

ALLEY ABANDONMENT  
McKELL'S SUBDIVISION  
BLOCK 16/647  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 4,920 square foot (0.113 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, being all of a 15 foot alley in Block 16/647 in the Final Plat of McKell's Subdivision, an addition to the City of Dallas, Dallas County, Texas, recorded in Volume 241, Page 96 Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a PK Nail found in the easterly right of way line of Peak Street formerly Martha Street (60' right of way), as established by Peak's Suburban Addition an addition to City of Dallas as recorded in Volume 45, Page 56, D.R.D.C.T. and being the southerly corner of Lot 6, Block 16/647, of said McKell's Subdivision;

THENCE North 44°37'46" East with the southeast line of Lots 1 through 6 of said Addition, a distance of 328.00 feet to a "X" Cut found, being the easterly corner of said Lot 1;

THENCE South 45°22'14" East, a distance of 15.00 feet to a "X" Cut found, being the northerly corner of Lot 7, Block 16/647 of said McKell's Subdivision;

THENCE South 44°37'46" West, with the northeasterly line of Lots 7 through 8 of said Addition, and Lot 9A of the Emanuel Lutheran Church Addition as recorded in Instrument Number 200503552871, Official Public Record Dallas County, Texas, a distance of 328.00 feet to a "X" Cut Set for the northerly corner of said Lot 9A, and being in the said easterly right of way of said for Peak Street;

THENCE North 45°22'14" West with the said easterly right of way of said for Peak Street, a distance of 15.00 feet to the POINT OF BEGINNING and containing an area of 4,920 square feet (0.113 acre) of land, more or less.

**LEGEND**

O.P.R.D.C.T.= OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T.= DEED RECORDS, DALLAS COUNTY, TEXAS

XF= "X" CUT FOUND

XS= "X" CUT SET

PKF= PK NAIL FOUND

C.M.= CONTROLLING MONUMENT

INST. NO.= INSTRUMENT NUMBER

VOL.= VOLUME

PG.= PAGE

SQ. FT.= SQUARE FEET

R.O.W. RIGHT OF WAY

The Basis of Bearing is based on the east line of Peak Street as determined by GPS observation based on Western Data System VRS Network (NAD (83) referenced to the Texas Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A).



**Adams**  
Surveying  
Company, LLC

TXPLS Firm Registration No. 10177500

P.O. Box 833059  
Richardson, TX 75083  
Phone: (469) 317-0250  
Fax: (214) 295-9844

(For SPRG use only)

REVIEWED BY: G.S.

DATE: 12-19-18

S.P.R.G. NO: 4706

PAGE 1 OF 3



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 30'	12/11/18	18083

ALLEY ABANDONMENT  
McKELL'S SUBDIVISION BLOCK 16/647  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 45°22'14" E	15.00'
L2	N 45°22'14" W	15.00'

(TRACT 1)  
SAFEBUY PROPERTIES, LLC.  
INST. NO. 201300178707  
O.P.R.D.C.T.

(TRACT 2)  
SAFEBUY PROPERTIES, LLC.  
INST. NO. 201300178708  
O.P.R.D.C.T.

BLOCK 16/647  
McKELL'S SUBDIVISION  
VOL. 241, PG. 96  
D.R.D.C.T.  
(TRACT 3)  
SAFEBUY PROPERTIES, LLC.  
INST. NO. 201300178707  
O.P.R.D.C.T.

# PEAK STREET

(60' RIGHT OF WAY)  
VOL. 45, PG. 56  
D.R.D.C.T.

POINT OF  
BEGINNING  
PKF (C.M.)

N 44°37'46" E 328.00'

15' ALLEY  
4,920 SQ. FT.  
0.113 ACRE

S 44°37'46" W 328.00'

15' SIGHT EASEMENT  
INST. NO. 200503552871  
O.P.R.D.C.T.

JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495  
LOT 9A, BLK 16/647  
EMANUEL LUTHERAN CHURCH ADDITION  
INST. NO. 200503552871  
O.P.R.D.C.T.

The Basis of Bearing is based on the east line of Peak Street as determined by GPS observation based on Western Data System VRS Network (NAD (83) referenced to the Texas Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A).



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SCALE	1" = 30'
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PAGE 2 OF 3

ALLEY ABANDONMENT

McKELL'S SUBDIVISION BLOCK 16/647  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 45°22'14" E	15.00'
L2	N 45°22'14" W	15.00'

BLOCK 16/647  
McKELL'S SUBDIVISION  
VOL. 241, PG. 96  
D.R.D.C.T.

JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495

(TRACT 3)  
SAFEBUY PROPERTIES, LLC.  
INST. NO. 201300178707  
O.P.R.D.C.T.

SAFEBUY PROPERTIES, LLC.  
INST. NO. 201500082861  
O.P.R.D.C.T.

LOT 4

LOT 3

LOT 2

LOT 1

PAGE  
PAGE

N 44°37'46" E 328.00'  
15' ALLEY  
4,920 SQ. FT.  
0.113 ACRE

S 44°37'46" W 328.00'

XF

XF (C.M.)

LOT 9A, BLK 16/647  
EMANUEL LUTHERAN  
CHURCH ADDITION  
INST. NO. 200503552871  
O.P.R.D.C.T.

BLOCK 16/647  
McKELL'S SUBDIVISION  
VOL. 241, PG. 96  
D.R.D.C.T.

SAFEBUY PROPERTIES, LLC.  
INST. NO. 201500082862  
O.P.R.D.C.T.

LOT 8

LOT 7

The Basis of Bearing is based on the east line of Peak Street as determined by GPS observation based on Western Data System VRS Network (NAD (83) referenced to the Texas Coordinate System of 1983, North Central Zone 4202, Geoid Model 12A).



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PAGE 3 OF 3



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