

SHEET 1 OF 2

**STREET RIGHT-OF-WAY ABANDONMENT**

A PORTION OF HILLBROOK STREET, OF MARCUS ESTATES, SECTION 2  
 BEN F. ANDREWS SURVEY, ABSTRACT NO. 35  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING 3,126 square feet or 0.072 of an acre of land located in the BEN F. ANDREWS SURVEY, ABSTRACT NO. 35, City of Dallas, Dallas County, Texas, and being a portion of Hillbrook Street, a 25' right-of-way, as dedicated in Marcus Estates, Section 2, in addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 34, Page 121, Map Records, Dallas County, Texas and being more particularly described as follows;

BEGINNING at a point for corner in the West line of a tract of land described in deed to Gail T. Patterson, recorded in Volume 2003040, Page 1800, Deed Records, Dallas County, Texas, at the Southeast corner of that portion of Lot 1, Block 7/2976, Lakeway Addition, Section 2 Revised, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 15, Page 225, Map Records, Dallas County, Texas, also being described in deed to Dan E. Patterson, recorded in Instrument No. 201400004969, Official Public Records, Dallas County, Texas;

Thence South 04°50'22" West, along said West line, a distance of 119.98' to an "X" set at the Southwest corner of said Patterson Tract, same point being the Northwest corner of the Northern dead-end of Meadow Lake Avenue, a 25' right-of-way (Volume 34, Page 121, Map Records, Dallas County, Texas);

Thence North 88°57'30" West, a distance of 25.07' to a point for corner in the East line of said portion of Lot 1, Block 1/2979, of said Marcus Estates Addition, described in deed to Gail T. Patterson and Dan Patterson, recorded in Instrument No. 200503544785, Official Public Records, Dallas County, Texas, from which a 5/8" iron rod found (C.M.), bears South 05°12'12" West at a distance of 47.71';

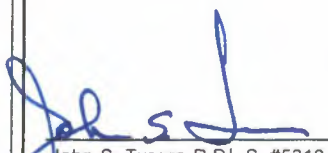
Thence North 05°12'12" East, passing at a distance of 108.03' to 5/8" iron rod found (C.M.), being the North corner of said Lot 1, Block 1/2979, and continuing for a total distance of 134.10' to a point for corner, in the South line of said Lot 1, Block 7/2976, at the Northeast corner of Floodway Easement/Common Area, of Stanley Marcus Addition, recorded in Volume 94049, Page 1663, Deed Records, Dallas County, Texas, same point being the Northeast corner of a tract of land described in deed to Mark E. Lovvorn and Patricia L. Lovvorn, recorded in Volume 94012, Page 2776, Deed Records, Dallas County, Texas;

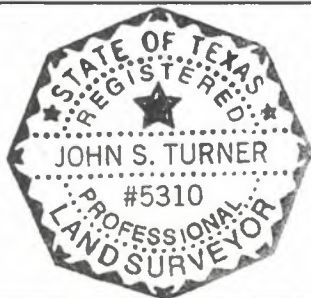
Thence South 57°52'50" East, along said South line, a distance of 27.19' to the PLACE OF BEGINNING and containing 3,126 square feet or 0.072 of an acre of land.

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

(FOR SPRG USE ONLY)

REVIEWED BY: A.G.  
 DATE: 6/21/2025  
 SPRG NO: 6885

  
 John S. Turner, R.P.L.S. #5310  
4-23-25  
 Date

**A&W SURVEYORS, INC.***Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, MESQUITE, TX. 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

Job Number: 24-0994

Date: 07-31-2024

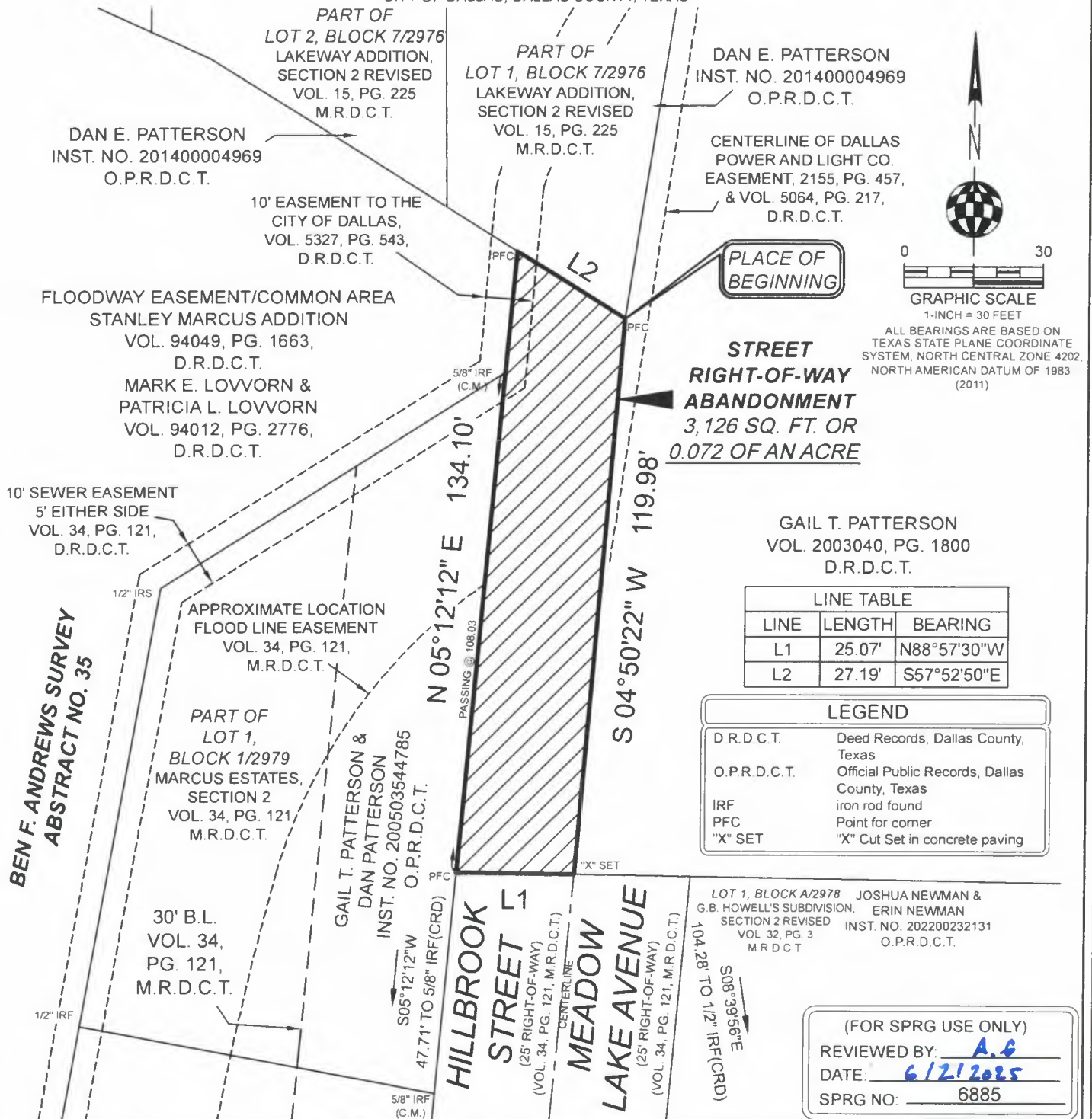
Drafter: AR

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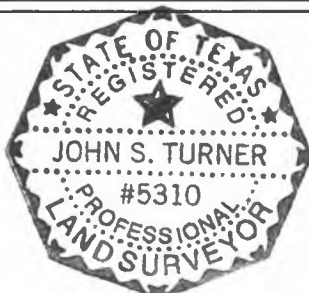
SHEET 2 OF 2

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