

**ATWATER ALLEY ABANDONMENT  
ADJACENT TO CITY BLOCK J/1623 & CITY  
BLOCK 3/2016  
J.W. SMITH SURVEY, ABSTRACT NO. 1334  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being 3,138 square foot (0.072 acre) tract of land situated in the J.W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being Atwater Alley (15 foot right-of-way), formerly Adams Street and according to the map recorded in Volume 1, Page 175, Map Records, Dallas County, Texas, said being adjacent to Lots 12-16, Block J/1623 of Fairland Annex Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 1, Page 222, Map Records, Dallas County, Texas, and to Lot 16A, Block 3/2016 of Armstrong's Booker Washington Addition, Lot 16A, Block 3/2016, an Addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 96059, Page 3398, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" set at the West corner of said Lot 16A, Block 3/2016, said point being on the East right-of-way line of McKinney Avenue, Formerly Wesley Street (40.00' width right-of-way), created by map recorded in Volume 1, Page 175, Map Records, Dallas County, Texas, from which a 1/2 inch iron rod found for Controlling Monument, bears North 23 degrees 49 minutes 58 seconds East, a distance of 115.22' feet to a point in the East right-of-way of McKinney (40' right-of-way, Thence North 66 degrees 10 minutes 02 seconds West, Over and across of said McKinney Avenue a distance 40.00 feet to Said (CM) bring the Northeast corner 1/2 inch iron rod found for Controlling Monument (CM), of Lot 14, Block 4/2017, Armstrong's Booker Washington Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 1, Page 175, Map Records, Dallas County, Texas and being the West right-of-way line of said McKinney Avenue, Thence N 66 degree 10 minutes 02 seconds W, along the Northeast line of said Lot 14, a distance of 150.31 feet to a 1/2 inch irod rod found for Controlling Monument (CM);

THENCE South 65 degrees 45 minutes 00 seconds East, along the Southwest line of said Lot 16A, Block 3/2016, a distance of 200.00 feet to an "X" set at the South corner of said Lot 16A, Block 3/2016, said point being on the West right-of-way line of U.S. Highway 75 Central Expressway - variable width Public R.O.W. as created by Deeds recorded in Volume 3007, Page 49, and Volume 2934, Page 125, Deed Records, Dallas County, Texas;

THENCE South 24 degrees 59 minutes 13 seconds West, a distance of 15.00 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the East corner of said Lot 16, Block J/1623 of said Fairland Annex Addition, said being conveyed to Monticello West, Ltd., by Deed recorded in Volume 96173, Page 1240, Deed Records, Dallas County, Texas;

THENCE North 65 degrees 45 minutes 00 seconds West, along the Northeast line of said Lot 16, 15, 14, 13, and 12, Block J/1623, a distance of 218.37 feet to an "X" set at the North corner of the remainder of said Lot 12, Block J/1623, and said Monticello West tract, said point being on the Southeast right-of-way line of said McKinney Avenue;

THENCE North 75 degrees 18 minutes 35 seconds East, a distance of 23.87 feet to the POINT OF BEGINNING and containing 3,138 square feet or 0.072 of an acre of land,

(For SPRG use only)

Reviewed By: G.S.  
Date: 6-16-22  
SPRG No.: 5919



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

5/19/2022

STATE PLANE COORDINATE SYSTEM, TEXAS  
NORTH CENTRAL ZONE 4202, NORTH  
AMERICAN DATUM OF 1983, ADJUSTMENT  
REALIZATION 2011



**CBG Surveying Texas, LLC.**

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SHEET 1 OF 2  
JOB NO. 2022817-1  
DRAWN BY: MC/LRA  
DATE: 05/19/2022



**CBG Surveying Texas, LLC.**

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