

STORM SEWER EASEMENT ABANDONMENT  
BEING IN LOTS 8, 9, AND 10, BLOCK 21/3141  
DALLAS LAND AND LOAN COMPANY'S  
ADDITION TO OAK CLIFF PLAT NO. 2  
GEORGE LEONARD SURVEY, ABSTRACT NO. 770  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 671 square foot (0.015 acre) tract of land situated in the George Leonard Survey, Abstract No. 770, City of Dallas, Dallas County, Texas, the subject tract being a portion of Lots 8, 9, and 10, Block 21/3141, Dallas Land and Loan Company's Addition to Oak Cliff Plat No. 2, recorded in Volume 106, Page 230, Deed Records, Dallas County, Texas (DRDCT), as conveyed by a special warranty deed to Alamo Manhattan Bad, LLC, recorded in Instrument Number 201600351782 of the Official Public Records, Dallas County, Texas (OPRDCT), and being a portion of a storm sewer passing underneath the above described tract, dating from 1919, and by use and occupation — no recorded information found, with the approximate location thereof being more particularly described as follows:

COMMENCING at a 1/2" iron rod with yellow plastic cap found stamped "SPIARSENG" for the intersection of the south line of Seventh Street, a called 60-foot right-of-way created by plat recorded in Volume 141, Page 94 DRDCT, with the west line of a portion of Zang Boulevard, (variable width) the part of Zang Boulevard created by the plat of Dallas Land and Loan Company's Addition to Oak Cliff Plat No. 2 (formerly known as Washington Avenue), for the northeast corner of Lot 10, Block 21/3141, and same for said Alamo Manhattan Bad tract;

THENCE S 01°07'18" E, 4.91 feet along the west line of Zang Boulevard and the east line of said Lot 10 and said Alamo Manhattan Bad tract to a point for the POINT OF BEGINNING of said easement;

THENCE S 01°07'18" E, 5.33 feet along the west line of Zang Boulevard and the east line of said Lot 10 and said Alamo Manhattan Bad tract to a point for corner;

THENCE S 47°28'20" W, through Lots 10, 9, and 8, Block 21/3141, and same for said Alamo Manhattan Bad tract, passing into and through a 0.50-foot-wide alley abandonment by the City of Dallas by City Ordinance Number 20785, a total distance of 163.70 feet to the south line of said abandonment and of said Alamo Manhattan Bad tract, being the north line of a 20-foot-wide alley created by said plat of Dallas Land and Loan Company's Addition to Oak Cliff Plat No. 2, and from which an "X" found in concrete for the intersection of the north line of said alley with the west line of Zang Boulevard, for the southeast corner of said alley abandonment and same for said Alamo Manhattan Bad tract, bears N 89°20'20" E, 122.79 feet;

THENCE S 89°20'20" W, 5.99 feet along the south line of said abandonment and of said Alamo Manhattan Bad tract, and along the north line of said alley, to a point for corner;

THENCE N 47°28'20" E, 171.69 feet through said abandonment and of said Alamo Manhattan Bad tract, and through Lots 8, 9, and 10, Block 21/3141, to the POINT OF BEGINNING of the subject tract, and containing 671 square feet, or 0.015 acres of land.

PAGE 1 OF 2

(For SPRG use only)

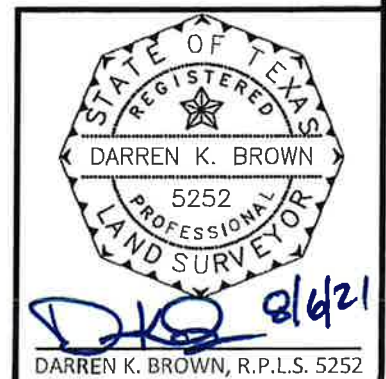
Reviewed By: G. S.  
Date: 8-24-21  
SPRG No: 5685

## NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.



Drawn:	Checked:	Date	Job No.
ED	DKB	6/24/21	21-084



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15 0 15 30  
1" = 30'

## SEVENTH STREET

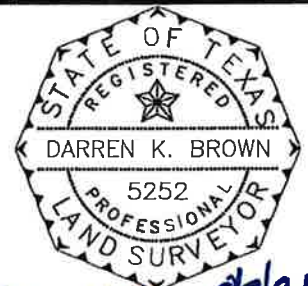
a called 60' ROW by plat  
(Vol. 141, Pg. 94 DRDCT)

centerline

POINT OF COMMENCING

1/2" CIRF  
(CM)S 01°07'18" E  
4.91'S 01°07'18" E  
5.33'ZANG BOULEVARD RE-ALIGNMENT  
variable width R.O.W.ZANG BOULEVARD  
60' ROW (portion created  
by Vol. 106, Pg. 230 DRDCT)  
(formerly known as Washington Ave.)

PAGE 2 OF 2



DARREN K. BROWN, R.P.L.S. 5252

Shaym O1, LLC  
Inst. No. 202000035874  
OPRDCT7th Madison, LLC  
Inst. No. 201500267173  
OPRDCT216 W. 7th, LLC  
Tract Two (2)  
Inst. No. 201000062152 OPRDCT

(For SPRG use only)

Reviewed By: G.S.  
Date: 8-24-21  
SPRG No: 5685

BLOCK 21/3141

**SPIARS**  
ENGINEERING & SURVEYING  
765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077  
TBPB No. F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

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2. A legal description of even date hereby accompanies this parcel plat map.

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