

**STREET RIGHT-OF-WAY ABANDONMENT**

Part of Muncie Avenue

Adjacent to City Blocks 6/7252, 7/7252 &amp; 7254

William Coombs Survey, Abstract Number 290

*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 12,515 square foot (0.287 acre) tract of land situated in the William Coombs Survey, Abstract Number 290. Dallas County, Texas; said tract being adjacent to Blocks 6/7252, 7/7252 and 7254, Official Block Numbers of the City of Dallas; said tract being part of Muncie Avenue (a 50-foot wide right-of-way, Volume 8, Page 243 of the Map Records of Dallas County, Texas); said 12,515 square foot parcel being more fully described as follows:

**BEGINNING**, at a 1/2-inch iron rod found for corner in the south line of said Muncie Avenue; said point being the northwest corner of Lot 2, Block 7, Joseph P. Lynch Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 243 of said Map Records, same being City Block 7/7252 and the northeast corner of Lot 1 of said Block 7;

**THENCE**, North 00 degrees, 55 minutes, 44 seconds West, departing the said south line of Muncie Avenue, into and across said Muncie Avenue, a distance of 50.01 feet to a 1/2-inch iron rod found for corner in the north line of said Muncie; said point being the southwest corner of Lot 8, Block 6 of said Joseph P. Lynch Addition, same being City Block 6/7252 and the southeast corner of Lot 7 of said Block 6;

**THENCE**, North 88 degrees, 59 minutes, 16 seconds East, along the said north line of Muncie Avenue and the south line of Lots 8, 9, 10, 11, and 12 of said Block 6, a distance of 250.14 feet to a point for corner at the northeast corner of said Muncie Avenue; said point being a southeast corner of said Lot 12 and in a west line of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Villages at SOHO Square, LLC., recorded in Instrument Number 201900281319 of the Official Public Records of Dallas County, Texas; said point being the southeast corner of said City Block 6/7252 and in the west line of said City Block 7254; from said point a 1/2-inch iron rod found bears North 88 degrees, 12 minutes East, a distance of 4.2 feet;

**THENCE**, South 01 degrees, 14 minutes, 32 seconds East, along the east line of said Muncie Avenue, the west line of said Villages at SOHO Square, LLC tract and along said west line of City Block 7254, a distance of 50.01 feet to a point for corner at the southeast corner of said Muncie Avenue; said point being the northeast corner of Lot 6 of said Block 7 and in the west line of said Villages at SOHO Square, LLC tract;

(For SPRG use only)

Reviewed By: G.S.Date: 4-4-22SPRG NO: 5873

**STREET RIGHT-OF-WAY ABANDONMENT**

Part of Muncie Avenue  
Adjacent to City Blocks 6/7252, 7/7252 & 7254  
William Coombs Survey, Abstract Number 290  
City of Dallas, Dallas County, Texas

**THENCE**, South 88 degrees, 59 minutes, 16 seconds West, departing the said west line of Villages at SOHO Square, LLC tract, along the south line of said Muncie Avenue and the north line of Lots 6, 5, 4, 3 and 2 of said Block 7, a distance of 250.41 feet to the **POINT OF BEGINNING**;

**BEARING BASIS:** State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**CONTAINING:** 12,515 square feet or 0.287 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

  
\_\_\_\_\_  
Jonathan E. Cooper  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805

03-09-2022

Date

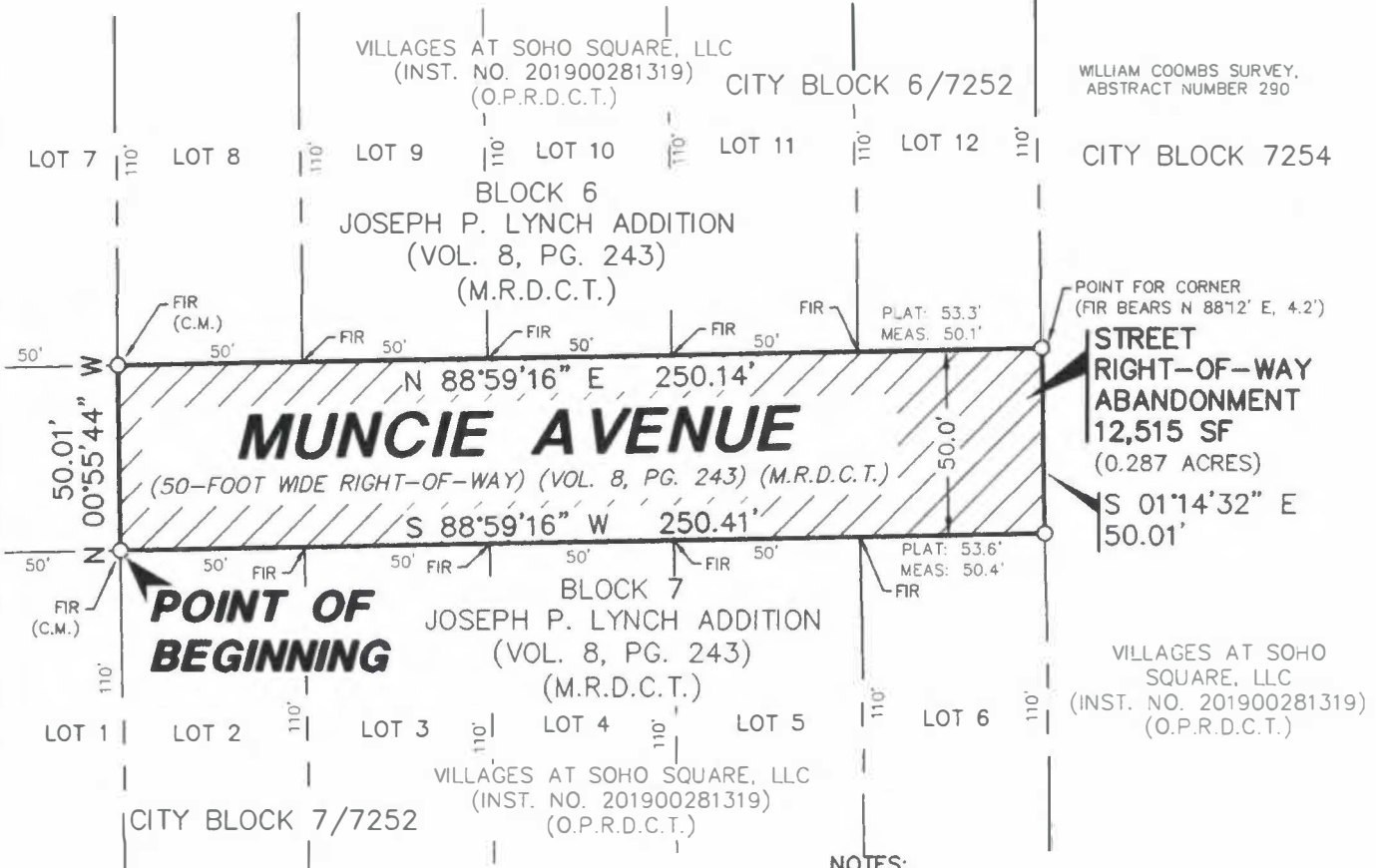
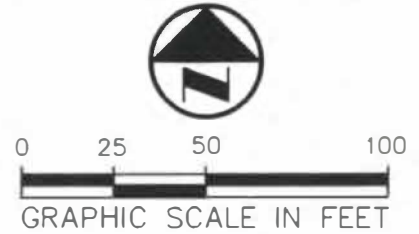


3859-17.399EX2R.doc  
3859-17.399EX2R.dwg DHM

(For SPRG use only)  
Reviewed By:         G.S.          
Date:         4-4-22          
SPRG NO:         5873

LEGEND	
---	PROPERTY LINE
---	ABSTRACT LINE
---	PLAT LINE
---	STREET ABANDONMENT LINE
○	POINT FOR CORNER
(C.M.)	(UNLESS OTHERWISE NOTED) CONTROLLING MONUMENT
FIR	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
SF	SQUARE FOOT
VOL.	VOLUME
PG.	PAGE

(For SPRG use only)  
 Reviewed By: G.S.  
 Date: 4-4-22  
 SPRG NO: 5873



**NOTES:**

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

*[Signature]*  
 Jonathan E. Cooper  
 Registered Professional Land Surveyor No. 5369  
 Date: 03-09-2022



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**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

**STREET RIGHT-OF-WAY ABANDONMENT**  
 PART OF MUNCIE AVENUE  
 ADJACENT TO  
 CITY BLOCKS 6/7252, 7/7252 & 7254  
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW/JEC	1"=50'	MARCH 2022	3859-17.399

**STREET RIGHT-OF-WAY ABANDONMENT**

Part of Bayonne Street  
Adjacent to City Blocks 5/7252, 6/7252 & 7254  
William Coombs Survey, Abstract Number 290  
City of Dallas, Dallas County, Texas

**DESCRIPTION**, of a 9,941 square foot (0.228 acre) tract of land situated in the William Coombs Survey, Abstract Number 290. Dallas County, Texas; said tract being adjacent to Blocks 5/7252, 6/7252 and 7254, Official Block Numbers of the City of Dallas; said tract being part of Bayonne Street (a 50-foot wide right-of-way, Volume 8, Page 243 of the Map Records of Dallas County, Texas); said 9,941 square foot tract being more fully described as follows:

**BEGINNING**, at a 1/2-inch iron rod found for corner in the south line of said Bayonne Street; said point being the northwest corner of Lot 3, Block 6, Joseph P. Lynch Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 8, Page 243 of said Map Records, same being City Block 6/7252 and the northeast corner of Lot 2 of said Block 6;

**THENCE**, North 00 degrees, 55 minutes, 44 seconds West, departing the said south line of Bayonne Street, into and across said Bayonne Street, a distance of 50.01 feet to a 1/2-inch iron rod found for corner in the north line of said Bayonne Street; said point being the southeast corner of Lot 8, Block 5 of said Joseph P. Lynch Addition same being City Block 5/7252 and the southwest corner of Lot 9 of said Block 5;

**THENCE**, North 88 degrees, 59 minutes, 16 seconds East, along the said north line of Bayonne Street and the south line of Lots 9, 10, 11, and 12 of said Block 5, a distance of 198.67 feet to a point for corner at the northeast corner of said Bayonne Street; said point being a southeast corner of said Lot 12 and in a west line of that certain tract of land described in Special Warranty Deed with Vendor's Lien to Villages at SOHO Square, LLC., recorded in Instrument Number 201900281319 of the Official Public Records of Dallas County, Texas; said point being the southeast corner of said City Block 5/7252 and in the west line of said City Block 7254; from said point a 1/2-inch iron rod found bears North 85 degrees, 16 minutes East, a distance of 3.5 feet;

**THENCE**, South 01 degrees, 14 minutes, 32 seconds East, along the east line of said Bayonne Street, the west line of said Villages at SOHO Square, LLC tract, and along said west line of City Block 7254, a distance of 50.01 feet to a point for corner at the southeast corner of said Bayonne Street; said point being the northeast corner of Lot 6 of said Block 6/7252 and in the west line of said Villages at SOHO Square, LLC tract; from said point a 1/2-inch iron rod found bears North 85 degrees, 55 minutes East, a distance of 3.7 feet;

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Reviewed By:	<u>        G.S.        </u>
Date:	<u>        4-4-22        </u>
SPRG NO:	<u>        5874        </u>

**STREET RIGHT-OF-WAY ABANDONMENT**

Part of Bayonne Street  
Adjacent to City Blocks 5/7252, 6/7252 & 7254  
William Coombs Survey, Abstract Number 290  
City of Dallas, Dallas County, Texas

**THENCE**, South 88 degrees, 59 minutes, 16 seconds West, departing the said west line of Villages at SOHO Square, LLC tract, along the south line of said Bayonne Street and the north line of Lots 6, 5, 4, and 3 of said Block 6, a distance of 198.94 feet to the **POINT OF BEGINNING**;

**BEARING BASIS:** State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

**CONTAINING:** 9,941 square feet or 0.228 acres of land, more or less.

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

  
\_\_\_\_\_  
Jonathan E. Cooper Date 03-22-2022  
Registered Professional Land Surveyor No. 5369  
Pacheco Koch, LLC  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10193805

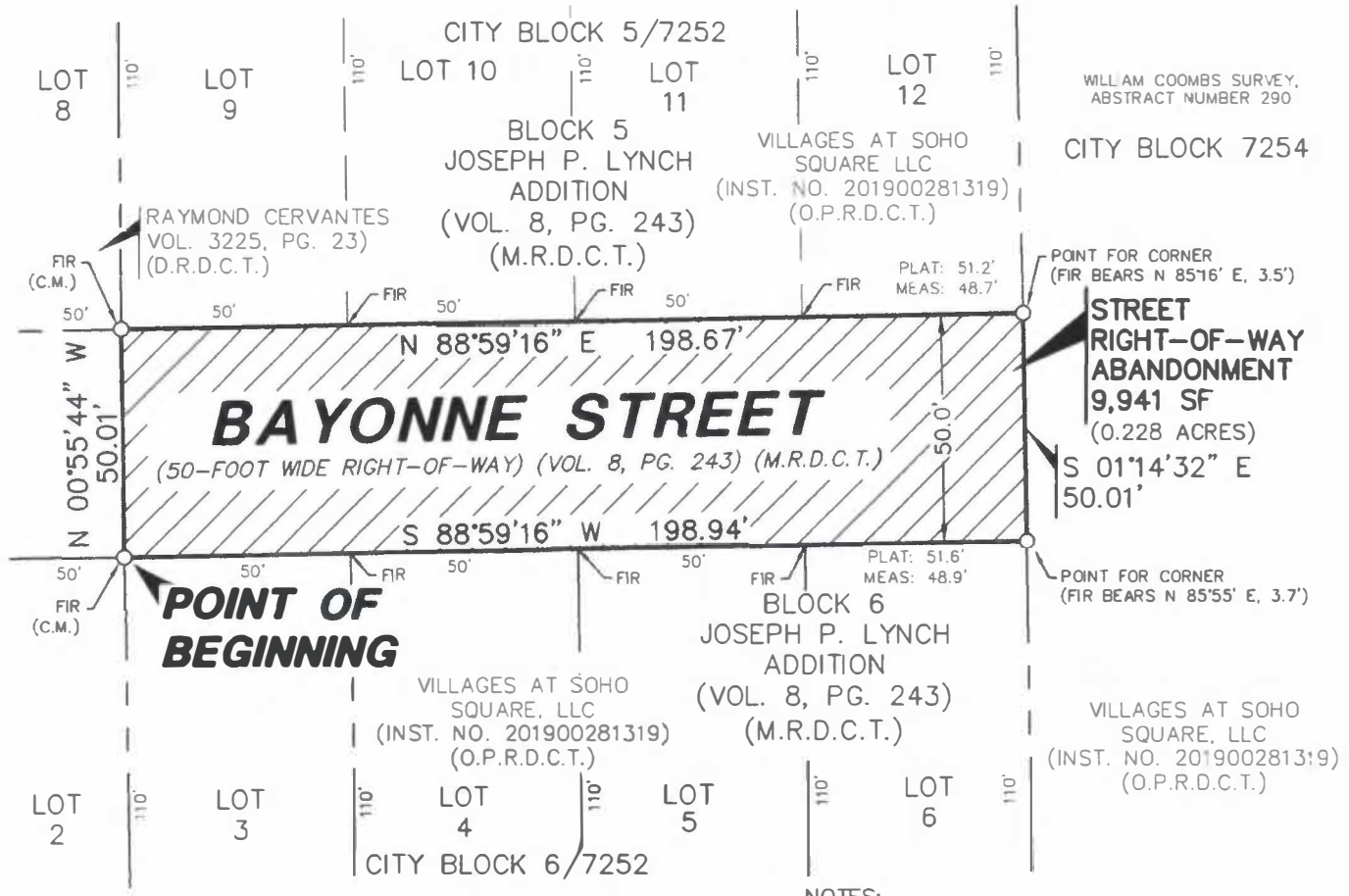
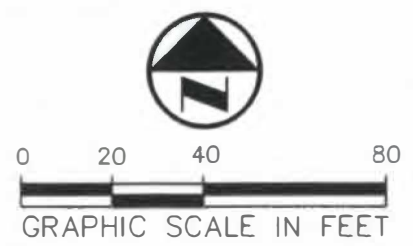


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Reviewed By:         G.S.          
Date:         4-4-22          
SPRG NO:         5874

LEGEND	
---	PROPERTY LINE
---	ABSTRACT LINE
---	PLAT LINE
---	STREET ABANDONMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.) -	CONTROLLING MONUMENT
FIR	1/2" IRON ROD FOUND
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
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SF	SQUARE FOOT
VOL.	VOLUME
PG.	PAGE

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 Date: 4-4-22  
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- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
  2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface adjustment factor of 1.000136506.

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*[Signature]*  
 03-22-2022  
 Jonathan E. Cooper  
 Registered Professional  
 Land Surveyor No. 5369



**STREET RIGHT-OF-WAY ABANDONMENT**  
 PART OF BAYONNE STREET  
 ADJACENT TO  
 CITY BLOCKS 5/7252 & 6/7252 & 7254  
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PAGE 3 OF 3

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400  
 DALLAS, TX 75231 972.235.3031  
 TX REG. ENGINEERING FIRM F-469  
 TX REG. SURVEYING FIRM LS-1000B000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
DHM	MWW/JEC	1"=40'	MARCH 2022	3859-17.399

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 JNICHOLSON