

# ALLEY & STREET RIGHT-OF-WAY ABANDONMENT ~~EXHIBIT A-TRACT 1~~

A PORTION OF 15 FT. ALLEY OUT OF  
DUNLAP & HENRY'S SUBDIVISION AND A PORTION OF  
N. HASKEL AVENUE ADJACENT TO CITY BLOCK NO. A2/1513  
& CITY BLOCK B2/1513  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

Being a 660 square foot (0.0152 acres) tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, being part of the remainder of N. Haskell Avenue, depicted as a 50 foot wide street right of way in Dunlap & Henry's Subdivision and being a portion of a 15 foot Alley, created in said Dunlap & Henry's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 275, Map Records, Dallas County, Texas, said 660 square foot tract being adjacent to City Block A2/1513, and City Block B2/1513, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for corner, said corner being the West corner of Lot 8, of Block B2/1513, Cascada at Turtle Creek, an addition to the City of Dallas, Dallas County, Texas, according to the map or Plat thereof recorded in Volume 2003033, Page 268, Deed Records, Dallas County, Texas, same corner being the West corner of a tract of land conveyed to John Bassett and Nolana Bassett, by Warranty Deed recorded in Instrument No. 201600116439, Official Public Records, Dallas County, Texas, said corner also being the North corner of Lot 7, of said Cascada at Turtle Creek, same corner being the North corner of a tract of land conveyed to Royce E. Wilson, Sr. and Leslie K. Wilson, trustee of the Ed and Leslie Wilson Family trust, by General Warranty Deed recorded in Instrument No. 201400149833, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron found for Control Monument, bears North 40 degrees 22 minutes 46 seconds East, a distance of 67.84 feet;

THENCE South 40 degrees 22 minutes 46 seconds West, along the Northwest line of said Lot 7, a distance of 16.77 feet to a 5/8 inch iron rod found for corner, said corner being in the Southeast line of said 15 foot Alley;

THENCE along interior lines of said Lot 7 the following courses and distances;

South 66 degrees 11 minutes 38 seconds East, a distance of 24.04 feet to a point for corner;

South 40 degrees 22 minutes 46 seconds West, a distance of 15.52 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" for corner;

(For SPRG use only)

Reviewed By: JD  
Date: 7/20/2020  
SPRG No.: 4567

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADE AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T



Bryan Connally 7/15/20  
BRYAN CONNALLY  
R.P.L.S. NO. 5513  
DATE



## CBG Surveying, Inc.

PLANNING SURVEYING  
12025 Shiloh Road • Suite 230 Dallas, Texas 75228  
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Firm No. 10168800  
www.cbglntx.com

SHEET 1 OF 3  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18

# ALLEY & STREET RIGHT-OF-WAY ABANDONMENT

EXHIBIT A-TRACT 1

A PORTION OF 15 FT. ALLEY OUT OF  
DUNLAP & HENRY'S SUBDIVISION AND A PORTION OF  
N. HASKEL AVENUE ADJACENT TO CITY BLOCK NO. A2/1513  
& CITY BLOCK B2/1513  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

THENCE North 49 degrees 37 minutes 14 seconds West, along the Northeast line of Lot 6, of said Cascada at Turtle Creek, same line being (Tract I and Tract II) of land conveyed to W. Steves Ring and Denise P. Ring, by General Warranty Deed recorded in Instrument No. 201100111048, Official Public Records, Dallas County, Texas, a distance of 38.03 feet to a 1/2 inch iron rod with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of a City of Dallas tract (formerly M.K. & T. R.R.), by deed recorded in Volume 93242, Page 7360, Deed Records, Dallas County, Texas;

THENCE North 40 degrees 22 minutes 46 seconds East, along the Southeast line of said City of Dallas tract, a distance of 25.43 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of said City of Dallas tract, and being the Northwest line of said 15 foot Alley;

THENCE South 49 degrees 37 minutes 14 seconds East, over and across said 15 foot Alley, a distance of 15.00 feet to the POINT OF BEGINNING and containing 660 square feet or 0.0152 acres of land.

(For SPRG use only)

Reviewed By: JP  
Date: 7/20/2020  
SPRG No.: 4567

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADA AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T



Bryan Connally 7/15/20  
BRYAN CONNALLY DATE  
R.P.L.S. NO. 5513



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SHEET 2 OF 3  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18

# ALLEY & STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF 15 FT. ALLEY OUT OF  
DUNLAP & HENRY'S SUBDIVISION AND A PORTION OF  
N. HASKEL AVENUE ADJACENT TO CITY BLOCK NO. A2/1513  
& CITY BLOCK B2/1513  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

20' 10' 0 20' 40'

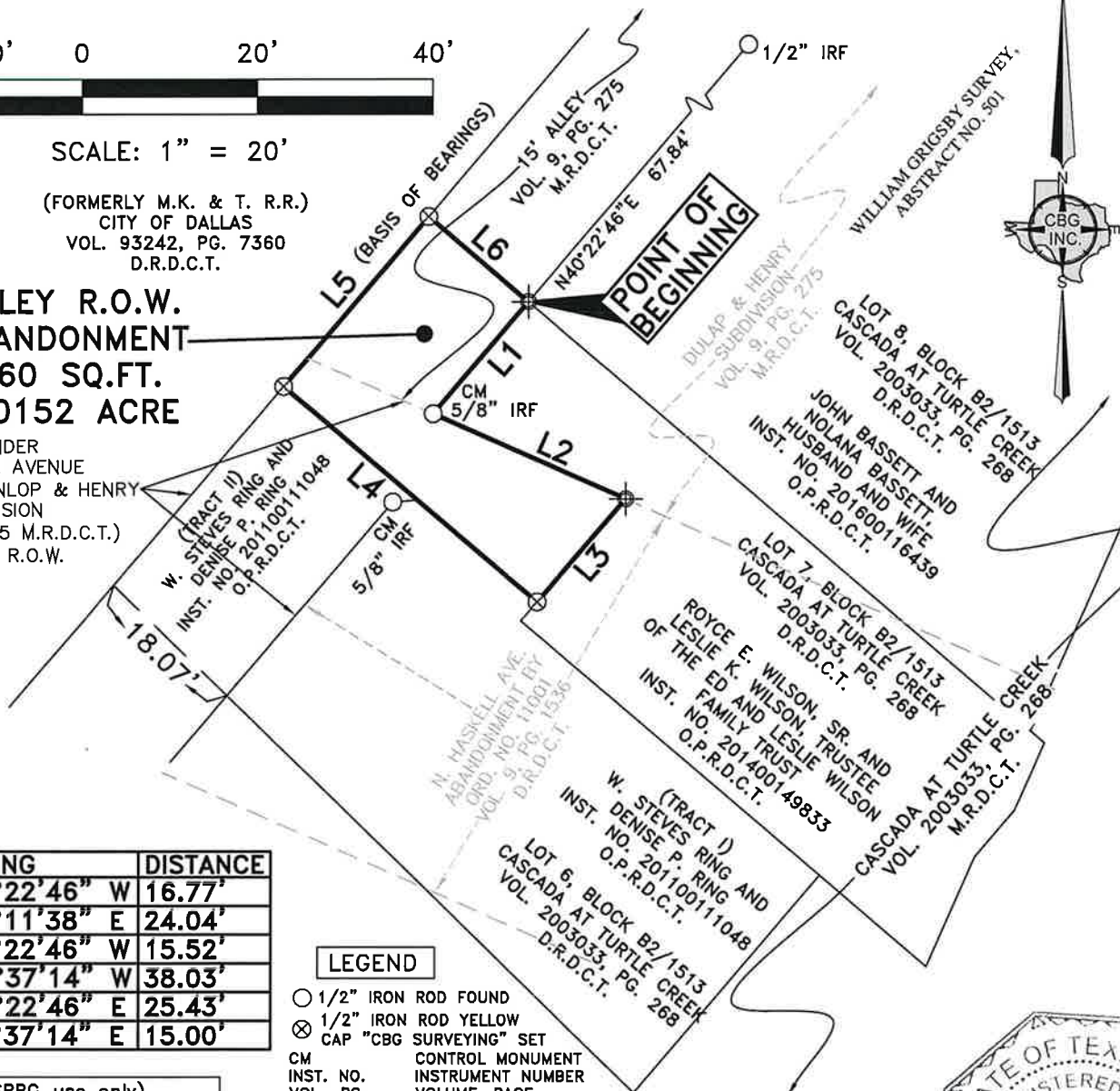


SCALE: 1" = 20'

(FORMERLY M.K. & T. R.R.)  
CITY OF DALLAS  
VOL. 93242, PG. 7360  
D.R.D.C.T.

**ALLEY R.O.W.  
ABANDONMENT  
660 SQ.FT.  
0.0152 ACRE**

REMAINDER  
N. HASKELL AVENUE  
(DEPICTED IN DUNLOP & HENRY  
SUBDIVISION  
VOL. 9, PG. 275 M.R.D.C.T.)  
AS A 50' R.O.W.



LINE	BEARING	DISTANCE
L1	S 40°22'46" W	16.77'
L2	S 66°11'38" E	24.04'
L3	S 40°22'46" W	15.52'
L4	N 49°37'14" W	38.03'
L5	N 40°22'46" E	25.43'
L6	S 49°37'14" E	15.00'

## LEGEND

- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD YELLOW
- ⊗ CAP "CBG SURVEYING" SET
- CM CONTROL MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- ESMT. EASEMENT
- SQ.FT. SQUARE FEET

(For SPRG use only)

Reviewed By: JD  
Date: 7/20/2020  
SPRG No.: 4567

## GENERAL NOTES:

1) BEARINGS ARE BASED ON THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADE AT TURTLE CREEK AS RECORDED IN VOL. 2003033, PG. 286, P.R.D.C.T.

BRYAN CONNALLY  
R.P.L.S. NO. 5513

DATE



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SHEET 3 OF 3  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18





**EXHIBIT A-TRACT 2**  
**ALLEY RIGHT-OF-WAY ABANDONMENT**

**DUNLAP & HENRY'S SUBDIVISION**

**EXHIBIT A-TRACT 2**

**A PORTION OF 15 FT. ALLEY**

**CITY BLOCK NO. A2/1513**

**ADJACENT TO CITY OF DALLAS BLOCK B2/1513**

**WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 424 square foot (0.0097 acres) tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, said being a portion of a 15 foot Alley, created in Dunlap & Henry's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 275, Map Records, Dallas County, Texas, City Block A2/1513, adjacent to City of Dallas Block B2/1513, and being more particularly described by metes and bounds as follows;

~~BEGINNING~~ at a point for corner, said corner being the North corner of Lot 8, of Cascada at Turtle Creek, Block B2/1513, an addition to the City of Dallas County, Texas, according to the map or plat thereof, recorded in Volume 2003033, Page 268, Map Records, Dallas County, Texas, same corner being the North corner of a tract of land conveyed to John Bassett and Nolana Bassett, by General Warranty Deed recorded in Instrument No. 201600116439, Official Public Records, Dallas County, Texas, said corner also being the West corner of Lot 9 of said Cascada at Turtle Creek, same corner being the West corner of a tract of land conveyed to John Mitchell Bell & Cynthia F. Bell, husband and wife, by General Warranty Deed recorded in Instrument No. 201500050296, Official Public Records, Dallas County, Texas, from which a 1/2 inch iron rod found for Controlling Monument, bears North 40 degrees 22 minutes 46 seconds East, a distance of 28.29 feet;

THENCE South 40 degrees 22 minutes 46 seconds West, along the Northwest line of said Lot 8, a distance of 28.29 feet to a point for corner, said corner being the West corner of said Lot 8, and being the North corner of Lot 7, of said Cascada at Turtle Creek, same corner being the West corner of a tract of land conveyed to Royce E. Wilson, Sr. and Leslie K. Wilson, trustee of the Ed and Leslie Wilson Family Trust, by General Warranty Deed, recorded in Instrument No. 201400149833, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found for Controlling Monument, bears South 40 degrees 22 minutes 46 seconds West, a distance of 16.77 feet;

THENCE North 49 degrees 37 minutes 14 seconds West, over and across said 15 foot Alley, a distance of 15.00 feet to a 1/2 inch iron set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of a City of Dallas tract (formerly M.K. & T. R.R.) by deed recorded in Volume 93242, Page 7360, Deed Records, Dallas County, Texas, and being in the Northwest line of said 15 foot Alley;

THENCE North 40 degrees 22 minutes 46 seconds East, along the Southeast line of said City of Dallas tract, a distance of 28.29 feet to a 1/2 inch iron set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of said City of Dallas tract and the Northwest line of said 15 foot Alley;

THENCE South 49 degrees 37 minutes 14 seconds East, over and across said 15 foot Alley, a distance of 15.00 feet to the POINT OF BEGINNING and containing 424 square feet or 0.0097 acres of land.

(For SPRG use only)

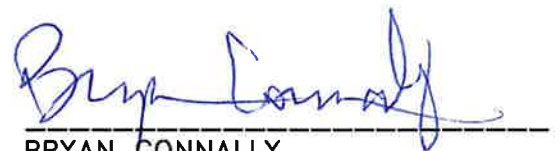
Reviewed By: A. Rodriguez

Date: 7/30/18

SPRG No.: 4566

**GENERAL NOTES:**

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADE AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T

  
BRYAN CONNALLY  
R.P.L.S. NO. 5513



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SHEET 1 OF 2  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18

# EXHIBIT A-TRACT 2 ALLEY RIGHT-OF-WAY ABANDONMENT

DUNLAP & HENRY'S SUBDIVISION

A PORTION OF 15 FT. ALLEY

CITY BLOCK NO. A2/1513

ADJACENT TO CITY OF DALLAS BLOCK B2/1513

WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2

LINE	BEARING	DISTANCE
L1	N 49°37'14" W	15.00'
L2	N 40°22'46" E	28.29'
L3	S 49°37'14" E	15.00'
L4	S 40°22'46" W	28.29'

(FORMERLY M.K. & T. R.R.)  
CITY OF DALLAS  
VOL. 93242, PG. 7360  
D.R.D.C.T.

ALLEY R.O.W.  
ABANDONMENT  
424 SQ.FT.  
0.0097 ACRE

LEGEND	
○ 1/2" IRON ROD FOUND	
⊗ 1/2" IRON ROD YELLOW	
⊗ CAP "CBG SURVEYING, INC." SET	
CM	CONTROL MONUMENT
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
ESMT.	EASEMENT
SQ.FT.	SQUARE FEET

(For SPRG use only)

Reviewed By: A. Rodriguez  
Date: 7/30/18  
SPRG No.: 4566

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADE AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T.



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SHEET 2 OF 2

JOB NO. 1726023-1

DRAWN BY: CC

DATE: 03/22/18

*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513

# ALLEY RIGHT-OF-WAY ABANDONMENT

EXHIBIT A - TRACT 3

DUNLAP & HENRY'S SUBDIVISION

EXHIBIT A-TRACT 3

A PORTION OF 15 FT. ALLEY

CITY BLOCK NO. A2/1513

ADJACENT TO CITY OF DALLAS BLOCK B2/1513

WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501

CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 424 square foot (0.0097 acres) tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, said being a portion of a 15 foot Alley, created in Dunlap & Henry's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 275, Map Records, Dallas County, Texas, City Block A2/1513, adjacent to City of Dallas Block B2/1513, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 9, Block B2/1513, of Cascada at Turtle Creek, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2003033, Page 268, Map Records, Dallas County, Texas, same corner being the North corner of a tract of land conveyed to John Mitchell Bell and Cynthia F. Bell, by General Warranty Deed recorded in Instrument No. 201500050296, Official Public Records, Dallas County, Texas, said corner also being the West corner of Lot 10, of said Cascada at Turtle Creek, same corner being the West corner of a tract of land conveyed to Charla G. Aldous, by General Warranty Deed recorded in Instrument No. 201200343535, Official Public Records, Dallas County, Texas;

THENCE South 40 degrees 22 minutes 46 seconds West, along the Northwest line of said Lot 9, a distance of 28.29 feet to a point for corner, said corner being in the West corner of said Lot 9, and being the North corner of Lot 8, of said Cascada at Turtle Creek, said corner being the North corner of a tract of land conveyed to John Bassett and Nolana Bassett, husband and wife, by Warranty Deed recorded in Instrument No. 201600116439, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found for controlling monument, bears South 40 degrees 22 minutes 46 seconds West, a distance of 45.06 feet;

THENCE North 49 degrees 37 minutes 14 seconds West, over and across said 15 foot Alley, a distance of 15.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of a City of Dallas tract (formerly M.K. & T. R.R.), by deed recorded in Volume 93242, Page 7360, Deed Records, Dallas County, Texas, and being the Northwest line of said 15 foot Alley;

THENCE North 40 degrees 22 minutes 46 seconds East, along the Southeast line of said City of Dallas tract, a distance of 28.29 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of said City of Dallas tract, and being the Northwest line of said 15 foot Alley;

THENCE South 49 degrees 37 minutes 14 seconds East, over and across said 15 foot Alley, a distance of 15.00 feet to the POINT OF BEGINNING and containing 424 square feet or 0.0097 acres of land.

(For SPRG use only)

Reviewed By: JP  
Date: 7/20/2020  
SPRG No.: 4565

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADE AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T

*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513



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SHEET 1 OF 2  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18





# EXHIBIT A-TRACT 3 ALLEY RIGHT-OF-WAY ABANDONMENT

DUNLAP & HENRY'S SUBDIVISION  
A PORTION OF 15 FT. ALLEY  
CITY BLOCK NO. A2/1513

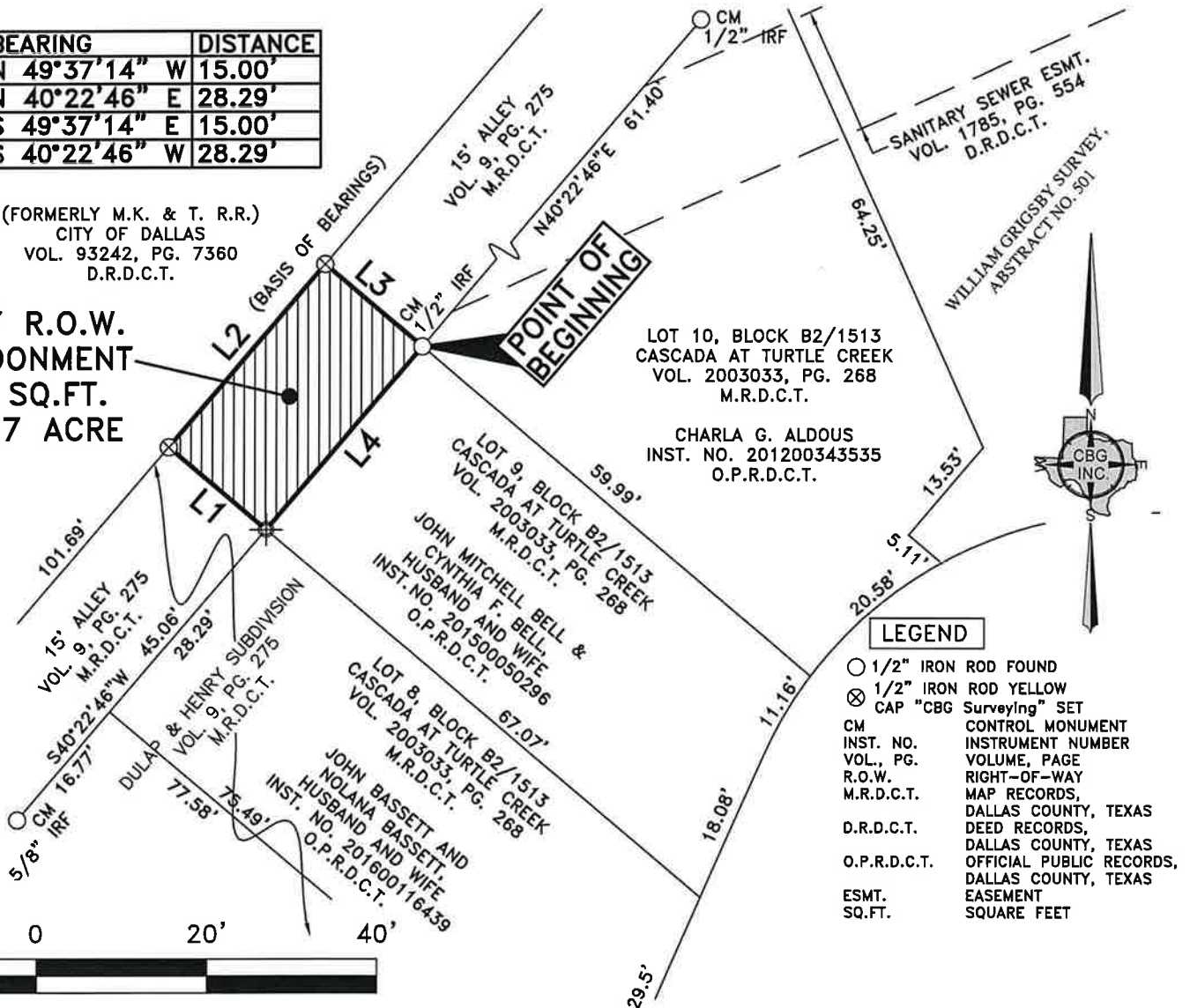
EXHIBIT A-TRACT 3

ADJACENT TO CITY OF DALLAS BLOCK B2/1513  
WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	N 49°37'14" W	15.00'
L2	N 40°22'46" E	28.29'
L3	S 49°37'14" E	15.00'
L4	S 40°22'46" W	28.29'

(FORMERLY M.K. & T. R.R.)  
CITY OF DALLAS  
VOL. 93242, PG. 7360  
D.R.D.C.T.

ALLEY R.O.W.  
ABANDONMENT  
424 SQ.FT.  
0.0097 ACRE



SCALE: 1" = 20'

(For SPRG use only)

Reviewed By: JD  
Date: 7/20/2020  
SPRG No.: 4565

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADA AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T.

Bryan Connally  
BRYAN CONNALLY  
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SHEET 2 OF 2  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18



**EXHIBIT A-TRACT 4**  
**ALLEY RIGHT-OF-WAY ABANDONMENT**

**DUNLAP & HENRY'S SUBDIVISION**

**EXHIBIT A-TRACT 4**

**A PORTION OF 15 FT. ALLEY**

**CITY BLOCK NO. A2/1513**

**ADJACENT TO CITY OF DALLAS BLOCK B2/1513**

**WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 974 square foot (0.0223 acres) tract of land situated in the William Grigsby Survey, Abstract No. 501, City of Dallas, Dallas County, Texas, said being a portion of a 15 foot Alley, created in Dunlap & Henry's Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 275, Map Records, Dallas County, Texas, City Block A2/1513, adjacent to City of Dallas Block B2/1513, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of Lot 9, Block B2/1513, of Cascada at Turtle Creek, an addition to the City of Dallas, Dallas County, Texas, according to the map or plat thereof recorded in Volume 2003033, Page 268, Map Records, Dallas County, Texas, same corner being the North corner of a tract of land conveyed to John Mitchell Bell and Cynthia F. Bell, by General Warranty Deed recorded in Instrument No. 201500050296, Official Public Records, Dallas County, Texas, said corner also being the West corner of Lot 10, of said Cascada at Turtle Creek, same corner being the West corner of a tract of land conveyed to Charla G. Aldous, by General Warranty Deed recorded in Instrument No. 201200343535, Official Public Records, Dallas County, Texas, from which a 5/8 inch iron rod found for Controlling Monument, bears South 40 degrees 22 minutes 46 seconds West, a distance of 73.35 feet;

THENCE North 49 degrees 37 minutes 14 seconds West, over and across said 15 foot Alley, a distance of 15.00 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of a City of Dallas tract (formerly M.K. & T. R.R.), by deed recorded in Volume 93242, Page 7360, Deed Records, Dallas County, Texas, and being in the Northwest line of said 15 foot Alley;

THENCE North 40 degrees 22 minutes 46 seconds East, along the Southeast line of said City of Dallas tract, a distance of 68.56 feet to a 1/2 inch iron rod set with a plastic yellow cap stamped "CBG Surveying" for corner, said corner being in the Southeast line of said City of Dallas tract, and being in the Northwest line of said 15 foot Alley;

THENCE South 24 degrees 05 minutes 55 seconds East, over and across said 15 foot Alley, a distance of 16.62 feet to a point for corner, said corner being the North corner of said Lot 10, and being in the Southwest line of a Common Area, of said Cascada at Turtle Creek Addition;

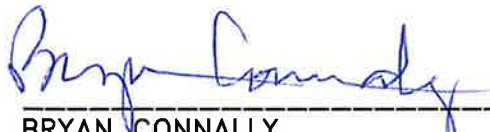
THENCE South 40 degrees 22 minutes 46 seconds West, along the Northwest line of said Lot 10, and the Southeast line of said 15 foot Alley, a distance of 61.40 feet to the POINT OF BEGINNING and containing 974 square feet or 0.0223 acres of land.

(For SPRG use only)

Reviewed By: A. Rodriguez  
Date: 7/30/18  
SPRG No.: 4564

**GENERAL NOTES:**

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADA AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T

  
BRYAN CONNALLY  
R.P.L.S. NO. 5513



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SHEET 1 OF 2  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18



# ALLEY RIGHT-OF-WAY ABANDONMENT

DUNLAP & HENRY'S SUBDIVISION

A PORTION OF 15 FT. ALLEY

CITY BLOCK NO. A2/1513

ADJACENT TO CITY OF DALLAS BLOCK B2/1513

WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 4

20' 10' 0 20' 40'



SCALE: 1" = 20'

**ALLEY R.O.W.  
ABANDONMENT  
974 SQ.FT.  
0.0223 ACRE**



(FORMERLY M.K. & T. R.R.)  
CITY OF DALLAS  
VOL. 93242, PG. 7360  
D.R.D.C.T.

WILLIAM GRIGSBY SURVEY,  
ABSTRACT NO. 501

15' ALLEY  
VOL. 9, PG. 275  
M.R.D.C.T.

**POINT OF  
BEGINNING**

LOT 9, BLOCK B2/1513  
CASCADA AT TURTLE CREEK  
VOL. 2003033, PG. 268  
M.R.D.C.T.

CHARLA G. ALDOUS  
INST. NO. 201200343535  
O.P.R.D.C.T.

LOT 8, BLOCK B2/1513  
CASCADA AT TURTLE CREEK  
VOL. 2003033, PG. 268  
M.R.D.C.T.

LOT 7, BLOCK B2/1513  
CASCADA AT TURTLE CREEK  
VOL. 2003033, PG. 268  
M.R.D.C.T.

15' ALLEY  
VOL. 9, PG. 275  
M.R.D.C.T.

VOL. COMMON AREA  
M.R.D.C.T. PG. 268

SANITARY SEWER ESMT.  
VOL. 1785, PG. 554  
D.R.D.C.T.

LOT 11, BLOCK B2/1513  
CASCADA AT TURTLE CREEK  
VOL. 2003033, PG. 268  
M.R.D.C.T.

GARY CRUCIANI  
INST. NO. 201400322812  
O.P.R.D.C.T.

## LEGEND

- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD YELLOW
- CAP "CBG SURVEYING, INC." SET
- CM CONTROL MONUMENT
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- R.O.W. RIGHT-OF-WAY
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- ESMT. EASEMENT
- SQ.FT. SQUARE FEET

LINE	BEARING	DISTANCE
L1	N 49°37'14" W	15.00'
L2	N 40°22'46" E	68.56'
L3	S 24°05'55" E	16.62'
L4	S 40°22'46" W	61.40'

## GENERAL NOTES:

1) BEARINGS ARE BASED IN THE NORTHWEST LINE OF BLOCK B2/1513 OF CASCADA AT TURTLE CREEK BEING NORTH 40 DEGREES 22 MINUTES 46 SECONDS EAST, AS RECORDED IN VOL. 2003033, PG. 286, M.R.D.C.T



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*Bryan Connally*  
BRYAN CONNALLY  
R.P.L.S. NO. 5513

SHEET 2 OF 2  
JOB NO. 1726023-1  
DRAWN BY: CC  
DATE: 03/22/18