

# EXHIBIT A

## ALLEY ABANDONMENT LARR SUBDIVISION OF LOT 11, BLOCK 6961, OAK CLIFF RANCHES ADDITION CITY BLOCK 6961 WILLIAM M. CROW SURVEY, ABSTRACT NO. 298 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,605 square foot tract of land situated in the William M. Crow Survey, Abstract No. 298, City of Dallas, Dallas County, Texas, same being a 15 foot wide Alley adjacent to Lot 11-C and Lot 11-D, Block 6961, Larr Subdivision of Lot 11, Block 6961, Oak Cliff Ranches Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 42, Page 117, Map Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron pipe found for corner, said corner being along the West right of way line of Los Angeles Boulevard (60 foot right of way), by Map recorded in Volume 5, Page 434, of Map Records, Dallas County, Texas, same being the Southeast corner of Lot 11-D, Block 6961, of said Larr Subdivision of Oak Cliff Ranches Addition, same being the Northeast corner of a tract of land conveyed to Pearlle Dotson & Spouse Joe Dotson, by Warranty Deed recorded in Volume 2000100, Page 3175, Deed Records, Dallas County, Texas;

THENCE South 88 degrees 51 minutes 09 seconds West, along the North line of said Dotson tract, a distance of 143.00 feet to a 1/2 inch iron rod found for corner, said corner being a Northeast corner of Lot 2, Block A/6961, Ed H. Miller Addition, an Addition to the City of Dallas, according to the Plat recorded in Volume 96107, Page 498, of Map Records, Dallas County, Texas and being the POINT OF BEGINNING of herein tract described;

THENCE South 88 degrees 51 minutes 09 seconds West, along the North line of said Lot 2, a distance of 15.00 feet to a point for corner, said corner being a Southeast corner of said Lot 11-C, Block 6961 of said Larr Subdivision of Oak Cliff Ranches Addition;

THENCE North 01 degrees 08 minutes 51 seconds West, along a East line of said Lot 11-C, a distance of 107.00 feet to a point for corner;

THENCE North 88 degrees 51 minutes 09 seconds East, along a South line of said Lot 11-C, a distance of 15.00 feet to a point for corner, said corner being in the Northwest corner of said Lot 11-D;

THENCE South 01 degrees 08 minutes 51 seconds East along the West line of said Lot 11-D, a distance of 107.00 feet to the Point of Beginning and containing 1,605 square feet and/or 0.037 acres of land.

### LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS  
INST. NO. = INSTRUMENT NUMBER  
VOL. PG. = VOLUME, PAGE  
DOC NO. = DOCUMENT NUMBER  
CM = CONTROLLING MONUMENT  
R.O.W. = RIGHT-OF-WAY  
IRF = IRON ROD FOUND  
PFC = POINT FOR CORNER

(For SPRG use only)

Reviewed By: JD  
Date: 2/14/2023  
SPRG No.: 60216221



*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513  
DATE 2-14-23

### GENERAL NOTE:

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



## CBG Surveying Texas, LLC.

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SHEET 1 OF 2  
JOB NO.1609046-02  
DRAWN BY: LRA  
DATE: 02/09/2023

# ALLEY ABANDONMENT EXHIBIT A

## LARR SUBDIVISION OF LOT 11, BLOCK 6961, OAK CLIFF RANCHES ADDITION CITY BLOCK 6961

**WILLIAM M. CROW SURVEY, ABSTRACT NO. 298  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**



SILVER DOLLAR RANCH 4  
OF OAK CLIFF RANCHES  
BLOCK 6961  
VOL. 5, PG. 434  
M.R.D.C.T.

30' LONE STAR GAS CO. ESMT  
VOL. 85009, PG. 2062  
D.R.D.C.T.

CENTER LINE OF  
LONE STAR GAS CO.  
ESMT.  
VOL. 85009, PG. 2063  
D.R.D.C.T.

BLOCK 6961

**15' ALLEY**  
VOL. 42, PG. 117,  
M.R.D.C.T.  
1,605 SQ. FT.  
0.037 AC

(For SPRG use only)  
Reviewed By: JD  
Date: 2/14/2023  
SPRG No.: 00216221

**LOT 11-C**  
LARR SUBDIVISION  
OF LOT 11, BLOCK 6961  
OAK CLIFF RANCHES  
ADDITION  
VOL. 42, PG. 117  
M.R.D.C.T.

*William M. Crow Survey,  
Abstract No. 298*

FERMIN OLIVERA  
INST. NO.  
201600134184  
O.P.R.D.C.T.

143.00'  
**LOT 11-D**  
LARR SUBDIVISION  
OF LOT 11, BLOCK 6961,  
OAK CLIFF RANCHES  
ADDITION  
VOL. 42, PG. 117  
M.R.D.C.T.

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°51'09" W	15.00
L2	N 01°08'51" W	107.00
L3	N 88°51'09" E	15.00
L4	S 01°08'51" E	107.00

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°51'09" W	15.00
L2	N 01°08'51" W	107.00
L3	N 88°51'09" E	15.00
L4	S 01°08'51" E	107.00

**LOT 1**

ED H. MILLER  
ADDITION  
BLOCK A/6961  
VOL. 96107, PG.  
498  
M.R.D.C.T.

30' LONE STAR GAS CO. ESMT  
VOL. 94206, PG. 2617  
D.R.D.C.T.

**POINT OF COMMENCING**

1/2 IRF CM

S 88°51'09"  
W 143.00'

1/2 IPF CM

BLOCK 6961 PEARLIE DOTSON &  
SPOUSE, JOE  
DOTSON  
VOL. 2000100,  
PG. 3175  
D.R.D.C.T.

**POINT OF BEGINNING**

**LOT 2**

REMAINDER  
LOT 13, OAK CLIFF RANCHES  
VOL. 5, PG. 434  
M.R.D.C.T.

**LOS ANGELES BOULEVARD**  
60' R.O.W.  
VOL. 5, PG. 434, M.R.D.C.T.



SCALE: 1" = 60'

GENERAL NOTE:

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

*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513



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