

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;

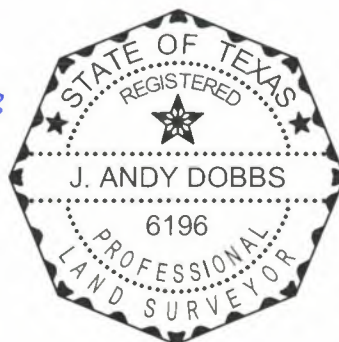
THENCE with the said northeast right-of-way line of Harwood Street and the southwest line of said CitySquare Arts Opportunity Center, LLC tract, South 45°38'33" East, a distance of 156.75 feet to a 1/2-inch iron rod found at the intersection of the said northeast right-of-way line of Harwood Street and 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
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TWO GALLERIA OFFICE TOWER,
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(For SPRG use only)

Reviewed By: 
Date: 12.10.2023
SPRG NO: 6480

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FIRM # 10115500

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A | LDV | JAD | Dec. 2023 | 064613100 | 1 OF 3 |

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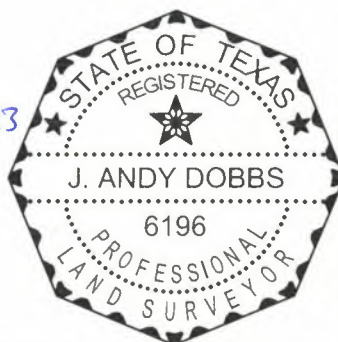
(CONTINUED FROM SHEET 1)

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)


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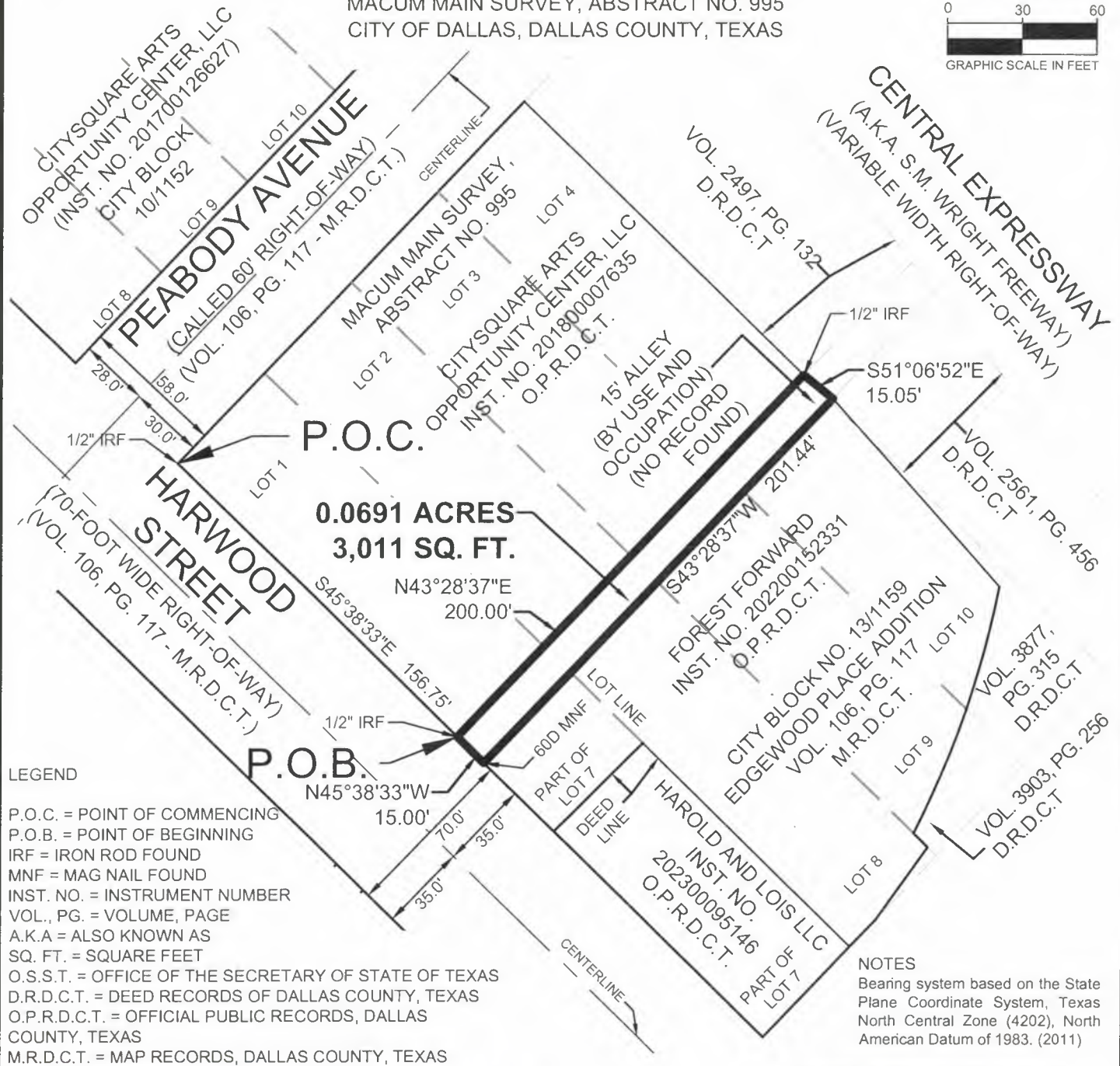
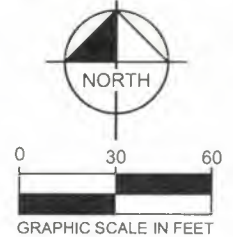
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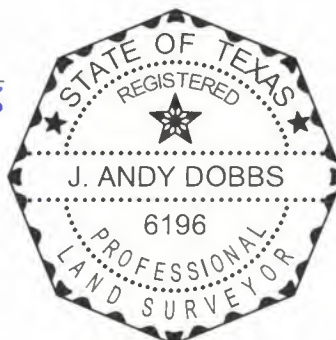
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Reviewed By: *[Signature]*

Date: *12.10.2023*

SPRG NO: *6480*

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| 1" = 60' | LDV | JAD | Dec. 2023 | 064613100 | 3 OF 3 |