

CLOSE AND VACATE

Pearl Expressway
 Adjacent to Block 15/144 and Block 26/132
 Farmer's Market Addition, Phase 1
 John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas

BEING a 0.279 acre (12,160 square foot) tract of land situated in Pearl Expressway, closed and vacated by Ordinance #23182 Volume 97127, Page 1664 Deed Records, Dallas County, Texas, John Grigsby Survey, Abstract No. 495, Dallas, Dallas County, Texas, subsequently reopened by Ordinance #29040 and being adjacent to Block 15/144 and Block 26/132 Farmer's Market Addition, Phase 1, an addition to the City of Dallas according to the plat recorded in Instrument Number 202000142504 Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at an "x" cut in concrete set for corner in the northeast line of said Pearl Expressway (an 80 public foot right-of-way), said "x" being North 36°00'00" West a distance of 2.46 feet from an "x" cut in concrete found for corner at the intersection of said northeast line of Pearl Expressway and the northwest line of Taylor Street (a variable width public right-of-way), recorded in Volume 4, Page 350 Map Records, Dallas County, Texas, said "x" being the south corner of said Block 15/144;

THENCE South 54°00'00" West, departing said northeast line of Pearl Expressway and traveling over and across said Pearl Expressway for a distance of 10.00 feet to an "x" cut in concrete set for corner in the southwest line of said Pearl Expressway and the northeast line of aforementioned Block 26/132;

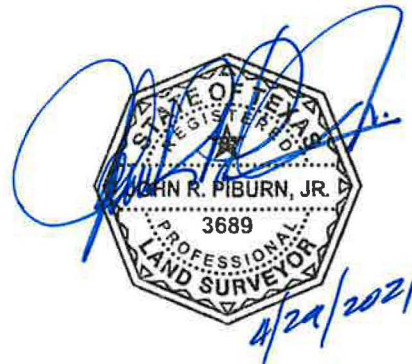
THENCE North 36°00'00" West, along said southwest line of Pearl Expressway for a distance of 152.00 feet to an "x" cut in concrete set for corner;

THENCE North 54°00'00" East, departing said southwest line of Pearl Expressway and traveling over and across said Pearl Expressway for a distance of 80.00 feet to an "x" cut in concrete set for corner in the aforementioned northeast line of Pearl Expressway, said "x" being South 36°00'00" East a distance of 17.23 feet from an "x" cut in concrete found for corner at the intersection of said northeast line of Pearl Expressway and the southeast line of Marilla Street (a variable width public right-of-way), recorded in Volume 91249, Page 4072 Deed Records, Dallas County, Texas, said "x" being the west corner of said Block 15/144;

THENCE South 36°00'00" East, along said northeast line of Pearl Expressway for a distance of 152.00 feet to the POINT OF BEGINNING and containing 0.279 acres, or 12,160 square feet of land, more or less.

NOTES:

cm = controlling monument
 mag fnd = magnetic nail found for corner
 "x" fnd = "x" cut in concrete found for corner
 "x" set = "x" cut in concrete set for corner
 Vol. = Volume
 Pg. = Page
 R.O.W. = right-of-way
 Ord No. = Ordinance Number
 Inst No. = Instrument Number
 D.R.D.C.T. = Deed Records, Dallas County, Texas
 M.R.D.C.T. = Map Records, Dallas County, Texas
 O.P.R.D.C.T. = Official Public Records, Dallas County, Texas



Basis of Bearings is the northeast line (North 36°00'00" West) of Pearl Street, as shown on plat of the Revised Map of Railroad Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat recorded in Volume 4, Page 350 Map Records, Dallas County, Texas.

(For SPRG use only)	
Reviewed By:	G.S.
Date:	5-5-21
SPRG NO.:	5603

CLOSE AND VACATE

Pearl Expressway
Adjacent to Block 15/144 and Block 26/132
Farmer's Market Addition, Phase 1

John Grigsby Survey, Abstract No. 495 City of Dallas, Dallas County, Texas



0 10 20 30 40 60 feet

SCALE: 1" = 40'

Marilla Street
(a variable width R.O.W.)
Vol 91249, Pg 4072
(D.R.D.C.T.)

License Agreement
Ord No. 31797
Inst No. 202100102621
(O.P.R.D.C.T.)

John Grigsby Survey
Abstract No. 495

License Agreement
Ord No. 31434
Inst No. 202000058256
(O.P.R.D.C.T.)

**Lot 1A, Block 15/144
FARMER'S MARKET
ADDITION, PHASE 1**
Inst No. 202000142504
O.P.R.D.C.T.

TAYLOR STREET 2111, LP
Inst No. 201200383129
O.P.R.D.C.T.

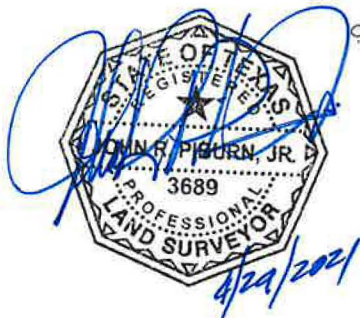
**Lot 1A, Block 26/132
FARMER'S MARKET
ADDITION, PHASE 1**
Inst No. 202000142504
O.P.R.D.C.T.

DF MARKET 2, LLC
Inst No. 201500190271
O.P.R.D.C.T.

P.O.B.
"x" set

License Agreement
Ord No. 31434
Inst No. 202000058256
(O.P.R.D.C.T.)

Taylor Street
(a variable width R.O.W.)
Vol 4, Pg 350 (M.R.D.C.T.)



Basis of Bearings is the northeast line
(North 36°00'00" West) of Pearl Street, as
shown on plat of the Revised Map of
Railroad Addition, an addition to the City
of Dallas, Dallas County, Texas according
to the plat recorded in Volume 4, Page
350 Map Records, Dallas County, Texas.

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Reviewed By:	<u>G.S.</u>
Date:	<u>5-5-21</u>
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