

**STREET RIGHT-OF WAY ABANDONMENT  
BEING A PORTION OF SEEGAR STREET  
ADJACENT TO BLOCK 466  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 5,120 square feet or 0.118 acres of land situated in the John Grigsby Survey, Abstract Number 495, Dallas County, Texas, and being a portion of a 32 foot Right-of-Way of Seegar Street (Formerly Terrace Drive), adjacent to Block 466, created in Ferris Park, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 239, Page 72, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows.

BEGINNING at a 2 inch aluminum washer with a mag nail stamped "CHA" and "RPLS 5513" found for corner, said corner being the West corner of Lot 7, Block 466, of said Ferris Park addition and same being on the Northeast Right-of-Way line of Harwood Street created by Plat thereof recorded in Volume 82, Page 152, Deed Records, Dallas County, Texas;

THENCE North 36 degrees 40 minutes 25 seconds West, departing from the West corner of said Lot 7, over and across said Seegar Street, a distance of 32.00 feet to a point for corner, said corner being the South corner of Lot 6, Block 466, of said Ferris Park;

THENCE North 52 degrees 46 minutes 55 seconds East, along the Southeast line of said Lot 6, a distance of 160.00 feet to a point for corner, said corner being the East corner of said Lot 6, same being on the Southwest Right-of-Way line of a 15 foot alley, as recorded in Volume 239, Page 72, Deed Records, Dallas County, Texas;

THENCE South 36 degrees 40 minutes 25 seconds East, departing from the East corner of said Lot 6, over and across said Seegar Street, a distance of 32.00 feet to a 3 1/4 inch aluminum disk stamped "CHA" and "RPLS 5513", said corner being on the Southwest Right-of-Way line of 15 foot alley, (abandonment by Ordinance No. 16616 as recorded in Volume 80142, Page 1620, Deed Records, Dallas County, Texas) same also being the North corner of said Lot 7 and Street Easement as recorded in Volume 80218, Page 4756, Deed Records, Dallas County, Texas,

THENCE South 52 degrees 46 minutes 55 seconds West, along the Northwest line of said Lot 7 and said Street easement distance of 160.00 feet to the POINT OF BEGINNING and containing 5,120 square feet or 0.118 acres of land.

(For SPRG use only)

Reviewed by: G.S.  
Date: 7-12-22  
SPRG No. 5945

**GENERAL NOTES:**

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



BRYAN CONNALLY 06/29/22  
R.P.L.S. NO. 5513



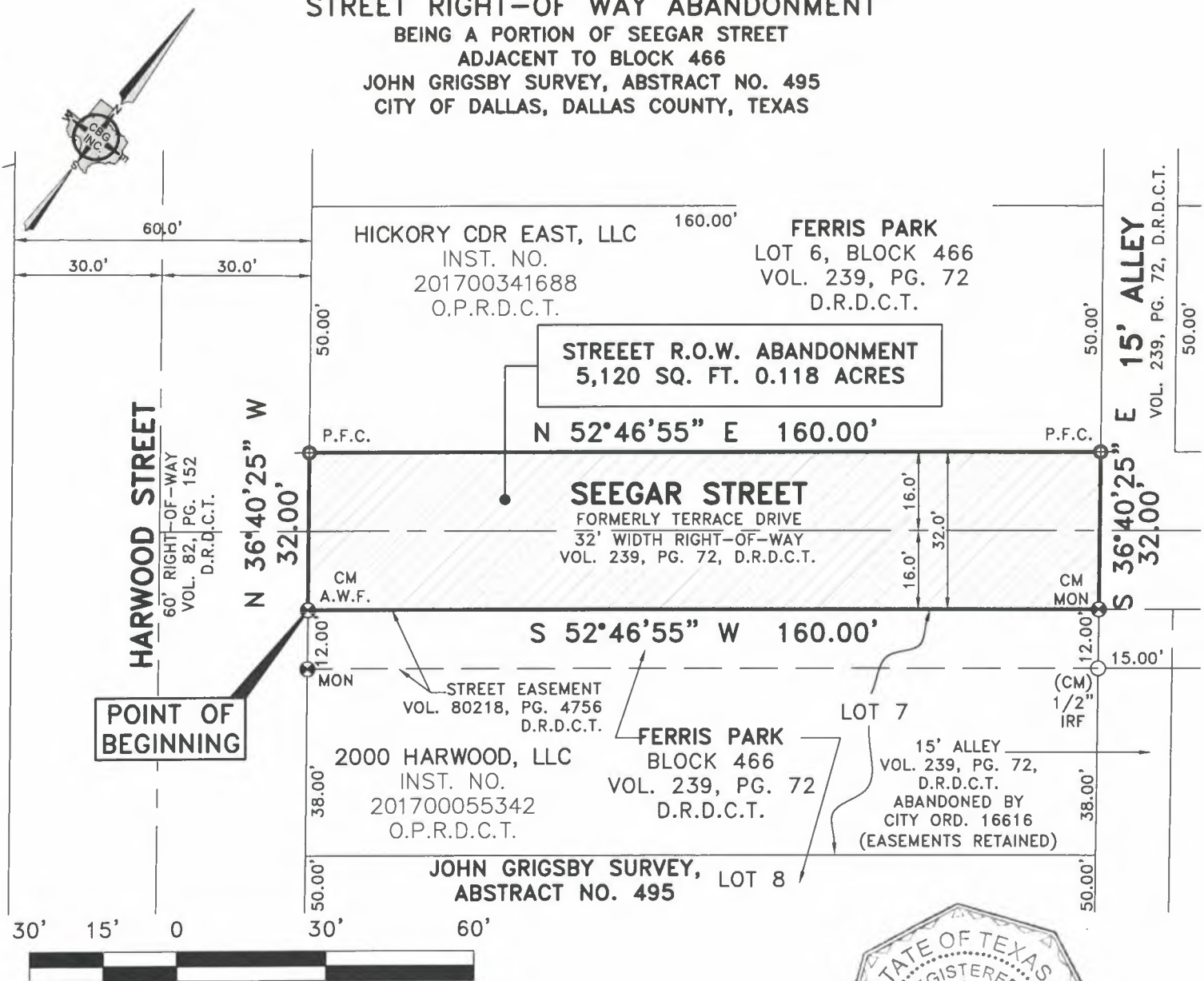
**CBG Surveying Texas, LLC.**

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SHEET 1 OF 2  
JOB NO. 1614285-01  
CITY FILE NO. S156-290  
DRAWN BY: YP/LRA  
DATE: 06/16/22

## STREET RIGHT-OF WAY ABANDONMENT

BEING A PORTION OF SEEGAR STREET  
 ADJACENT TO BLOCK 466  
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



## LEGEND:

CM	CONTROLLING MONUMENT
P.F.C.	POINT FOR CORNER
ESMT.	EASEMENT
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
SQ.FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
IRF	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
MON	3-1/4 INCH ALUMINUM DISK STAMPED "CHA" & "RPLS 5513" SET OVER A 1/2 INCH IRON ROD FOUND
A.W.F.	2 INCH ALUMINUM WASHER WITH A MAG NAIL STAMPED "CHA" & "RPLS 5513" FOUND

(For SPRG use only)

Reviewed by: G.S.  
 Date: 7-12-22  
 SPRG No. 5945



*Bryan Connally*  
 BRYAN CONNALLY 06/29/22  
 R.P.L.S. NO. 5513

## GENERAL NOTES:

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



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SHEET 2 OF 2  
 JOB NO. 1614285-01  
 CITY FILE NO. S156-290  
 DRAWN BY: YP/LRA  
 DATE: 06/16/22



**EXHIBIT A – TRACT 2**  
**STREET EASEMENT ABANDONMENT**  
**PORTION OF LOT 7, BLOCK 466, FERRIS PARK**  
**JOHN GRIGSBY SURVEY, ABSTRACT NO. 495**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 1,920 square feet or 0.044 acres of land situated in the John Grigsby Survey, Abstract Number 495, Dallas County, Texas, and being a 12 foot Street Easement recorded by Deed, in Volume 80218, Page 4756, Deed Records, Dallas County, Texas, and being a portion of Lot 7, Block 466, Ferris Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 239, Page 72, Deed Records, Dallas County, Texas, and being a portion of a tract of land conveyed to 2000 Harwood, LLC, by Special Warranty Deed recorded in Instrument Number 201700055342, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 inch aluminum washer with a mag nail stamped "CHA" and "RPLS 5513" found for corner, said corner being the West corner of said Lot 7, same being in the intersection of Northeast right-of-way line of Harwood Street (60 foot right-of-way) dedicated by Volume 82, Page 152, Deed Records, Dallas County, Texas, and the Southeast right-of-way line of Seegar Street formerly Terrace Drive (32 foot right-of-way) dedicated by Volume 239, Page 72, Deed Records, Dallas County, Texas;

THENCE North 52 degrees 46 minutes 55 seconds East, along the Southwest right-of-way line of said Seegar Street, a distance of 160.00 feet to a 3 1/4 inch aluminum disk stamped "CHA and "RPLS 5513" found for corner, said corner being on the Southwest right-of-way line of 15 foot alley, (abandonment by Ordinance No. 16616 as recorded in Volume 80142, Page 1620, Deed Records, Dallas County, Texas) same also being the North corner of said Lot 7;

THENCE South 36 degrees 40 minutes 25 seconds East, along the Southwest right-of-way of said 15 foot alley abandonment, a distance of 12.00 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of said Lot 7;

THENCE South 52 degrees 46 minutes 55 seconds West, over and across said Lot 7, a distance of 160.00 feet to a 3-1/4 inch aluminum disk stamped "CHA & RPLS 5513 found for corner, said corner being along the Northeast right-of-way line of said Harwood Street;

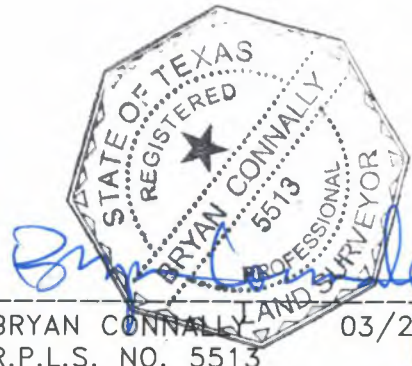
THENCE North 36 degrees 40 minutes 25 seconds West, along the Northeast right-of-way line of said Harwood Street, a distance of 12.00 feet to the POINT OF BEGINNING and containing 1,920 square feet and or 0.044 acres of land.

(For SPRG use only)

Reviewed by: A.G.  
Date: 3.25.2025  
SPRG No. 6866

**GENERAL NOTES:**

1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



**CBG Surveying Texas, LLC.**

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SHEET 1 OF 2  
JOB NO. 1614285-03  
CITY FILE NO. S156-290  
DRAWN BY: JLA  
DATE: 03/24/2025

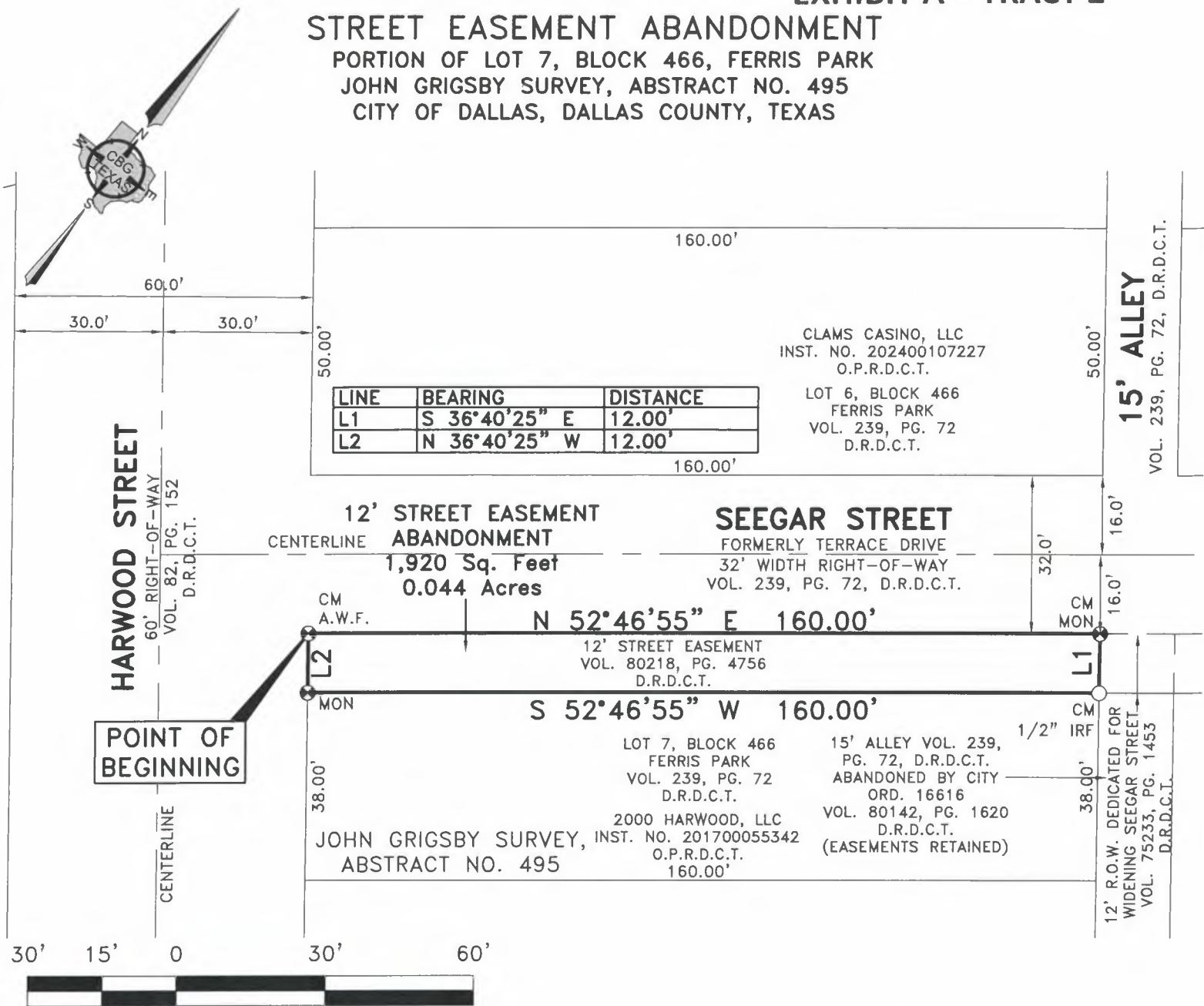
# EXHIBIT A – TRACT 2

## STREET EASEMENT ABANDONMENT

PORTION OF LOT 7, BLOCK 466, FERRIS PARK

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS



### LEGEND:

CM CONTROLLING MONUMENT  
VOL. VOLUME  
PG. PAGE  
INST. INSTRUMENT  
SQ.FT. SQUARE FEET  
R.O.W. RIGHT-OF-WAY  
IRF IRON ROD FOUND  
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS  
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS  
MON 3-1/4 INCH ALUMINUM DISK STAMPED "CHA"  
& "RPLS 5513" FOUND FOR CORNER  
A.W.F. 2 INCH ALUMINUM WASHER WITH A MAG NAIL STAMPED "CHA" & "RPLS 5513" FOUND

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Reviewed by: A.G  
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BRYAN CONNALLY 03/25/2025  
R.P.L.S. NO. 5513

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