

**STREET RIGHT-OF-WAY ABANDONMENT
CESAR CHAVEZ BOULEVARD
ADJACENT TO BLOCK 19/140
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A

BEING A 75 SQUARE FOOT (0.0017 ACRE TRACT OF LAND) SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, DALLAS COUNTY, TEXAS, ADJACENT TO CITY OF DALLAS BLOCK 19/140, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF CESAR CHAVEZ BOULEVARD, FORMERLY PRESTON STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CREATED AND DEDICATED BY REVISED MAP OF RAIL ROAD ADDITION, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 4, PAGE 350, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AS DESCRIBED IN THE DEDICATION DEED RECORDED IN VOLUME P, PAGE 343, D.R.D.C.T.; SAID 0.0017 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3-1/4-INCH ALUMINUM CAP STAMPED "MELETIO STANTEC" AFFIXED TO A 5/8-INCH IRON ROD (AMON) SET AT THE EAST CORNER OF YOUNG STREET, ABANDONED BY ORDINANCE NO. 23588, SAME POINT BEING THE NORTH CORNER OF LOT 18, BLOCK A/141 OF TWENTY ONE HUNDRED, AN ADDITION TO CITY OF DALLAS, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN INSTRUMENT NO. 200600306766, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ BOULEVARD, FROM WHICH A CUT "X" FOUND FOR THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF JACKSON STREET, (A CALLED 80-FOOT PUBLIC RIGHT-OF-WAY), CREATED AND DEDICATED BY SAID REVISED MAP OF RAIL ROAD ADDITION, WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ BOULEVARD, BEARS NORTH 53°19'50" EAST, A DISTANCE OF 110.48 FEET, AND NORTH 36°47'42" WEST, A DISTANCE OF 265.03 FEET;

THENCE NORTH 36°47'42" WEST ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.24 FEET TO THE **POINT OF BEGINNING**.

THENCE NORTH 36°47'42" WEST CONTINUING ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 99.85 FEET TO A POINT FOR CORNER, FROM WHICH A CUT "V" FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 30/128 OF SAID REVISED MAP OF RAIL ROAD ADDITION, BEARS SOUTH 53°11'36" WEST, A DISTANCE OF 430.00 FEET IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PEARL EXPRESSWAY,

THENCE DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ BOULEVARD, OVER AND ACROSS SAID RIGHT-OF-WAY, THE FOLLOWING CALLS:

NORTH 53°35'46" EAST, A DISTANCE OF 1.09 FEET TO A POINT FOR CORNER;

SOUTH 36°24'14" EAST, A DISTANCE OF 99.85 FEET TO A POINT FOR CORNER;

SOUTH 53°22'26" WEST, A DISTANCE OF 0.41 FEET TO THE POINT OF BEGINNING.

CONTAINING A COMPUTED AREA OF 75 SQUARE FEET OR 0.0017 ACRES OF LAND, MORE OR LESS.

NOTES:

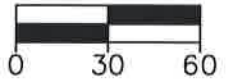
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



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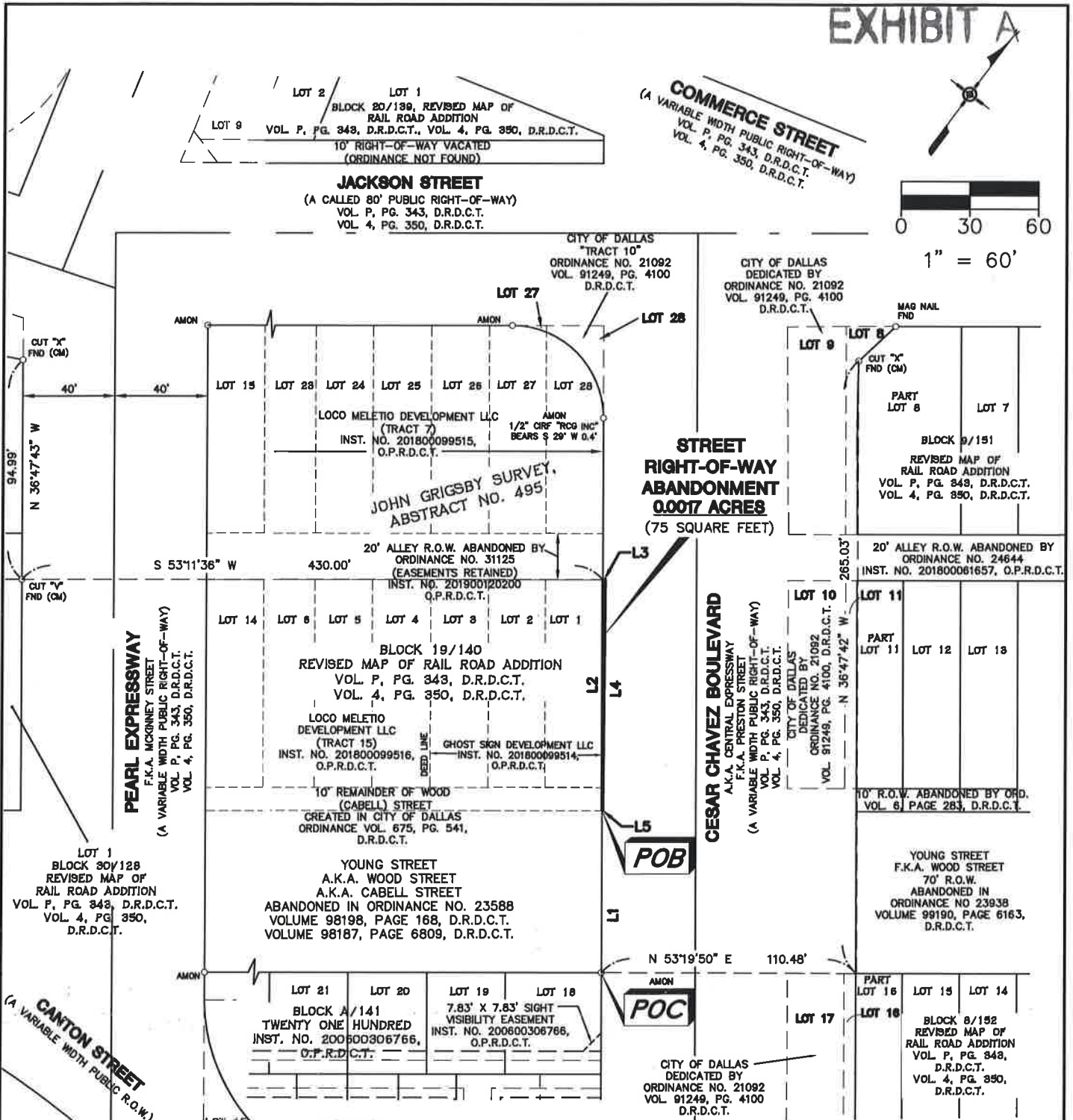
Reviewed by: G.S. Date: 11-21-19 SPRG NO: _____ 5109 _____



1" = 60'

COMMERCE STREET
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. P, PG. 343, D.R.D.C.T.
VOL. 4, PG. 350, D.R.D.C.T.

LOT 2 LOT 1
BLOCK 20/139, REVISED MAP OF
RAIL ROAD ADDITION
VOL. P, PG. 343, D.R.D.C.T., VOL. 4, PG. 390, D.R.D.C.T.
10' RIGHT-OF-WAY VACATED
(ORDINANCE NOT FOUND)
JACKSON STREET
(A CALLED 80' PUBLIC RIGHT-OF-WAY)
VOL. P, PG. 343, D.R.D.C.T.
VOL. 4, PG. 350, D.R.D.C.T.



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 DATE: 11-21-19
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NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).



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JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PROJ. NO. 222011666



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

LEGEND

IRF	IRON ROD FOUND
AMON	3-1/4-INCH ALUMINUM CAP STAMPED "MELETO STANTEC" AFFIXED TO A 5/8-INCH ROD SET
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
FND	FOUND
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
F.K.A.	FORMERLY KNOWN AS
A.K.A.	ALSO KNOWN AS
⊕	CENTERLINE
(XXX)	RECORD DISTANCE
R.O.W.	RIGHT-OF-WAY
↪	LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N36°47'42"W	70.24'
L2	N36°47'42"W	99.85'
L3	N53°35'46"E	1.09'
L4	S36°24'14"E	99.85'
L5	S53°22'26"W	0.41'

SCALE: N/A
DRAWN BY: RDR
CHECK BY: MJM
DATE: 11-14-19
PAGE: 3 OF 3

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