

STREET RIGHT-OF-WAY ABANDONMENT

Part Of Tracy Street Adjacent to Lot 3, Block 5/2018,
Armstrong's Booker Washington Addition,
Lots 2A, 1B, and 1C, Block 5/2018, W. S. Chambers, Jr.,
Revised Plat of Lots 1 & 2, Block 5-2018, Booker Washington Add.
and Dallas Area Rapid Transit
John Cole Survey, Abstract No. 272
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,593 square foot (0.060 acre) tract of land situated in the John Cole Survey, Abstract No. 272, City of Dallas, Dallas County, Texas, said tract being that certain portion of Tracy Street (formerly Taylor Street, a variable width right-of-way, Volume 1, Page 175 in the Map Records of Dallas County, Texas (MRDCT)) bounded on the north by that certain portion of Tracy Street abandoned by Ordinance No. 13561 recorded in Volume 72044, Page 2319 in the Deed Records of Dallas County, Texas (DRDCT) and being adjacent to Lot 3, Block 5/2018, Armstrong's Booker Washington Addition (hereinafter referred to as Armstrong's addition), an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 175, MRDCT, and Lot 2A, Lot 1B, and Lot 1C, Block 5/2018, W. S. Chambers, Jr., Revised Plat of Lots 1 & 2, Block 5-2018, Booker Washington Add. (hereinafter referred to as the W. S. Chambers addition), an addition to the City of Dallas, Texas according to the plat recorded in Volume 4, Page 135, MRDCT, and that certain tract of land described in Deed to Dallas Area Rapid Transit recorded in Volume 88083, Page 4905, DRDCT; said 2,593 square foot (0.060 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (Adjustment Realization 2011), Texas North Central Zone 4202, Distances reported have been scaled utilizing the TxDOT Dallas County combined scale factor of 1.000136506.):

COMMENCING, at a MAG nail found (Controlling Monument) at the intersection of the northeast right-of-way line of Webb Avenue (a 40-foot wide right-of-way, Volume 1, Page 175, MRDCT) and the northwest right-of-way line of McKinney Avenue (formerly Wesley Street, a 40-foot wide right-of-way, Volume 1, Page 175, MRDCT); said point being the southernmost corner of said Block 5/2018 and the southernmost corner of Lot 6, Block 5/2018, of said Armstrong's addition;

THENCE, North 66 degrees, 51 minutes, 29 seconds West, departing the said northwest line of McKinney Avenue and along the said northeast line of Webb Avenue, the southwest line of said Block 5/2018 and the southwest line of said Lot 6, Block 5/2018, at a distance of 150.64 feet passing the westernmost corner of said Lot 6, Block 5/2018 and the southernmost corner of Lot 5, Block 5/2018 of said Armstrong's addition, continuing along the southwest line of said Lot 5, Block 5/2018, at a distance of 300.46 feet passing a 5/8-inch iron rod found (Controlling Monument) at the westernmost corner of said Block 5/2018, the westernmost corner of said Lot 5, Block 5/2018 and the intersection of the said northeast line of Webb Avenue and the southeast right-of-way line of said Tracy Street, then continuing into, over and across said Tracy Street right-of-way along the northwest prolongation of said northeast line of Webb Avenue in all a total distance of 337.72 feet to a point in the southeast line of said Dallas Area Rapid Transit tract; said point being at the intersection of the said northwest prolongation of the northeast line of Webb Avenue and the northwest right-of-way line of said Tracy Street;

THENCE, along the said southeast line of Dallas Area Rapid Transit tract and the said northwest line of Tracy Street, the following two (2) calls:

North 43 degrees, 46 minutes, 17 seconds East, a distance of 107.76 feet to a point for corner at the **POINT OF BEGINNING**;

North 43 degrees, 46 minutes, 17 seconds East, a distance of 162.10 feet to a 1/2-inch iron rod with "RPLS 5810" cap found (Controlling Monument) for corner; said point being the westernmost corner of said portion of Tracy Street abandoned by Ordinance No. 13561 and at the west end of the present northeast terminus of Tracy Street;

(For SPRG use only)	
Reviewed By:	<u> G.S. </u>
Date:	<u> 12-13-22 </u>
SPRG NO:	<u> 6141 </u>

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Part Of Tracy Street Adjacent to Lot 3, Block 5/2018,
Armstrong's Booker Washington Addition,
Lots 2A, 1B, and 1C, Block 5/2018, W. S. Chambers, Jr.,
Revised Plat of Lots 1 & 2, Block 5-2018, Booker Washington Add.
and Dallas Area Rapid Transit
John Cole Survey, Abstract No. 272
City of Dallas, Dallas County, Texas

THENCE, South 66 degrees, 40 minutes, 18 seconds East, departing the said southeast line of the Dallas Area Rapid Transit tract and the said northwest line of Tracy Street and along said Tracy Street northeast terminus and the southwest line of said abandoned portion of Tracy Street, a distance of 17.08 feet to a point for corner in the said southeast line of Tracy Street and the northwest line of said Block 5/2018; said point being the southernmost corner of said abandoned portion of Tracy Street, the westernmost corner of Lot 1D, Block 5/2018 of said W. S. Chambers addition, the northernmost corner of said Lot 1C, Block 5/2018, W. S. Chambers addition and at the east end of said northeast terminus of Tracy Street;

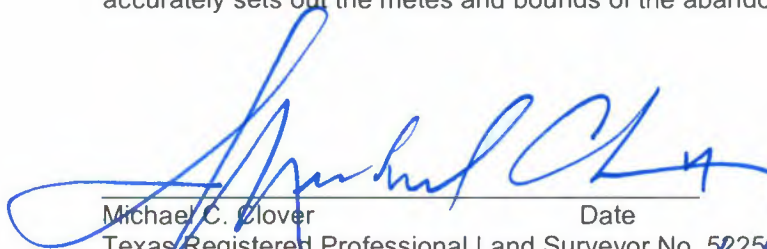
THENCE, South 43 degrees, 46 minutes, 17 seconds West, along the said southeast line of Tracy Street, the said northwest line of Block 5/2018 and the northwest line of said Lot 1C, Block 5/2018, at a distance of 34.18 feet passing the westernmost corner of said Lot 1C, Block 5/2018 and the northernmost corner of said Lot 1B, Block 5/2018, continuing along the northwest line of said Lot 1B, Block 5/2018, at a distance of 68.31 feet passing the westernmost corner of said Lot 1B, Block 5/2018 and the northernmost corner of said Lot 2A, continuing along the northwest line of said Lot 2A, Block 5/2018, at a distance of 108.84 feet passing the westernmost corner of said Lot 2A and the northernmost corner of said Lot 3, Block 5/2018, then continuing along the northwest line of said Lot 3, Block 5/2018 in all a total distance of 162.09 feet to a point for corner; said point being North 43 degrees, 46 minutes, 17 seconds East, a distance of 0.10 feet from the westernmost corner of said Lot 3, Block 5/2018 and the northernmost corner of said Lot 4, Block 5/2018; from said westernmost corner of Lot 3, Block 5/2018 and said northernmost corner of Lot 4, Block 5/2018, a 1/2-inch iron rod found bears South 18 degrees, 45 minutes East, a distance of 0.3 feet;

THENCE, North 66 degrees, 42 minutes, 15 seconds West, departing the said southeast line of Tracy Street, the said northwest line of Lot 3, Block 5/2018 and the said northwest line of Block 5/2018 and into, over and across the said right-of-way of Tracy Street, a distance of 17.08 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,593 square feet or 0.060 acre 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.



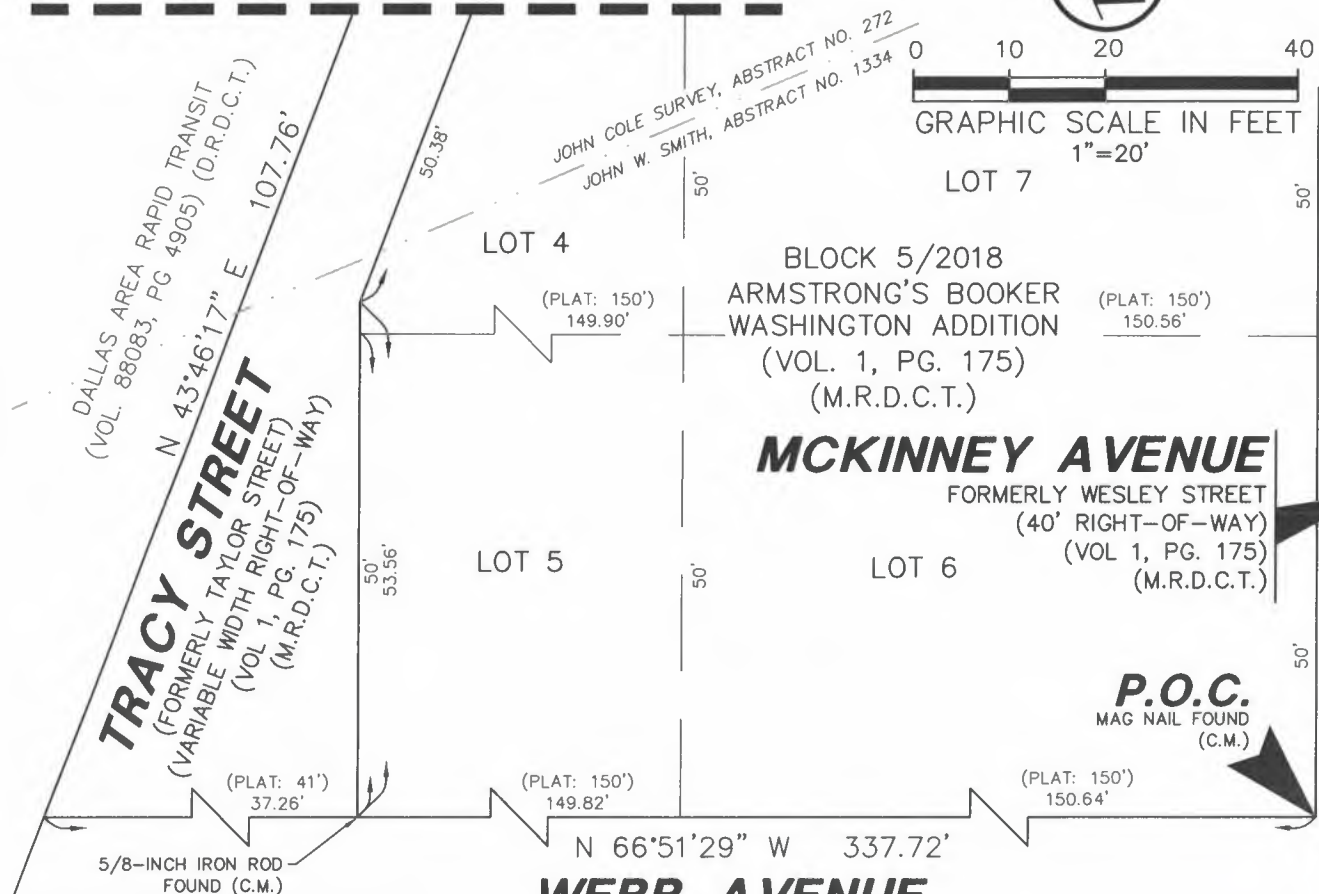
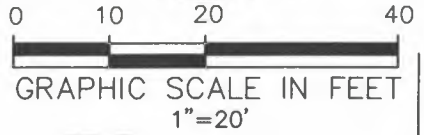
Michael C. Clover Date
Texas Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



3156-22.145EX1_Abandonment (North)_revised-1.docx
3156-22.145_EX2_Abandonment (North)_mcc-1.dwg mcc

(For SPRG use only)
Reviewed By: G.S.
Date: 12-13-22
SPRG NO: 6141

MATCH LINE (SEE PAGE 4)



LEGEND

- PROPERTY LINE
- STREET RIGHT-OF-WAY
- ABANDONMENT LINE
- LOT LINE
- STREET CENTERLINE
- POINT FOR CORNER
(UNLESS OTHERWISE NOTED)
(C.M.) CONTROLLING MONUMENT
- P.O.B.** POINT OF BEGINNING
- P.O.C.** POINT OF COMMENCING
- SF SQUARE FEET
- 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

(For SPRG use only)

Reviewed By: G.S.

Date: 12-13-22

SPRG NO: 6141

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 (Adjustment Realization 2011), Texas North Central Zone 4202, Distances reported have been scaled utilizing the TxDOT Dallas County combined scale 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 easement tract described.



Michael C. Clover
 Michael C. Clover
 Registered Professional
 Land Surveyor No. 5225
 Date 11/29/2022
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

**STREET RIGHT-OF-WAY
ABANDONMENT**

PART OF TRACY STREET ADJACENT TO
 LOT 3, BLOCK 5/2018 ARMSTRONG'S
 BOOKER WASHINGTON ADDITION,
 LOTS 2A, 1B, AND 1C, BLOCK 5/2018 W. S.
 CHAMBERS, JR. REVISED PLAT OF LOTS 1 & 2,
 BLOCK 5-2018,
 BOOKER WASHINGTON ADD. AND
 DALLAS AREA RAPID TRANSIT

JOHN COLE SURVEY, ABSTRACT NO. 272
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Pacheco Koch
 a Westwood company
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM/MCC	MCC/JM	1"=20'	NOV. 2022	3156-22.145

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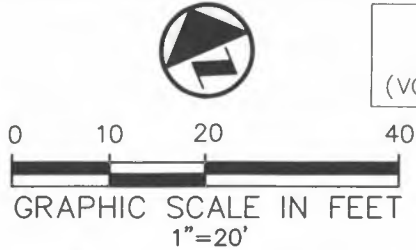
TRACY STREET ABANDONED BY
ORDINANCE NO. 13561
(VOL. 72044, PG. 2319)(D.R.D.C.T.)

LOT 1D
(PLAT: 75.2')
58.12'

LOT 1C

LOT 1B

LOT 2A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 66°40'18" E	17.08'
L2	N 66°42'15" W	17.08'

LEGEND	
	PROPERTY LINE
	STREET RIGHT-OF-WAY
	ABANDONMENT LINE
	LOT LINE
	STREET CENTERLINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED) (C.M.) CONTROLLING MONUMENT
	P.O.B. POINT OF BEGINNING
	P.O.C. POINT OF COMMENCING
	SF SQUARE FOOT
	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

(For SPRG use only)
Reviewed By: G.S.
Date: 12-13-22
SPRG NO: 614

SEE DETAIL 1
(PAGE 5 OF 5)

TRACY STREET
(FORMERLY TAYLOR STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 1, PG. 175)
(M.R.D.C.T.)

P.O.B.

DALLAS AREA RAPID TRANSIT
(VOL. 88083, PG 4905) (D.R.D.C.T.)
N 43°46'17" E 162.10'
STREET RIGHT-OF-WAY
ABANDONMENT
(2,593 SF) (0.060 ACRE)
S 43°46'17" W 162.09'

113.49'
(PLAT: 113.5')
BLOCK 5/2018
ARMSTRONG'S
BOOKER
WASHINGTON
ADDITION
(VOL. 1, PG. 175)
(M.R.D.C.T.)
LOT 3

**JOHN COLE SURVEY
ABSTRACT NO. 272**

- NOTES:**
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
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LOT 3, BLOCK 5/2018 ARMSTRONG'S
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LOTS 2A, 1B, AND 1C, BLOCK 5/2018 W. S.
CHAMBERS, JR. REVISED PLAT OF LOTS 1 & 2,
BLOCK 5-2018,
BOOKER WASHINGTON ADD. AND
DALLAS AREA RAPID TRANSIT

JOHN COLE SURVEY, ABSTRACT NO. 272
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MATCH LINE (SEE PAGE 3) TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

Pacheco Koch a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JM/MCC	MCC/JM	1"=20'	NOV. 2022	3156-22.145

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NOT TO SCALE

DALLAS AREA
RAPID TRANSIT
(VOL. 88083,
PG 4905)
(D.R.D.C.T.)

TRACY STREET

(FORMERLY
TAYLOR STREET)
(VARIABLE WIDTH
RIGHT-OF-WAY)
(VOL. 1, PG. 175)
(M.R.D.C.T.)



DETAIL

NOT TO SCALE

P.O.B.

POINT FOR
CORNER

N 43°46'17" E
107.76'

TRACY STREET

(FORMERLY
TAYLOR STREET)
(VARIABLE WIDTH
RIGHT-OF-WAY)
(VOL. 1, PG. 175)
(M.R.D.C.T.)

STREET RIGHT-OF-WAY
ABANDONMENT
(2,593 SF) (0.060 ACRE)

N 43°46'17" E 162.10'

N 66°42'15" W
17.08'

S 43°46'17" W
162.09'

LOT 3,
BLOCK 5/2018

POINT FOR CORNER
(ABANDONMENT PARCEL)

(FROM LOT CORNER)
1/2-INCH IRON
ROD FOUND BEARS:
S 18° 45' E - 0.3'

LOT 4,
BLOCK 5/2018

ARMSTRONG'S BOOKER
WASHINGTON ADDITION
(VOL. 1, PG. 175)
(M.R.D.C.T.)

TRACY STREET

ABANDONMENT LINE

N 43°46'17" E
0.10'

LOT 3,
BLOCK 5/2018

FROM LOT CORNER A 1/2-INCH
IRON ROD FOUND BEARS:
S 18° 45' E - 0.3'

LOT LINE

LOT 4,
BLOCK 5/2018

(For SPRG use only)

Reviewed By: G.S.
Date: 12-13-22
SPRG NO: 6141

SEE PAGE 4 OF 5 FOR
LEGEND AND NOTES

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

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CITY OF DALLAS, DALLAS COUNTY, TEXAS

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
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