STREET ABANDONMENT
ALMA STREET
ADJACENT TO CITY BLOCKS H/888 AND 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 10,753 square feet or 0.247 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, adjacent to City Blocks H/888 and 1111, in the City of Dallas, Dallas County, Texas, being part of Alma Street, originally a called 30–foot–wide right–of–way created by the plat of John J. Eakins Santa Fe Addition, recorded in Volume 69, Page 436, Deed Records, Dallas County, Texas (DRDCT), and all of a right–of–way dedication thereof, conveyed as "Tract 1" by a warranty deed to the City of Dallas, recorded in Volume 3585, Page 235 DRDCT, and being all of a street easement conveyed to the City of Dallas, recorded in Volume 70099, Page 1803 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the south line of a portion of Parnell Street, closed by City of Dallas Ordinance Number 92–2175, as shown on the plat of Lot 3A, Block G/889, Office Crew Room Addition, recorded in Volume 94192, Page 11 DRDCT, for an inset corner of City Spur Parcel 1, conveyed by a deed without warranty to Dallas Area Rapid Transit, recorded in Volume 92165, Page 1176 DRDCT, and for the north corner of a tract conveyed as "Tract 1" by a special warranty deed to Magnolia Goodson Road, Ltd., et al, recorded in Instrument Number 201600357546, Official Public Records, Dallas County, Texas (OPRDCT);

THENCE S 44°41'12" W, 277.39 feet along the southeast line of Alma Street and same for said right–of–way dedication, and along the northwest line of Tract 1 to a railroad spike found for the west corner of Tract 1 and the south corner of said right–of–way dedication (Tract 1), being on the northeast line of Botham Jean Boulevard, a variable width right–of–way by use and occupation (formerly known as Wall Street, Grigsby Avenue, and Lamar Avenue), and being on the northeast line of a right–of–way dedication thereof, conveyed as "Tract 2" by a warranty deed to the City of Dallas, recorded in Volume 3585, Page 235 DRDCT;

THENCE N 42°27'30" W, 38.88 feet along the northeast line of said Tract 2 (right–of–way dedication), passing at 8.85 feet the north corner thereof, and into and through Alma Street, and same for said right–of–way dedication and original platted right–of–way thereof, to a point on the northwest line of Alma Street and the southeast line of Block H/888, being the same for Lot 10, Block H, of the John J. Eakins Santa Fe Addition, according to the plat thereof recorded in Volume 69, Page 436 DRDCT, as conveyed as "Tract 2" to Magnolia Goodson Road, Ltd., et al, by aforementioned deed, from which an "X" found in concrete for the intersection thereof with the northeast line of Botham Jean Boulevard, and being the east corner of another right–of–way dedication conveyed to the City of Dallas by a warranty deed recorded in Volume 3605, Page 630 DRDCT, bears S 44°49'48" W, 12.00 feet;

THENCE N 44°49'48" E, 281.41 feet along the northwest line of Alma Street, and same for said platted right–of–way thereof, and along the southeast line of Lots 10 and 5, Block H, John J. Eakins Santa Fe Addition, and same for said Tract 2, to a point for corner on the south line of said close street;

THENCE S 36°26'32" E, 38.59 feet along the south line thereof to the POINT OF BEGINNING with the subject tract containing 10,753 square feet or 0.247 acres of land, as noted in the preamble above.

(For SPRG use only)	
Reviewed By:	A. G
Date:	12.18.2024
SPRG No:	6274

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Drawn:	Checked:	Date	Job No.
ED	DKB	12/13/24	22–136

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.

STATE OF TEXAS
REGISTERED
DARREN K. BROWN
5252
PROFESSIONAL
LAND SURVEYOR

12/13/24

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

Drawing: G:\2022 JOBS\22–136 Lamar Corinth SFRR\SURVEY\DWG\22–136 ROW Abandonment Exhibits.dwg Saved By: Edavis Save Time: 12/12/2024 2:16:59 PM
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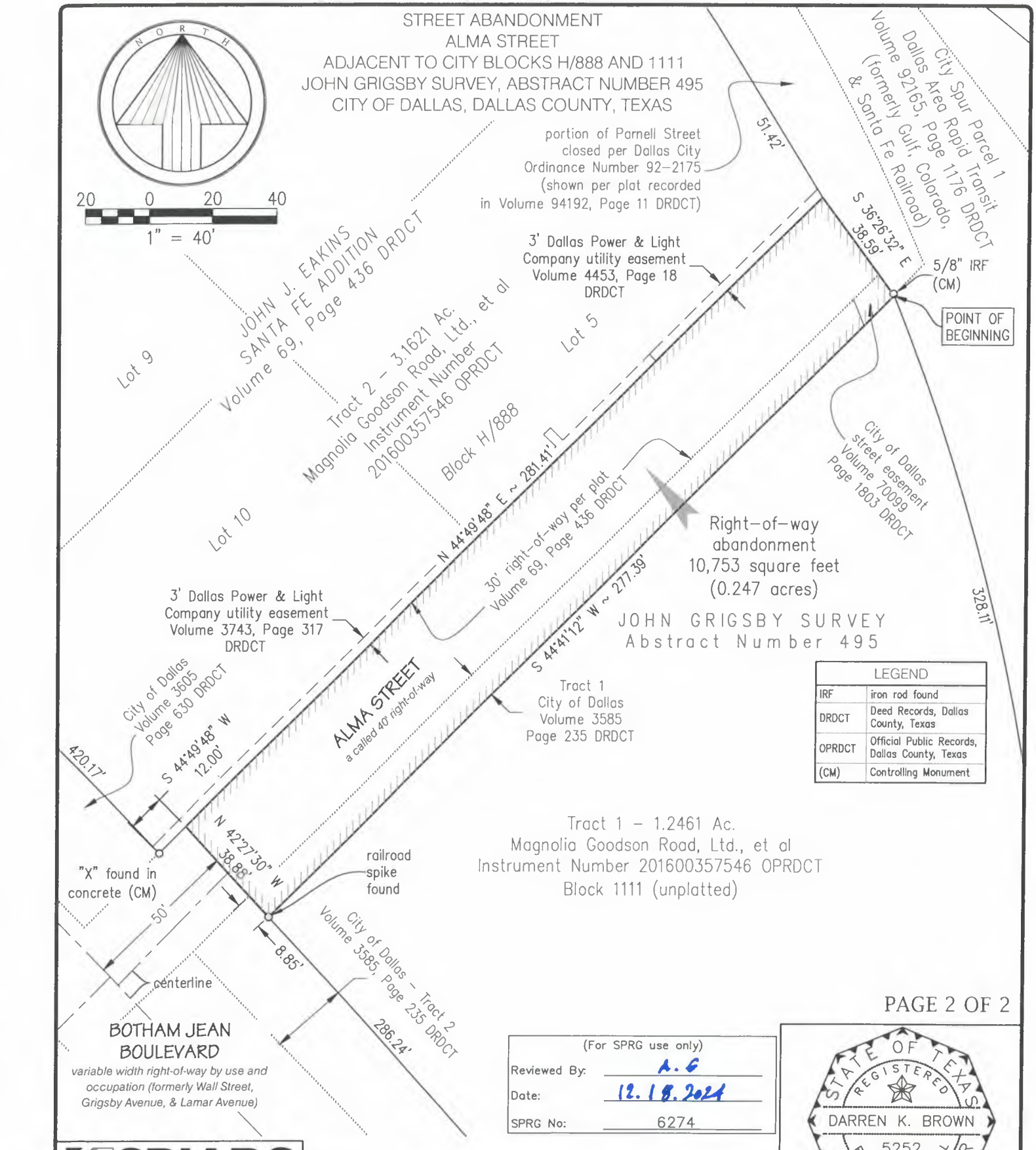
EXHIBIT A – TRACT 1

STREET ABANDONMENT
ALMA STREET
ADJACENT TO CITY BLOCKS H/888 AND 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
IRF	iron rod found
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument

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Reviewed By: A.G
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ED	DKB	12/13/24	22-136

NOTES:

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

Drawing: G:\2022 JOBS\22-136 Lamar Corinth SFFR\SURVEY\DWG\22-136 ROW Abandonment Exhibits.dwg Saved By: Edovis Save Time: 12/12/2024 2:16:59 PM
Plotted by: edovis Plot Date: 12/13/2024 11:16 AM

EXHIBIT A – TRACT 2

STREET EASEMENT ABANDONMENT
CITY BLOCK 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING approximately a 101 square feet or 0.002 acres tract of land situated in the John Grigsby Survey, Abstract Number 495, in City Block 1111, in the City of Dallas, Dallas County, Texas, being all of a street easement conveyed to the City of Dallas, recorded in Volume 70099, Page 1803, Deed Records, Dallas County, Texas (DRDCT), and part of a right–of–way dedication thereof, conveyed as "Tract 1" by a warranty deed to the City of Dallas, recorded in Volume 3585, Page 235 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the intersection of the south line of a portion of Parnell Street, closed by City of Dallas Ordinance Number 92–2175, as shown on the plat of Lot 3A, Block G/889, Office Crew Room Addition, recorded in Volume 94192, Page 11 DRDCT, with the southeast line of Alma Street, a 40–foot–wide right–of–way, with 30 feet thereof being created by the plat of John J. Eakins Santa Fe Addition, recorded in Volume 69, Page 436 DRDCT, and the remaining 10 feet being created by said right–of–way dedication "Tract 1" described above, and being an inset corner of City Spur Parcel 1, conveyed by a deed without warranty to Dallas Area Rapid Transit, recorded in Volume 92165, Page 1176 DRDCT, and for the north corner of a tract conveyed as "Tract 1" by a special warranty deed to Magnolia Goodson Road, Ltd., et al, recorded in Instrument Number 201600357546, Official Public Records, Dallas County, Texas (OPRDCT), and same for Block 1111;

THENCE S 44°41'12" W, 13.52 feet along the common line thereof, and along the southeast line of said street easement, to a point for the south corner thereof, and from which a railroad spike found for the west corner of said Magnolia Goodson tract, and same for Block 1111, bears S 44°41'12" W, 263.87 feet;

THENCE N 22°17'06" W, 8.88 feet through said right–of–way dedication, along the southwest line of said street easement, to a point on the northwest line of said right–of–way dedication and the southeast line of said right–of–way line per plat, for the west corner of said street easement;

THENCE N 44°49'48" E, 11.32 feet along the common line thereof, and along the northwest line of said street easement to a point for the intersection of said right–of–way line of Alma Street per plat with the southwest line of Parnell Street, for the north corner of said street easement;

THENCE S 36°26'32" E, 8.24 feet along the common line thereof, and along the northeast line of said street easement, to the POINT OF BEGINNING with the subject tract containing 101 square feet or 0.002 acres, as noted in the preamble above.

(For SPRG use only)	
Reviewed By:	A.G
Date:	12.18.2024
SPRG No:	6389

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Drawn:	Checked:	Date	Job No.
ED	DKB	12/12/24	22–136

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.

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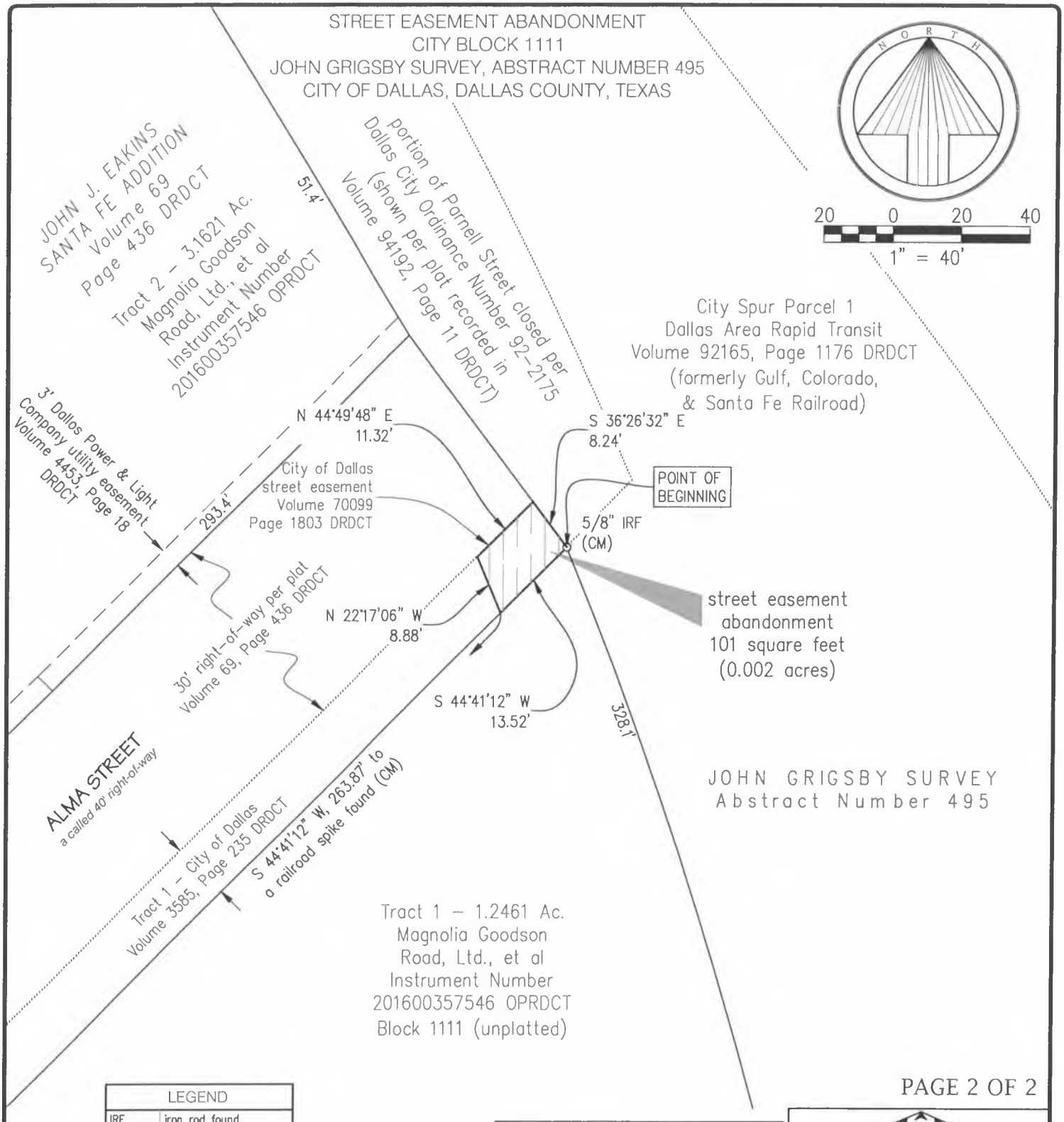
EXHIBIT A – TRACT 2

STREET EASEMENT ABANDONMENT
CITY BLOCK 1111
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS



LEGEND	
IRF	iron rod found
DRDCT	Deed Records, Dallas County, Texas
OPRDCT	Official Public Records, Dallas County, Texas
(CM)	Controlling Monument

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Reviewed By: A.G
Date: 12.18.2024
SPRG No: 6389

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