

**ALLEY ABANDONMENT
20-FOOT PRIVATE ALLEY
WELLINGTON'S ADDITION
ADJACENT TO BLOCK B/7091
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 7,606 SQUARE FOOT TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. B/7091, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A 20-FOOT WIDE PRIVATE ALLEY, DEDICATED BY THE PLAT OF WELLINGTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 92, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.); SAID 7,606 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF TORONTO STREET (50-FOOT PUBLIC RIGHT-OF-WAY) WITH THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET, (50-FOOT PUBLIC RIGHT-OF-WAY), DEDICATED BY THE PLAT OF SAID WELLINGTON'S ADDITION AND BEING THE NORTHEAST CORNER OF A CALLED 1.9316 ACRE TRACT OF LAND (TRACT I) DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600254402, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAME BEING THE NORTHEAST CORNER OF LOT 14, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION, AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 9, BLOCK A/7091 OF SAID WELLINGTON'S ADDITION BEARS NORTH 89°49'53" EAST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00°15'56" EAST ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 20-FOOT ALLEY SAME BEING THE SOUTHEAST CORNER OF SAID LOT 14, BLOCK B/7091, AND THE SOUTHEAST CORNER OF SAID 1.9316 ACRE TRACT OF LAND;

THENCE SOUTH 89°15'55" WEST ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE SOUTH 00°15'56" EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE, AND OVER AND ACROSS SAID ALLEY, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, BEING IN THE NORTH LINE OF THE REMAINDER OF LOT 1, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION;

THENCE SOUTH 89°15'55" WEST ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 380.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF LOT 7, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION, AND BEING IN THE EAST LINE OF LOT 24, BLOCK 7093, OF VALLEY PARK, AN ADDITION TO

(For SPRG use only)

Reviewed by: 

Date: 06.29.2021

SPRG NO: _____

5198

**ALLEY ABANDONMENT
20-FOOT PRIVATE ALLEY
WELLINGTON'S ADDITION
ADJACENT TO BLOCK B/7091
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 170, M.R.D.C.T.;

THENCE NORTH 00°15'56" WEST DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID LOT 24, BLOCK 7093, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE SOUTHWEST CORNER OF LOT 8, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF SAID 20-FOOT ALLEY;

THENCE NORTH 89°15'55" EAST ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 380.31 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 7,606 SQUARE FEET OR 0.1746 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



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Reviewed by: *[Signature]* Date: 06.29.2021 SPRG NO: 5198

TORONTO STREET
 (F.K.A. MILDRED STREET)
 (50-FOOT PUBLIC RIGHT-OF-WAY)
 VOL. 1, PG. 92, M.R.D.C.T.

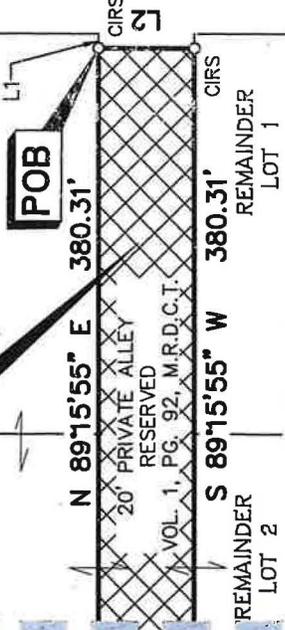
BLOCK B/7091
 WELLINGTON'S ADDITION
 VOL. 1, PG. 92,
 M.R.D.C.T.

CALLED 1.9316 ACRE
 TRACT I
 WEST DALLAS
 INVESTMENTS, L.P.
 INST. NO. 200600254402,
 O.P.R.D.C.T.

LOT 13

**ALLEY
 ABANDONMENT
 7,606 SQ. FT.
 (0.1746 ACRE)**

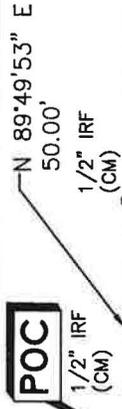
LOT 14



Stantec
 6080 Tennyson Pkwy, Suite 200
 Plano, Texas 75024
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ALLEY ABANDONMENT
 20-FOOT PRIVATE ALLEY
 WELLINGTON'S ADDITION
 ADJACENT TO BLOCK B/7091
 AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 06-15-2021 SCALE: 1" = 40' DRAWN BY: RDR PROJECT NO.: 222011979



AMARIAH HANNAH SURVEY,
 ABSTRACT No. 564

LOT 9

BLOCK A/7091
 WELLINGTON'S ADDITION
 VOL. 1, PG. 92,
 M.R.D.C.T.

CALLED 1.0331 ACRE (TRACT V)
 WEST DALLAS INVESTMENTS, LP,
 INST. NO. 200600220608,
 O.P.R.D.C.T.

LOT 10

20' PRIVATE ALLEY
 VOL. 1, PG. 92,
 M.R.D.C.T.

PORTION OF
 LOT 8

BLOCK A/7091
 WELLINGTON'S ADDITION
 VOL. 1, PG. 92,
 M.R.D.C.T.

PORTION OF
 LOT 7

LINE LABEL LOCATED ON SHEET 4 OF 4

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 SPRG NO. 5198

SHEET 3 OF 4



1" = 40'

LEGEND

- IRF IRON ROD FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
- M.R.D.C.T. STAMPED "STANTEC" SET MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF TORONTO STREET
WELLINGTON'S ADDITION
ADJACENT TO BLOCK B/7091 AND BLOCK C/7091
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 19,016 SQUARE FOOT TRACT OF LAND SITUATED IN THE AMARIAH HANNAH SURVEY, ABSTRACT NO. 564, CITY OF DALLAS BLOCK NO. B/7091 AND BLOCK C/7091, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF TORONTO STREET, (50-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS MILDRED STREET), DEDICATED BY THE PLAT OF WELLINGTON'S ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 92, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.); SAID 19,016 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET WITH THE WEST RIGHT-OF-WAY LINE OF HERBERT STREET, (50-FOOT PUBLIC RIGHT-OF-WAY) DEDICATED BY THE PLAT OF SAID WELLINGTON'S ADDITION AND BEING THE NORTHEAST CORNER OF A CALLED 1.9316 ACRE TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 200600254402, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAME BEING THE NORTHEAST CORNER OF LOT 14, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION;

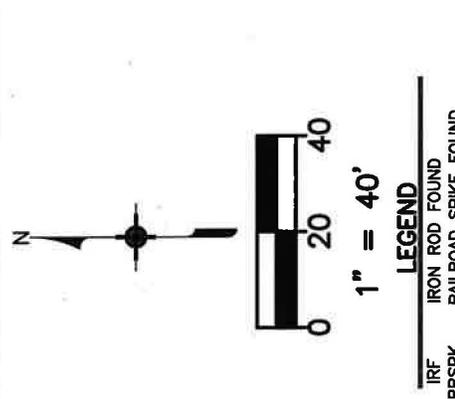
THENCE SOUTH 89°15'55" WEST ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET, A DISTANCE OF 3.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING**;

THENCE SOUTH 89°15'55" WEST CONTINUING ALONG THE COMMON LINE OF SAID BLOCK B/7091 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET, A DISTANCE OF 380.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN SHERIFF'S DEED TO WEST DALLAS INVESTMENTS, RECORDED IN INSTRUMENT NUMBER 201500154270, O.P.R.D.C.T. AND BEING THE NORTHWEST CORNER OF LOT 8, BLOCK B/7091 OF SAID WELLINGTON'S ADDITION, AND BEING IN THE EAST LINE OF LOT 25, BLOCK 7093, OF VALLEY PARK, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 170, M.R.D.C.T. AND ALSO BEING IN THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO IGLESIA DE DIOS MANATIALES DE VIDA ETERNA, INC., RECORDED IN VOLUME 99113, PAGE 4611, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.);

THENCE NORTH 00°15'56" WEST ALONG THE EAST LINE OF SAID BLOCK 7093, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID TORONTO STREET SAME BEING THE SOUTHWEST CORNER OF LOT 7, BLOCK C/7091 OF

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LEGEND

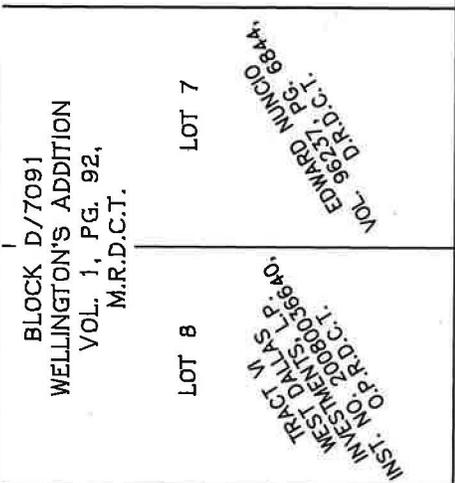
- IRF IRON ROD FOUND
- RRSPK RAILROAD SPIKE FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP
- STAMPED "STANTEC" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- SQ. FT. SQUARE FEET
- POB CONTROLLING MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

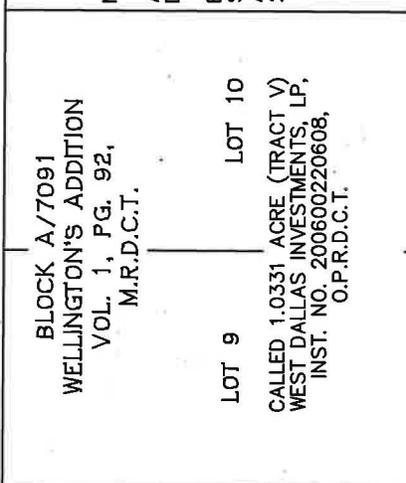


MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724



TORONTO STREET

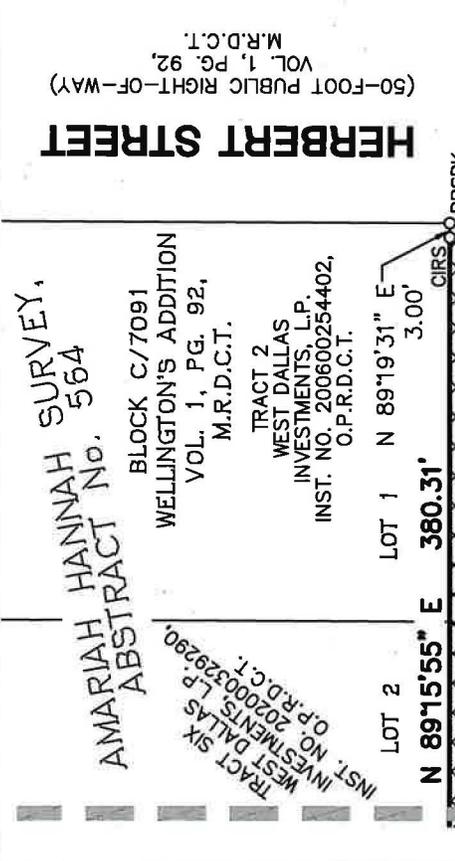
(F.K.A. MILDRED STREET)
(A 50-FOOT PUBLIC RIGHT-OF-WAY)
VOL. 1, PG. 92,
M.R.D.C.T.



LINE TABLE LOCATED ON SHEET 4 OF 4

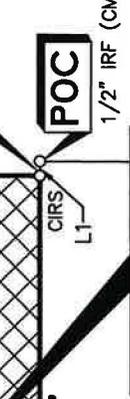
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SPRG NO. 5197

SHEET 3 OF 4



STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF TORONTO STREET
WELLINGTON'S ADDITION
ADJACENT TO BLOCK B/7091 AND BLOCK C/7091
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS



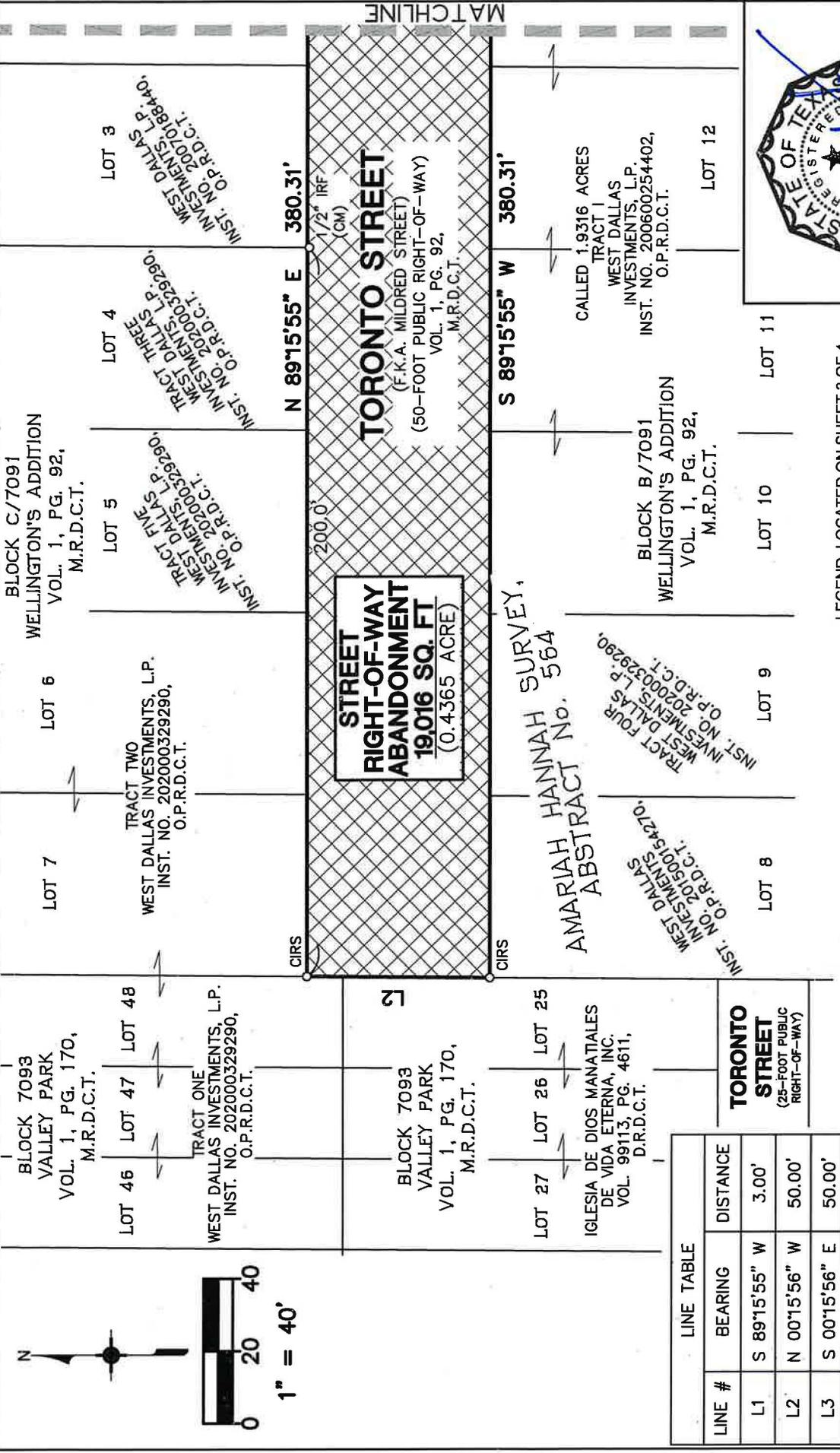
STREET RIGHT-OF-WAY ABANDONMENT
19,016 SQ. FT.
(0.4365 ACRE)

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Plano, Texas 75024
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DRAWN BY: RDR PROJECT NO.: 222011979



1" = 40'



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°15'55" W	3.00'
L2	N 00°15'56" W	50.00'
L3	S 00°15'56" E	50.00'

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STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF TORONTO STREET
WELLINGTON'S ADDITION
ADJACENT TO BLOCK B/7091 AND BLOCK C/7091
AMARIAH HANNAH SURVEY, ABSTRACT NO. 564
CITY OF DALLAS, DALLAS COUNTY, TEXAS

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