

WALKWAY ABANDONMENT  
0.0149 ACRES  
ADJACENT TO LOTS 7 & 8, BLOCK B/3438  
AARON OVERTON SURVEY, ABSTRACT NO. 1101  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**PROPERTY DESCRIPTION**

**BEING** a (650 sq. ft., 0.0149 acres) tract of land situated in the Aaron Overton Survey, Abstract No. 1101, Dallas County, Texas, and being part of a Reservation for Walkway, dedicated by Terrace Gardens, an addition to the City of Dallas, according to the plat recorded in Volume 3, Page 381, Map Records, Dallas County, Texas, and being adjacent to Lots 7 and 8, Block B/3438 of said Terrace Gardens, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the northwest corner of said Reservation for Walkway and the northeast corner of Lot 8 of said Terrace Gardens, in the south right-of-way line of Fouraker Street (a 45-foot right-of-way, formerly an alley) dedicated by said Terrace Gardens addition, from which a 1/2-inch iron rod found bears South 89°21'07" West, 58.80 feet;

**THENCE** with said south right-of-way line of Fouraker Street, North 89°21'07" East, a distance of 10.00 feet to a 1/2-inch iron rod found for the northeast corner of said Reservation for Walkway and the northwest corner of Lot 7 of said Terrace Gardens addition;

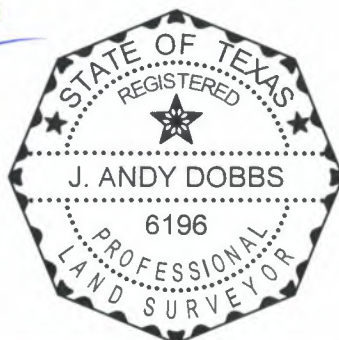
**THENCE** departing said south right-of-way line of Fouraker Street and with the east line of said Reservation for Walkway, South 00°38'53" East, a distance of 65.00 feet to a 1/2-inch iron rod found for the southeast corner of said Reservation for Walkway and the southwest corner of said Lot 7, in the north right-of-way line of West Davis Street (a 76-foot right-of-way);

**THENCE** with said north right-of-way line of West Davis Street, South 89°21'07" West, a distance of 10.00 feet to a point for the southwest corner of said Reservation for Walkway and the southeast corner of said Lot 8;

**THENCE** departing said north right-of-way line of West Davis Street and with the west line of said Reservation for Walkway, North 00°38'53" West, a distance of 65.00 feet to the **POINT OF BEGINNING** and containing 650 square feet or 0.0149 acres of land.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).

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(For SPRG use only)

Reviewed By: A. GUTIERREZ

Date: 06/10/24

SPRG NO: 6646

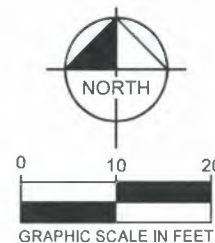
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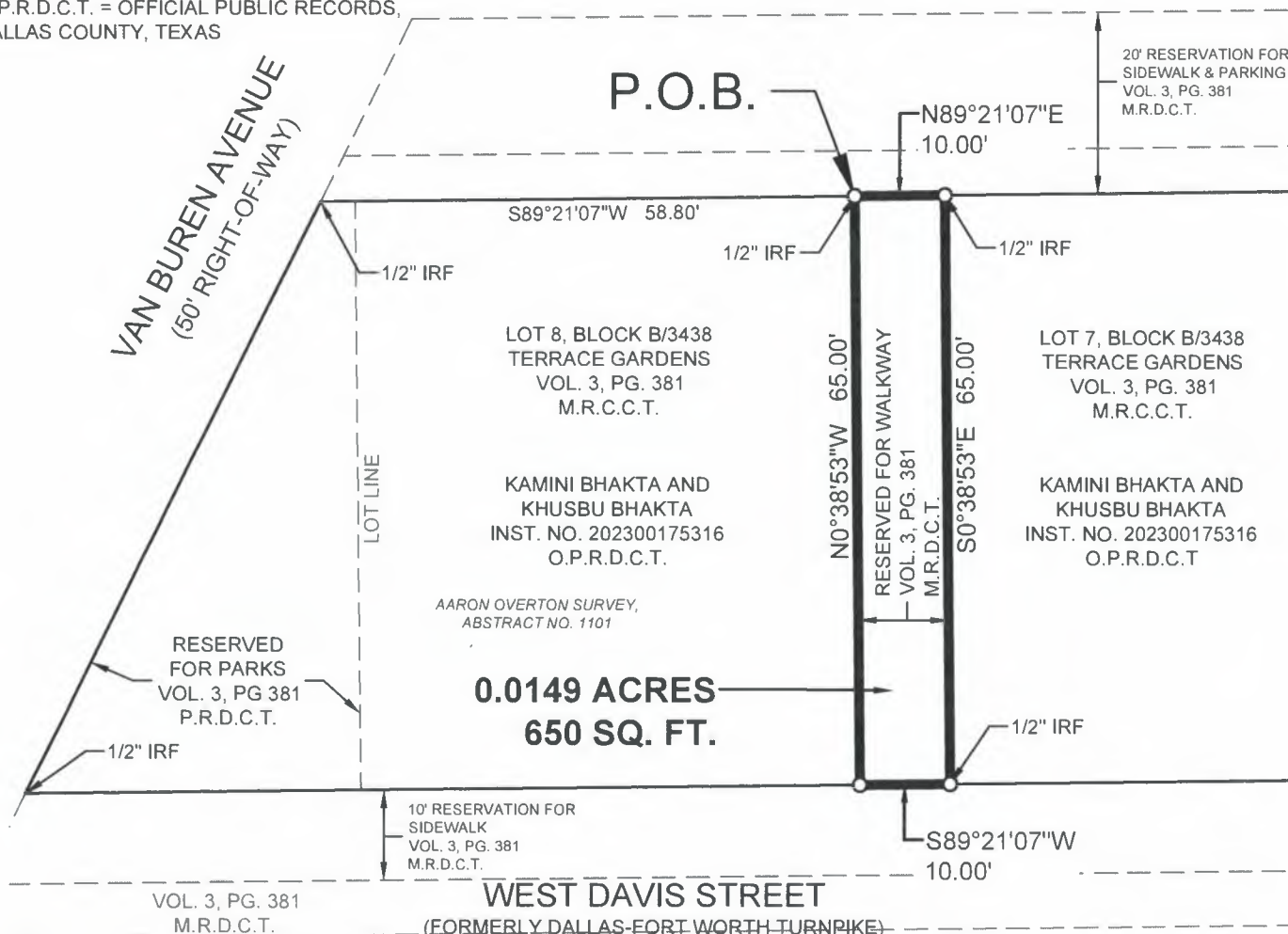
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JZ	JAD	Jun. 2024	064631200	1 OF 2



P.O.B. = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
SQ. FT. = SQUARE FEET  
INST. NO. = INSTRUMENT NUMBER  
VOL., PG. = VOLUME, PAGE  
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY,  
TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS

(FORMERLY UNNAMED ALLEY)  
(45' RIGHT-OF-WAY)  
VOL. 3, PG. 381  
M.R.D.C.T.

The basis of bearings is based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983 (2011).



WEST DAVIS STREET

(FORMERLY DALLAS-FORT WORTH TURNPIKE)  
(76' RIGHT-OF-WAY)

CITY OF DALLAS  
INST. NO. 201400321506, O.P.R.D.C.T.  
VOL. 3, PG. 381, M.R.D.C.T. ☐

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<u>Scale</u> 1" = 20'	<u>Drawn by</u> JZ	<u>Checked by</u> JAD	<u>Date</u> Jun. 2024	<u>Project No.</u> 064631200	<u>Sheet No.</u> 2 OF 2
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