

ALLEY ABANDONMENT
ORIGINAL TOWN OF OAK CLIFF
BLOCK 43/3024
ELIZABETH ROBERTSON SURVEY
ABSTRACT NUMBER 1211
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 6,290 square feet (0.1444 acres) tract of land situated in the Elizabeth Robertson Survey, Abstract Number 1211, City of Dallas, Dallas County, Texas, being a portion of a 20-foot-wide alley in Block 43/3024, Original Town of Oak Cliff, according to the plat thereof recorded in Volume 89, Page 1, Deed Records, Dallas County, Texas (DRDCT), transcribed to Volume 3, Pages 516 and 517, Map Records, Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron pipe found for the intersection of the east line of said alley with the south line of Comal Street, a 60-foot-wide right-of-way created by said plat, being the northwest corner of Lot 5, Block 43/3024, Original Town of Oak Cliff;

THENCE S 01°07'17" E, 314.48 feet along the east line of said alley and the west line of Lots 5 through 8, to the west line of Lot 8, Block 43/3024, Original Town of Oak Cliff, also being the northwest corner of the portion thereof being conveyed by Warranty Deed to Federico Vargas and Maria R. Castillo, recorded in Volume 2003229, Page 6778 DRDCT, and from which a 3/8" iron rod found for the northeast corner of another portion of Lot 8, conveyed by Special Warranty Deed to 13 Jefferson, LLC, recorded in Instrument Number 202200139222, Official Public Records, Dallas County, Texas (OPRDCT), and for the northwest corner of another portion of Lot 8, conveyed by General Warranty Deed to Fat Tiger Investments LLC, recorded in Instrument Number 201300375527 OPRDCT, bears N 88°53'01" E, 114.45 feet;

THENCE S 88°52'43" W, 20.00 feet traversing said 20-foot-wide alley to the west line of said alley, also being the east line of Lot 1, Block 43/3024, Original Town of Oak Cliff;

THENCE N 01°07'17" W, 314.48 feet along the west line of said alley and the east line of Lots 1 through 4 to the intersection of the west line of said alley and the south line of Comal Street;

THENCE N 88°52'43" E, 20.00 feet along the north line of said alley and the south line of Comal Street to the POINT OF BEGINNING, with the subject tract containing 6,290 square feet or 0.1444 acres of land.

(For SPRG use only)

Reviewed By: SD

Date: 8/24/23

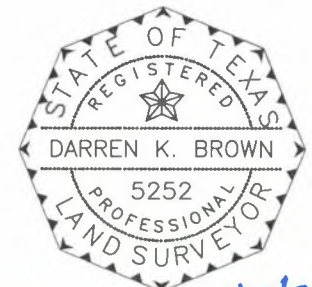
SPRG No: 6375

SPIARS
ENGINEERING & SURVEYING
765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

Drawn:	Checked:	Date	Job No.
ED	DKB	8/15/23	22-157

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

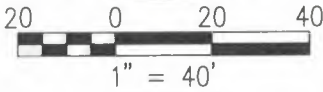


DKB 8/24/23
DARREN K. BROWN, R.P.L.S. 5252

ALLEY ABANDONMENT
 ORIGINAL TOWN OF OAK CLIFF
 BLOCK 43/3024
 ELIZABETH ROBERTSON SURVEY
 ABSTRACT NUMBER 1211
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

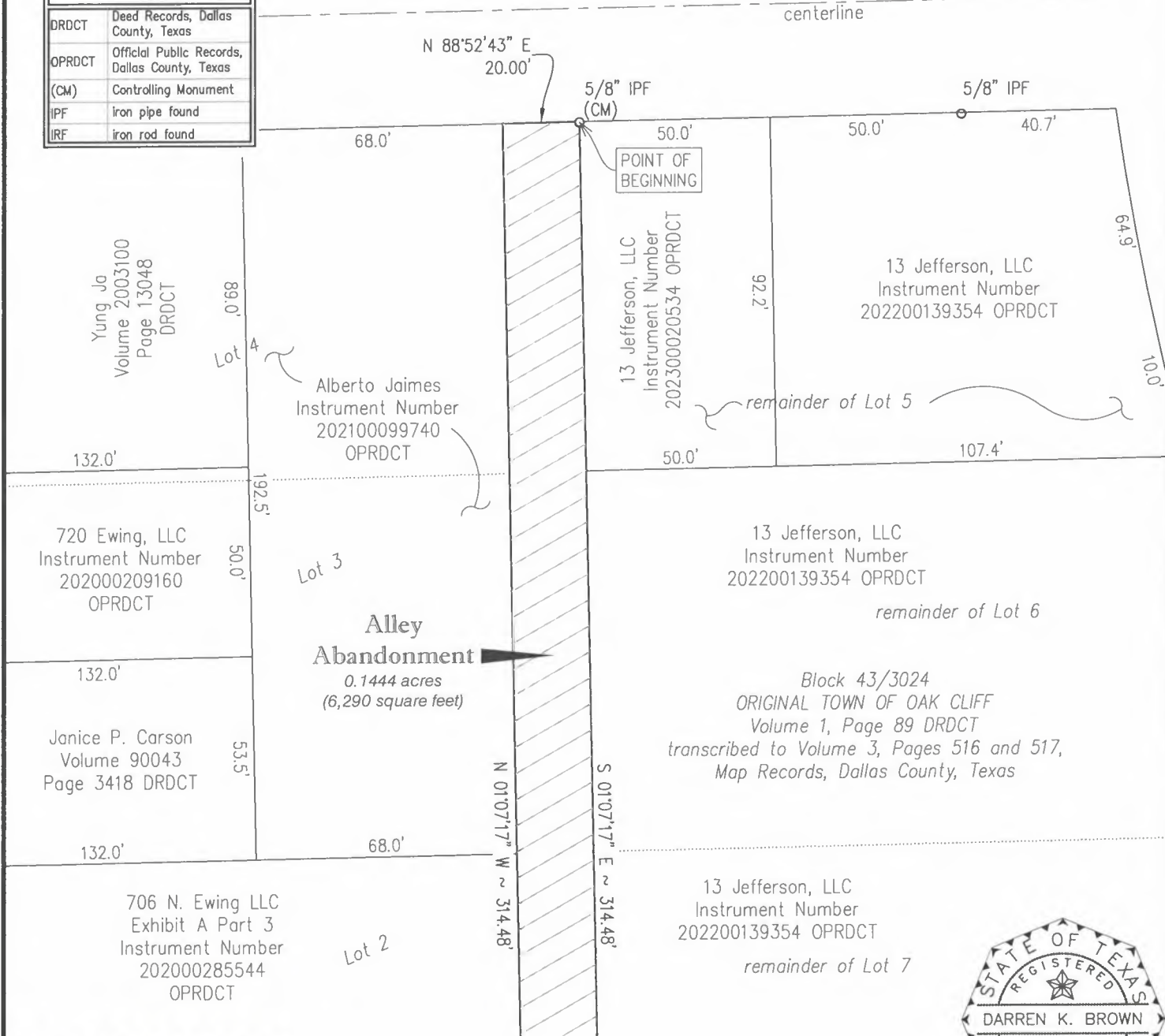
(For SPRG use only)

Reviewed By:	<u>SD</u>
Date:	<u>8/24/23</u>
SPRG No:	<u>6375</u>



COMAL STREET, a 60' right-of-way
 Volume 1, Page 89 DRDCT
 transcribed to Volume 3, Pages 516 and 517,
 Map Records, Dallas County, Texas

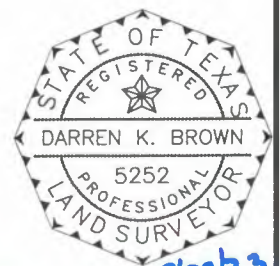
LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IPF	iron pipe found
IRF	iron rod found



SPIARS
 ENGINEERING & SURVEYING
 765 Ouster Road, Suite 100 Plano, TX 75075 • 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarsinc.com

Drawn:	Checked:	Date	Job No.
ED	DKB	8/15/23	22-157

- NOTES:
1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 2. A legal description of even date hereby accompanies this parcel plat map.



DKB 8/22/23
 DARREN K. BROWN, R.P.L.S. 5252

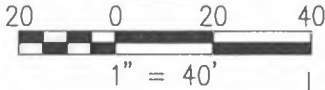
ALLEY ABANDONMENT
 ORIGINAL TOWN OF OAK CLIFF
 BLOCK 43/3024
 ELIZABETH ROBERTSON SURVEY
 ABSTRACT NUMBER 1211
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: SD

Date: 8/24/23

SPRG No: 6375



LEGEND	
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument
IPF	iron pipe found
IRF	Iron rod found

remainder of Lot 6

Alberto Jaimes
 Instrument Number
 202100099740
 OPRDCT

68.0'

N 01°07'17" W ~ 314.48'

S 01°07'17" E ~ 314.48'

Block 43/3024
 ORIGINAL TOWN OF OAK CLIFF
 Volume 1, Page 89 DRDCT
 transcribed to Volume 3, Pages 516 and 517,
 Map Records, Dallas County, Texas

Block 43/3024
 ORIGINAL TOWN OF OAK CLIFF
 Volume 1, Page 89 DRDCT

Lot 2

13 Jefferson, LLC
 Instrument Number
 202200139354 OPRDCT

remainder of Lot 7

Alley
Abandonment
 0.1444 acres
 (6,290 square feet)

706 N. Ewing LLC
 Exhibit A Part 3
 Instrument Number
 202000285544
 OPRDCT

Lot 1

S 88°52'43" W
 20.00'

N 88°53'01" E ~ 114.45'

3/8" IRF

69.5'

45.0'

45.0'

remainder of Lot 8

Federico Vargas
 & Maria R. Castillo
 Volume 2003229
 Page 6778 DRDCT

13 Jefferson, LLC
 Instrument Number
 202200139222
 OPRDCT

Fat Tiger Investments LLC
 Instrument Number
 201300375527 OPRDCT

78.0'

69.3'

45.0'

45.0'

3/8" IRF
 (CM)

SABINE STREET, a 50' right-of-way
 (labeled 60' per plat; Volume 1, Page 89 DRDCT)
 transcribed to Volume 3, Pages 516 and 517,
 Map Records, Dallas County, Texas

centerline



DKB 8/24/23
 DARREN K. BROWN, R.P.L.S. 5252

SPIARS
 ENGINEERING & SURVEYING
 765 Cluster Road, Suite 100 • Plano, TX 75075 • 972.422.0077
 TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

NOTES:

1. Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A legal description of even date hereby accompanies this parcel plat map.

Drawn:	Checked:	Date	Job No.
ED	DKB	8/15/23	22-157