

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF NOMAS STREET
ADJACENT TO CITY OF DALLAS BLOCK 9/7108 & 10/7108
JOHN P. COLE SURVEY, ABSTRACT NO. 242
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**EXHIBIT
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Being a 5,680 square foot or 0.130 acre tract of land situated in the John P. Cole Survey, Abstract No. 242, City of Dallas, Dallas County, Texas, said being a portion of Nomas Street, formerly known as Fourth Street (40 foot Right-of-Way), created in Edgefield Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map thereof record in Volume 1, Page 128, Map Records, Dallas County, Texas, adjacent to City Blocks 9/7108 and 10/7108, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, being the Northwest corner of Lot 6, Block 9/7108, said Edgefield Addition, being that tract of land conveyed to Armando Coria, by deed recorded in Instrument No. 201900203426, Official Public Records, Dallas County, Texas, and being the existing intersection of the South Right-of-Way line of said Nomas Street, and the East Right-of-Way line of Chicago Street, formerly Archer Street (49 foot Right-of-Way, Volume 2, Page 327, Map Records, Dallas County, Texas);

THENCE North 00 degrees 51 minutes 24 seconds West, along the East Right-of-Way line of said Chicago Street, a distance of 40.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, being the Southwest corner of Lot 1, Block 10/7108, said Edgefield Addition, and also being that tract of land conveyed to Armando Coria and Antonia Coria, by deed recorded in Instrument No. 200900112620, Official Public Records, Dallas County, Texas, said corner being the existing intersection of the East Right-of-Way line of said Chicago Street, and the North Right-of-Way line of said Nomas Street;

THENCE North 88 degrees 49 minutes 36 seconds East, along the South line of said Coria tract (200900112620), and the North Right-of-Way line of said Nomas Street, a distance of 142.00 feet to a 1/2 inch iron rod set with plastic yellow cap stamped "CBG Surveying" for corner, being the Southeast corner of said Lot 1, and said Coria tract (200900112620), and being the existing intersection of the North Right-of-Way line of said Nomas Street, and the West Right-of-Way line of Borger Street formerly Patrick Avenue (60 foot Right-of-Way, Volume 1, Page 128, Map Records, Dallas County, Texas);

THENCE South 00 degrees 51 minutes 24 seconds East, along the West Right-of-Way line of said Borger Street, a distance of 40.00 feet to a 1/2 inch iron rod found with plastic yellow cap stamped "CBG Surveying" for corner, being the Northeast corner of aforesaid Lot 6, and aforesaid Coria tract (201900203426), and being the existing intersection of the South Right-of-Way line of said Nomas Street, and the West Right-of-Way line of said Borger Street;

THENCE South 88 degrees 49 minutes 36 seconds West, along the North line of said Lot 6, and said Coria tract (201900203426), and the South Right-of-Way line of said Nomas Street a distance of 142.00 feet to the POINT OF BEGINNING, and containing 5,680 square feet or 0.130 of an acre of land.

(For SPRG use only)

Reviewed By: G.S.
Date: 5-13-21
SPRG No.: 5492

GENERAL NOTES:

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



BRYAN CONNALLY SURVEYOR
R.P.L.S. NO. 5513

04/29/2021
DATE



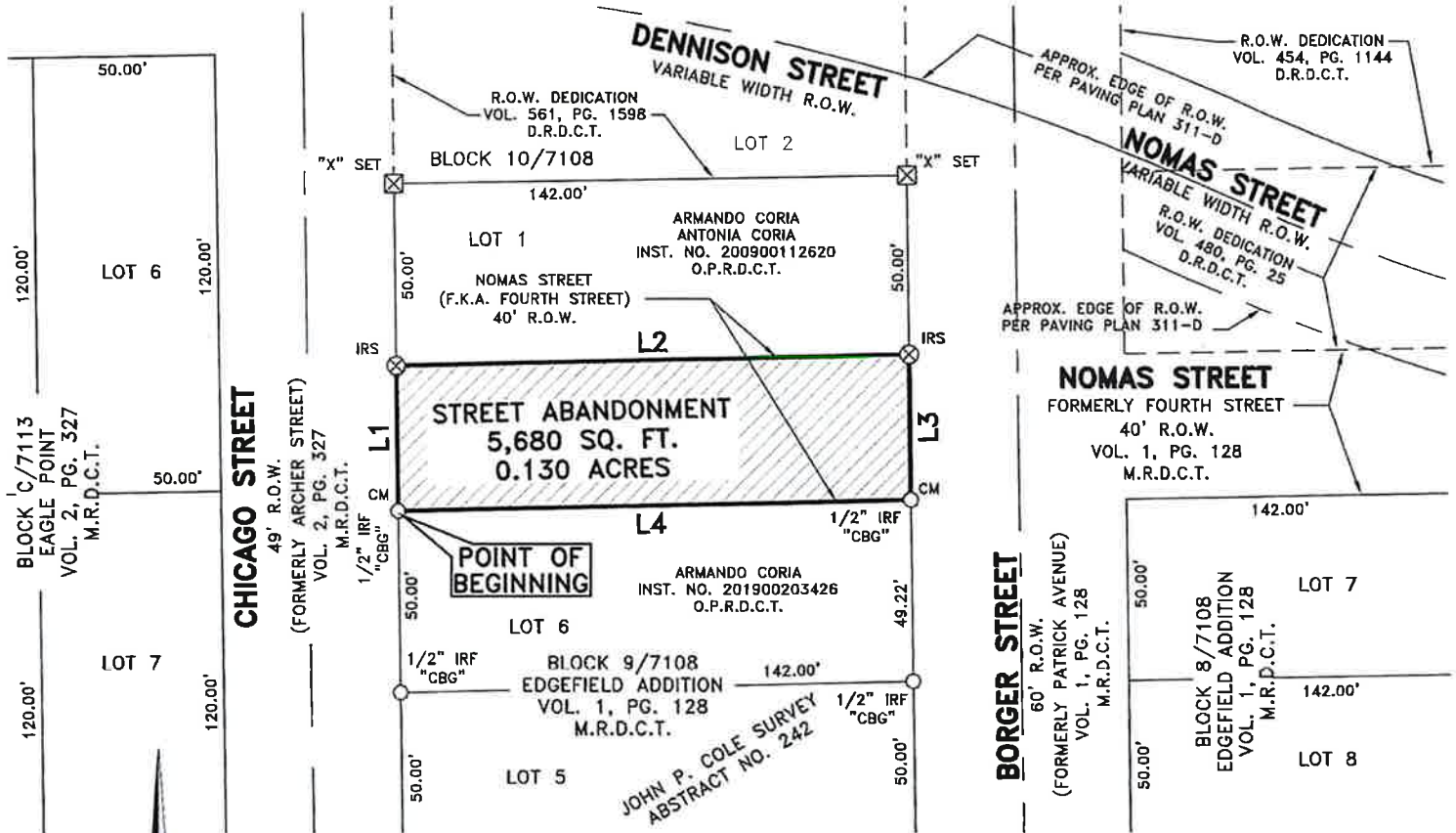
CBG Surveying Texas, LLC.

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SHEET 1 OF 2
JOB NO. 1903021-2
DRAWN BY: WTH
DATE: 08/25/2020
S190-234

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EXHIBIT A



(For SPRG use only)
Reviewed By: G.S.
Date: 5-13-21
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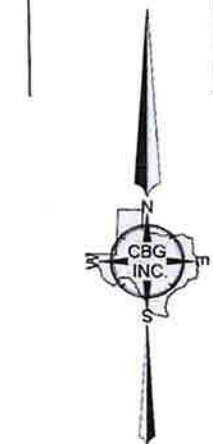
LEGEND:
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ORD. NO. = ORDINANCE NUMBER
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
IRF = IRON ROD FOUND
"X" SET = "X" SET IN CONCRETE FOR CORNER
IRS = IRON ROD SET WITH PLASTIC YELLOW CAP
STAMPED "CBG SURVEYING"
"CBG" = PLASTIC YELLOW CAP STAMPED
"CBG SURVEYING"
SQ. FT. = SQUARE FEET
F.K.A. = FORMERLY KNOWN AS

Line Table		
Line #	Length	Direction
L1	40.00	N 00°51'24" W
L2	142.00	N 88°49'36" E
L3	40.00	S 00°51'24" E
L4	142.00	S 88°49'36" W



04/29/2021
DATE

BRYAN CONNALLY
R.P.L.S. NO. 5513



0 25' 50'
SCALE: 1" = 50'

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SHEET 2 OF 2
JOB NO. 1903021-2
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