

ALLEY ABANDONMENT

PORTION OF LOT 5, BLOCK 5/858

GANO & EAKINS ADDITION,

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a 1,000 square feet (0.023 acres) tract of land situated in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, in the City of Dallas, Dallas County, Texas, and being a portion of Lot 5, Block 5/858, Gano and Eakins Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 69, Page 63, Deed Records, Dallas County, Texas, being all of an unrecorded 10-foot alley (by use and occupation; no record document found) referenced on Plat of John Ridgley Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Volume 85153, Page 1287, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a mag-nail with a metal washer stamped "W.A.I. 5714" found for the South corner of Lot 4, Block 5/858, of said Gano and Eakins Addition, and the East corner of said Lot 5, on the Northwest right-of-way of Hickory Street [F.K.A. Ophelia Avenue], a 60-foot right-of-way, according to the Plat of said Gano and Eakins Addition, said point also being the East corner of said 10-foot alley;

THENCE South 39 degrees 11 minutes 54 seconds West, along the Southeast line of said 10-foot alley and the Northwest right-of-way of said Hickory Street, a distance of 10.00 feet to a mag-nail with a metal washer stamped "W.A.I. 5714" set for the East corner of a tract of land described in Special Warranty Deed to Shelter Ministries of Dallas as recorded in Instrument No. 202100217477, Official Public Records, Dallas County, Texas;

THENCE North 50 deg 43 min 06 sec West, departing the Northwest right-of-way of said Hickory Street, along the Southwest line of said 10-foot alley and the Northeast line of said Shelter Ministries of Dallas tract, a distance of 100.00 feet to a mag-nail with a metal washer stamped "W.A.I. 5714" set for West corner of said 10-foot alley and the North corner of said Shelter Ministries of Dallas tract, said point being on the Southeast line of Lot 6, Block 5/858, of said Gano & Eakins Addition, said point being North 39 degrees 11 minutes 54 seconds East, 100.00 feet from a point for the West corner of said Shelter Ministries of Dallas tract from which a 5/8-inch iron pipe found bears North 64 degrees 30 minutes 32 seconds East, 0.73 feet;

THENCE North 39 deg 11 min 54 sec East, along the Southeast line of said Lot 6, Block 5/858, and the Northwest line of said 10-foot alley, a distance of 10.00 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the West corner of said Lot 4, Block 5/858, the South corner of said Lot 3, Block 5/858, the East corner of said Lot 6, Block 5/858, and the North corner of said 10-foot alley, said point being South 50 degrees 43 minutes 06 seconds East, 200.00 feet from a 1/2-inch iron rod found for the South corner of a tract of land described in Special Warranty Deed to Dallas Housing Acquisition & Development Corporation as recorded in Instrument No. 202200007227, Official Public Records, Dallas County, Texas;

THENCE South 50 degrees 43 minutes 06 seconds East, along the Northeast line of said 10-foot alley and the Southwest line of said Lot 4, Block 5/858, a distance of 100.00 feet to the POINT OF BEGINNING and containing within these metes and bounds 1,000 square feet or 0.023 acres of land, more or less.

Bearings shown hereon are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983, adjustment realization 2011.

(For SPRG use only)

Reviewed by: G.S.
Date: 3-31-22
SPRG No. 5753

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8700 HILLCREST PLAZA DRIVE, SUITE 318
DALLAS, TEXAS 75240

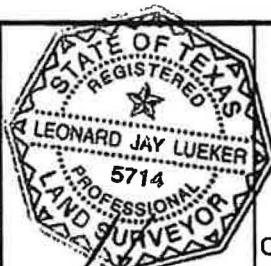
Texas Engineers Registration No. 89
Texas Surveyors No. 10098000 Expires 12-31-21
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Scale: N/A

Date: 07.19.21

Dwg. File: 58204.0E-ALLEY-ABAND

Project No.: 58204.0E



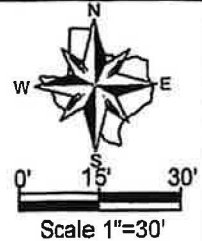
ALLEY ABANDONMENT
PORTION OF LOTS 5 AND 6, BLOCK 5/858
GANO & EAKINS ADDITION,
JOHN GRIGSBY SURVEY, ABSTRACT NO.
495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET
1
OF
2

(For SPRG use only)

Reviewed by: G.S.
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ALLEY ABANDONMENT
 PORTION OF LOT 5, BLOCK 5/858
 GANO & EAKINS ADDITION,
 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHELTER MINISTRIES OF DALLAS
 INST. NO. 201900133497
 O.P.R.D.C.T.



ABBREVIATION LEGEND

ABBR.	DEFINITION
CIRF	Capped Iron Rod Found (as noted)
CIRS	Iron Rod w/ red plastic cap stamped "WAI RPLS 5714"
IPF	Iron pipe found
CM	Controlling Monument
D.R.D.C.T.	Deed Records, Dallas County, Texas
F.K.A.	Formerly Known As
MAG	MAG nail with washer stamped "WAI RPLS 5714"
O.P.R.D.C.T.	Official Public Records, Dallas County, Texas
SQ. FT.	Square feet
INST. NO.	Instrument Number
VOL.	Volume
PG.	Page

1/2" CIRF (CM)
 SOUTH CORNER
 OF DALLAS
 HOUSING
 ACQUISITION &
 DEVELOPMENT
 CORPORATION
 INST. NO.
 202200007227
 "W.A.I. 5714"

JOHN GRIGSBY SURVEY
 ABSTRACT NO. 495

SHELTER MINISTRIES OF DALLAS
 INST. NO. 201900098221
 O.P.R.D.C.T.

REMAINDER OF
 LOT 6, BLOCK 5/858
 GANO & EAKINS ADDITION
 VOL. 69, PG. 63 D.R.D.C.T.

LOT 3, BLOCK 5/858
 GANO & EAKINS ADDITION
 VOL. 69, PG. 63
 D.R.D.C.T.

LOT 5A, BLOCK 5/858
 JOHN RIDGLEY ADDITION
 VOL. 85153, PG. 1287
 D.R.D.C.T.

(BY USE AND OCCUPATION; NO
 RECORD DOCUMENT FOUND)

SHELTER MINISTRIES OF DALLAS
 INST. NO. 202100217477
 O.P.R.D.C.T.

REMAINDER OF
 LOT 5, BLOCK 5/858
 GANO & EAKINS ADDITION
 VOL. 69, PG. 63 D.R.D.C.T.

REMAINDER OF
 LOT 5, BLOCK 5/858
 GANO & EAKINS ADDITION
 VOL. 69, PG. 63 D.R.D.C.T.

SHELTER MINISTRIES
 OF DALLAS
 INST. NO. 201900098221
 O.P.R.D.C.T.

SHELTER MINISTRIES
 OF DALLAS
 INST. NO. 201900133497
 O.P.R.D.C.T.

ALLEY ABANDONMENT
 0.023 ACRES (1,000 SQ. FT.)

LOT 4, BLOCK 5/858
 GANO & EAKINS ADDITION
 VOL. 69, PG. 63
 D.R.D.C.T.

MAG FOUND (CM)
 10.00'

POINT OF
 BEGINNING

HICKORY STREET
 (F.K.A. OPHELIA AVENUE)
 (60' PUBLIC RIGHT-OF-WAY)
 VOLUME 69, PAGE 63, D.R.D.C.T.

Bearings shown hereon are based on
 the State Plane Coordinate System,
 Texas North Central Zone 4202, North
 American datum of 1983, adjustment
 realization 2011.

Winkelmann
 & Associates, Inc.

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 DALLAS, TEXAS 75243 75270

Texas Engineers Registration No. 68
 Texas Surveyors No. 10093500 Expires 12-31-21
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Scale: 1" = 30'

Date: 07.19.21

Dwg. File: 58204.0E-ALLEY-ABAND

Project No.: 58204.0E



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 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SHEET
2
OF
2