## **ALLEY ABANDONMENT**

PART OF 15-FOOT WIDE ALLEY
PART OF EDGEWOOD PLACE ADDITION
PART OF CITY BLOCK 13/1159
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**BEING** a (3,011 sq. ft., 0.0691 acres) tract of land situated in the Macum Main Survey, Abstract No. 995, City of Dallas, Dallas County, Texas and being a portion of a 15-foot Alley (by use and occupation) (no record found), being part of City Block 13/1159 of Edgewood Place Addition, an addition to the City of Dallas, Dallas County, Texas recorded in Volume 106, Page 117, Map Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod found at the intersection of the southeast right-of-way line of Peabody Avenue (a called 60-foot wide right-of-way) (dedicated by Volume 106, Page 117 of said Map Records) and the northeast right-of-way line of Harwood Street (a 70-foot wide right-of-way) (dedicated by Volume 106, Page 117 of said Map Records), said point being the west corner of a tract of land described in Special Warranty Deed to CitySquare Arts Opportunity Center, LLC, as recorded in Instrument No. 201800007635, Official Public Records, Dallas County, Texas:

**THENCE** with the said northeast right-of-way line of Harwood Street and the southwest line of said CitySquare Arts Opportunity Center, LLC tract, South 45°38'33" East, a distance of 156.75 feet to a 1/2-inch iron rod found at the intersection of the said northeast right-of-way line of Harwood Street and the northwest right-of-way line of said 15-foot alley, said point also being the **POINT OF BEGINNING**;

**THENCE** departing the said northeast right-of-way line of Harwood Street and with the said northwest right-of-way line of said 15-foot alley and the southeast line of said CitySquare Arts Opportunity Center, LLC tract, North 43°28'37" East, a distance of 200.00 feet to a 1/2-inch iron rod found for the intersection of the said northwest right-of-way line of said 15-foot alley and the southwest right-of-way line of Central Expressway (a variable width right-of-way), said point also being the east corner of said CitySquare Arts Opportunity Center, LLC tract;

**THENCE** with said southwest right-of-way line of Central Expressway and crossing said 15-foot alley, South 51°06'52" East, a distance of 15.05 feet to a point for the intersection of the said southwest right-of-way line of Central Expressway and the southeast right-of-way line of said 15-foot wide alley, said point being the north corner of a tract of land described in Correction Instrument as to a recorded original Instrument to Forest Forward, as recorded in Instrument No. 202200152331, of said Official Public Records;

(CONTINUED ON SHEET 2)

J. ANDY DOBBS 12 15 23
REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 6196

13455 NOEL ROAD

TWO GALLERIA OFFICE TOWER,

SUITE 700

DALLAS, TEXAS 75240 PH. (972) 770-1300

andy.dobbs@kimley-horn.com

J. ANDY DOBBS

6196

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(For SPRG use only)
Reviewed By:

Date:

SPRG NO:

6480

**Kimley** » Horn

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RM # 10115500

Tel. No. (972) 770-1300 Fax No. (972) 239-3820

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Date Dec. 2023 Project No. 064613100 Sheet No. 1 OF 3

## **ALLEY ABANDONMENT**

PART OF 15-FOOT WIDE ALLEY
PART OF EDGEWOOD PLACE ADDITION
PART OF CITY BLOCK 13/1159
MACUM MAIN SURVEY, ABSTRACT NO. 995
CITY OF DALLAS, DALLAS COUNTY, TEXAS

(CONTINUED FROM SHEET 1)

**THENCE** departing said southwest right-of-way line of Central Expressway and with said southeast right-of-way line of a 15-foot wide alley and the northwest line of said Forest Forward tract, South 43°28'37" West, a distance of 201.44 feet to a 60D mag nail found at the intersection of the northeast right-of-way line of Harwood Street and said southeast right-of-way line of a 15-foot wide alley, said point being the west corner of said Forest Forward tract;

**THENCE** with said northeast right-of-way line of Harwood Street, North 45°38'33" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 3,011 square feet or 0.0691 acres of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011)

J. ANDY DOBBS

REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
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J. ANDY DOBBS

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Reviewed By: 12. 10. 1023

SPRG NO: \_\_\_6480\_\_\_

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Sheet No.

N/A LDV JAD Dec. 2023 0646

EXHIBIT A ALLEY ABANDONMENT PART OF 15-FOOT WIDE ALLEY PART OF EDGEWOOD PLACE ADDITION NORTH PART OF CITY BLOCK 13/1159 MACUM MAIN SURVEY, ABSTRACT NO. 995 60 CITY OF DALLAS, DALLAS COUNTY, TEXAS CHNIDAL EXPRESSIVAL At A SW WALL OUT THE WAY CARIARIAN SIN WASSING WAY CANTO DO PO. N. J. M. R. D. C. T. J. M. R. D. C. J. J. M. R. D. L. M. R. D. L. M. D. L. M. R. D. L. M. R. D. L. M. R. D. L. M. R. D. L. M. CENTERUME. LOL 2807 80. MACIMINATE JERICAL OPOCA OTA OPPORTUNITY OF BELLEVILLE OPPORTUNITY OF THE PROPERTY OF THE P ABETRACIA NO. Portion Standards SALLEY BY JEE AND. oc. Colf Arion. AND ALL OFFICE 15.05 FOUND NOT ROAS O.P.O.C. LONG TO PROPERTY OF 0.0691 ACRES-3.011 SQ. FT. SILEMICA NO DAVE DE VILLE DE V MODING PORT. JOYNO N43°28'37"E 200.00 3811 80.376 ORD. .600 MAF 303, 10.756 PARTOR 1017 THAROLD AND LOIS LIC DR.D.C.T N45°38'33"W OFFED 100 JHE 15.00 Joto O.A. P.O.C. PARTOR jor1 Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. (2011) (For SPRG use only)

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P.O.C. = POINT OF COMMENCING

P.O.B. = POINT OF BEGINNING

IRF = IRON ROD FOUND

MNF = MAG NAIL FOUND

J. ANDY DOBBS

13455 NOEL ROAD

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DALLAS, TEXAS 75240

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SUITE 700

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6196

TWO GALLERIA OFFICE TOWER,

**LEGEND** 

HARMOOL

or

1/2" IRF

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12-15-23 ANDY DOBBS 6196

Reviewed By: 12.10.1023 Date: SPRG NO: 6480

Date

Checked by

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Tel. No. (972) 770-1300 Fax No. (972) 239-3820 FIRM # 10115500

Sheet No.

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