

**STREET RIGHT-OF-WAY ABANDONMENT
PORTION OF HALL STREET
ADJACENT TO CITY BLOCK 596
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A

BEING a 468 square foot or 0.0107 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, adjacent to City Block 596, City of Dallas, Dallas County, Texas, being a portion of Hall Street, (variable width right-of-way)(by use and occupation), as dedicated by the plat of Hall and Ross Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97006, Page 1758, Deed Records, Dallas County, Texas, same being more particularly described by metes and bounds as follows:

COMMENCING at a 2 inch brass set with Mag Nail stamped "Texas Heritage Surveying & RPLS 5382" for the intersection of the northeast right-of-way line of said Hall Street (variable width right-of-way) and the southeast right-of-way line of Roseland Avenue (variable width right-of-way)(by use and occupation), same being the west corner of Lot 15, City Block 596 of said Hall and Ross Addition;

THENCE South 45 degrees 39 minutes 16 seconds East, along the southwest line of said Lot 15, City Block 596, a distance of 13.54 feet to a 2 inch brass set with Mag Nail stamped "Texas Heritage Surveying & RPLS 5382", same being the POINT OF BEGINNING;

THENCE South 45 degrees 39 minutes 16 seconds East, continuing along the southwest line of said Lot 15, City Block 596, passing the west corner of Lot 16, City Block 596 of said Hall and Ross Addition at a distance of 86.01 feet, and continuing for a total distance of 132.01 feet to a 2 inch brass set with Mag Nail stamped "Texas Heritage Surveying & RPLS 5382" for the south corner of said Lot 16, City Block 596, same lying in the northwest line of Lot 2, City Block A/596, CUTX Dallas Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201700069106, Official Public Records, Dallas County, Texas, from which a 3 1/4 inch aluminum disk stamped "CUTX DALLAS ADDITION" bears North 44 degrees 20 minutes 44 seconds East 119.00 feet (controlling monument), and a 3 1/4 inch aluminum disk stamped "SKYLINE TERRACE ADDITION" bears North 74 degrees 15 minutes 49 seconds East 138.24 feet (controlling monument);

THENCE South 44 degrees 20 minutes 44 seconds West, along the said northwest line of said Lot 2, City Block A/596, passing the west corner of Lot 2, City Block A/596 at a distance of 1.67 feet and continuing into the said Hall Street right-of-way, for a total distance of 3.55 feet to a 2 inch brass set with Mag Nail stamped "Texas Heritage Surveying & RPLS 5382";

THENCE North 45 degrees 39 minutes 07 seconds West, continuing to traverse said Hall Street right-of-way, a distance of 132.01 feet to a 2 inch brass set with Mag Nail stamped "Texas Heritage Surveying & RPLS 5382";

THENCE North 44 degrees 20 minutes 44 seconds East, continuing to traverse said Hall Street right-of-way, a distance of 3.54 feet to the PLACE OF BEGINNING and containing 468 square feet of 0.0107 acres of land more or less.

(For SPRG use only)

Reviewed By: A.G
Date: 7/2/2025
SPRG NO: 6750



J.R. JANUARY, R.P.L.S.# 5382



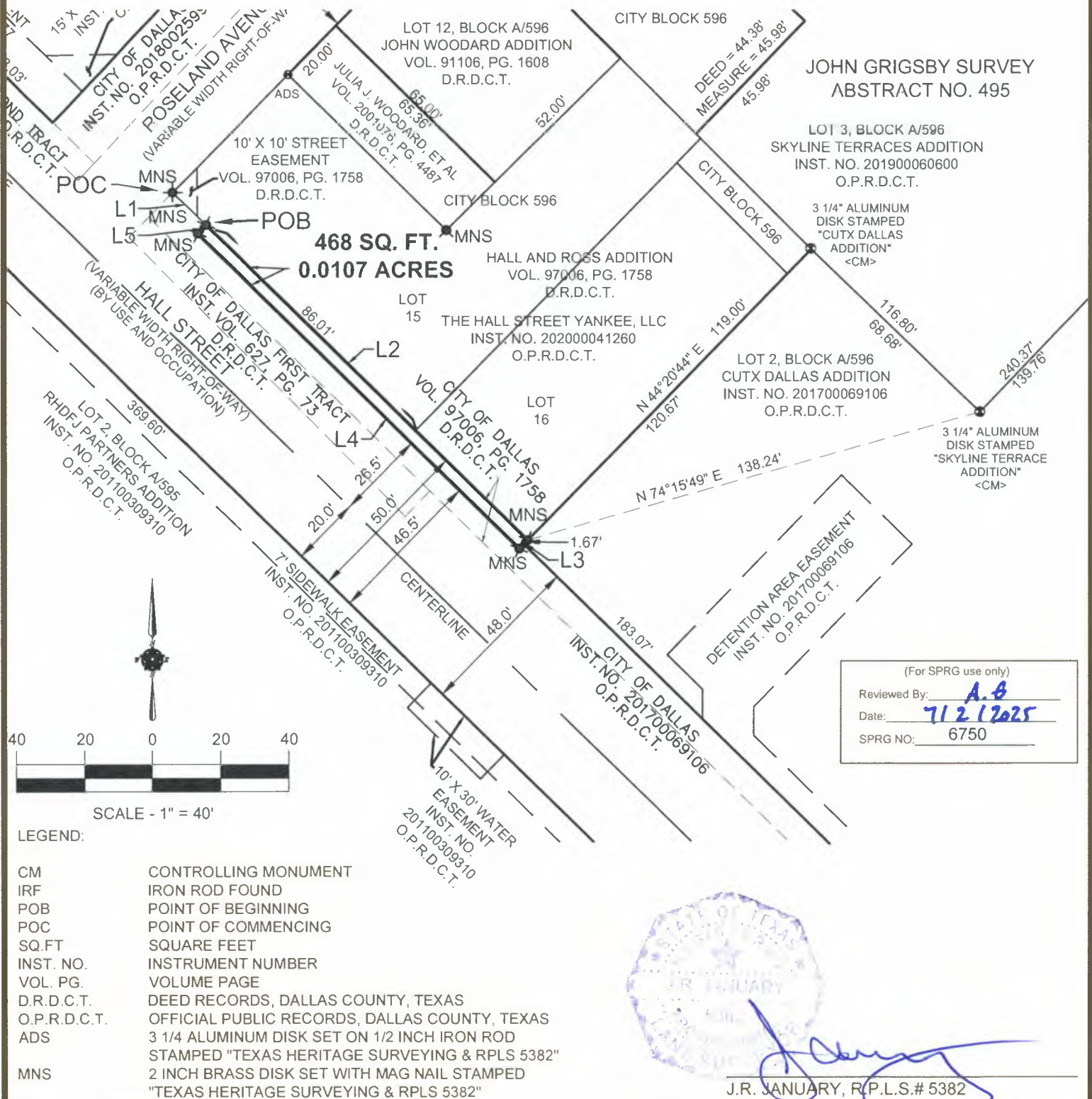
**TEXAS HERITAGE
SURVEYING, LLC**

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com Firm No. 10169300

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

Job# 2400684-3
Date: 05/28/2025
Drawn: KO
Scale: 1" = 40'
Page 1 of 4

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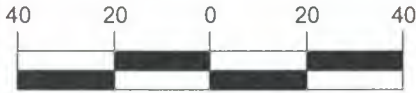
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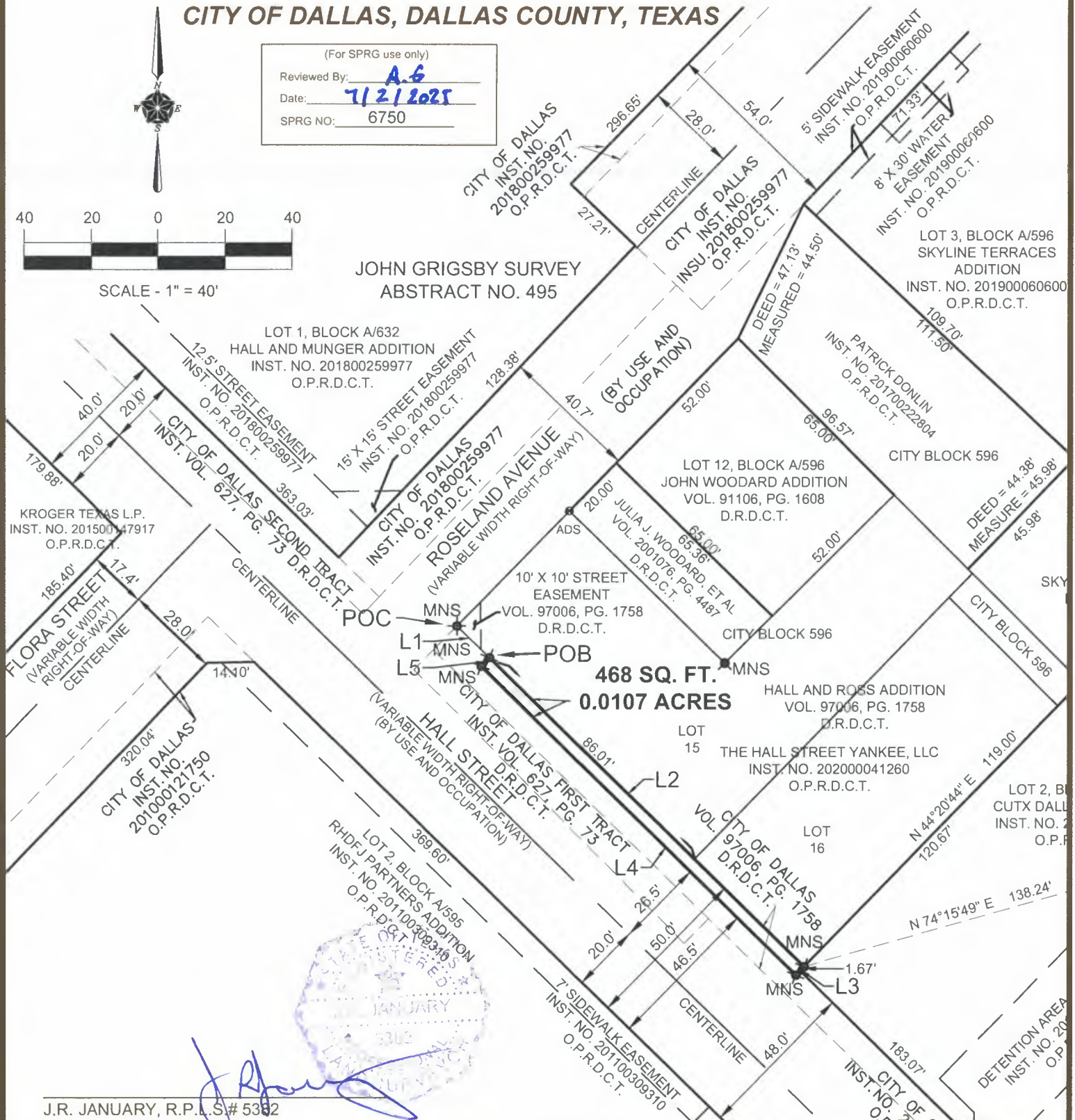
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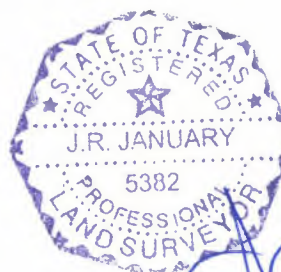
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PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	13.54'	S45°39'16"E
L2	132.01'	S45°39'16"E
L3	3.55'	S44°20'44"W
L4	132.01'	N45°39'07"W
L5	3.54'	N44°20'44"E



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