PAGE 1 OF 3

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.

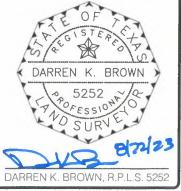
(Fo	r SPRG use only)
Reviewed By:	
Date:	8124123
SPRG No:	6375



Drawn:	Checked:	Date	Job No.	2
ED	DKB	8/15/23	22-157	

NOTES:

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



ALLEY ABANDONMENT PAGE 2 OF 3 ORIGINAL TOWN OF OAK CLIFF BLOCK 43/3024 (For SPRG use only) **ELIZABETH ROBERTSON SURVEY** SD Reviewed By: ABSTRACT NUMBER 1211 8124123 Date: CITY OF DALLAS, DALLAS COUNTY, TEXAS 6375 SPRG Na: 40 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 centerline Deed Records, Dallas County, Texas N 88'52'43" E Official Public Records, OPRDCT Dallas County, Texas 20.00 5/8" IPF 5/8" IPF (CM) Controlling Monument (CM) iron pipe found 1PF 50.0 50.0 iron rod found 68.0 POINT OF **BEGINNING** 64.9 202300020534 OPRDC Instrument Number 13 Jefferson, LLC Jefferson, 89.0 Instrument Number 202200139354 OPRDCT Lot 13 Alberto Jaimes remainder of Lot 5 Instrument Number 202100099740 107.4 OPRDCT 50.0 132.0' 13 Jefferson, LLC 720 Ewing, LLC Instrument Number Lot 3 Instrument Number 202200139354 OPRDCT 202000209160 **OPRDCT** remainder of Lot 6 Alley Abandonment | 132.0' 0.1444 acres Block 43/3024 (6,290 square feet) ORIGINAL TOWN OF OAK CLIFF Volume 1, Page 89 DRDCT Janice P. Carson transcribed to Volume 3, Pages 516 and 517, Volume 90043 Z Map Records, Dallas County, Texas Page 3418 DRDCT 01.07,17, 01.07 68.0 132.0' € 2 13 Jefferson, LLC 706 N. Ewing LLC 314 Instrument Number Exhibit A Part 3 202200139354 OPRDCT 1 ot 2 Instrument Number remainder of Lot 7 202000285544 **OPRDCT** NOTES: Basis of bearings: State Plane Coordinate System, Texas North Centrol Zone 4202, North American Datum of 1983. Adjustment Realization 2011. 765 Custer Road, Suite 100 · Plano, TX 7: TBPE No F-2121 · TBLPS No. F-10043100 2. A legal description of even date hereby accompanies this Drawn: Checked: Date Job No. parcel plat map. DARREN K. BROWN, R.P.L 8/15/23 22 - 157

ALLEY ABANDONMENT PAGE 3 OF 3 ORIGINAL TOWN OF OAK CLIFF (For SPRG use only) BLOCK 43/3024 22 **ELIZABETH ROBERTSON SURVEY** Reviewed By: **ABSTRACT NUMBER 1211** 8 |24 |23 Date: CITY OF DALLAS, DALLAS COUNTY, TEXAS 6375 SPRG No: 20 40 remainder of Lot 6 $= 40^{\circ}$ Alberto Jaimes Instrument Number LEGEND 202100099740 01.07,12, Deed Recards, Dallas **OPRDCT** DRDCT 1.07,17, County, Texas Official Public Records, OPRDCT Dallas County, Texas 68.0' 8 Block 43/3024 (CM) Controlling Monument 2 ORIGINAL TOWN OF OAK CLIFF iron pipe found Volume 1, Page 89 DRDCT Iron rod found transcribed to Volume 3, Pages 516 and 517, Map Records, Dallas County, Texas Block 43/3024 13 Jefferson, LLC ORIGINAL TOWN OF OAK CLIFF Instrument Number Volume 1, Page 89 DRDCT 202200139354 OPRDCT Lot 2 remainder of Lot 7 Alley 706 N. Ewing LLC Abandonment Exhibit A Part 3 Instrument Number 0.1444 acres (6,290 square feet) 202000285544 **OPRDCT** 3/8" IRF N 88'53'01" E ~ 114.45' 45.0 69.5 S 88'52'43" W Tiger Investments LLC remainder of Lot 8 Instrument Number 201300375527 OPRDCT 20.00 Federico Vargas & Maria R. Castillo Volume 2003229 Page 6778 DRDCT Instrument Number 202200139222 Jefferson, LLC Lot 1 Fat 45.0' 45.0' 69.3 200.0 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, centerline Map Records, Dallas County, Texas NOTES: Basis of bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011. Drawn: Checked: Date Job No. A legal description of even date hereby accompanies this parcel plat map. DARREN K. BROWN, R.P.L.S. 525 8/15/23 22-157 Drawing: G:\2022 JOBS\22-157 B24 Comal\SURVEY\DWG\22-157 Portiol Alley Abandonment.dwg Soved By: DBrown Save Time: 8/22/2023 12:21:22 PM Piotted by: OBrown Plot Date: 8/22/2023 12:21 PM