE
STATE PLANE COORDINATE SYSTEM, TEXAS, NORTH CENTRAL ZONE 4202,
AMERICAN DATUM 1983 (NAD 83), ADJUSTMENT REALIZATION 2011

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ALLEY BETWEEN PURDUE AVE. AND PRESTON PARK DR.			
PJB SURVEYING, LLC			
TEXAS FIRM NO. 10194303			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
W. RINGO	S'P13 Surveying Project 202116 ALLEY ABANDONMENT	1" = 50'	6/1/22
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO
D. TEAGUE	D. COPELAND	NEW220501	2146