

STREET RIGHT-OF-WAY ABANDONMENT

PART OF WINNETKA AVENUE
WEST END ADDITION
ADJACENT TO BLOCKS 9/7265 AND 12/7265
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

BEING a 9,941 square feet (0.23 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, adjacent to the City of Dallas Blocks 9/7265 and 12/7265 Dallas County, Texas, and being a part of Winnetka Avenue (formerly Pine Street)(50 foot right-of-way) as dedicated by West End Addition recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" for corner lying in the northerly right-of-way line of Bayonne Street (formerly William Avenue)(50 foot right-of-way) as dedicated by said West End Addition and the westerly right-of-way line of said Winnetka Avenue (formerly Pine Street)(50 foot right-of-way) as dedicated by said West End Addition, also being the southeasterly corner of Lot 1, Block 12/7265 of said West End Addition;

THENCE North 01 degrees 32 minutes 53 seconds West, along the westerly right-of-way line of said Winnetka Avenue, common with the easterly line of Lots 1 thru 4 in Block 12/7265 of said West End Addition, a distance of 198.82 feet to a 1/2 inch iron rod set with a yellow cap stamped "TXHS" from which a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" or corner lying in the southerly right-of-way line of Duluth Street (formerly Lindsey Avenue)(50 foot right-of-way) as dedicated by said West End Addition bears North 01 degrees 32 minutes 53 seconds West, 11.00 feet;

THENCE North 88 degrees 26 minutes 04 seconds East, over and across the existing right-of-way of said Winnetka Avenue, a distance of 50.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "TXHS" from which a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" for corner lying in the southerly right-of-way line of Duluth Street (50 foot right-of-way) as dedicated by said West End Addition bears North 01 degrees 32 minutes 53 seconds West, 11.00 feet;

THENCE South 01 degrees 32 minutes 53 seconds East, along the easterly right-of-way line of said Winnetka Avenue, common with the westerly line of Lots 8 and 9 in Block 9/7265 of said West End Addition, a distance of 198.80 feet to a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" lying at the northerly right-of-way line of said Bayonne Street, also being the southwesterly corner of said Lot 9, Block 9/7265 of said West End Addition;

THENCE South 88 degrees 24 minutes 34 seconds West, over and across said Winnetka Avenue, common with the northerly right-of-way line of said Bayonne Street, a distance of 50.00 feet to the POINT OF BEGINNING and containing 9,941 square feet or 0.23 acres of land.

Gary E. Johnson, R.P.L.S.# 5299



(For SPRG use only)

Reviewed By: G.S.
Date: 8-22-19
SPRG NO: 4334



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Bearings are based on the State Plane
Coordinate System, Texas North Central Zone
4202, North American Datum of 1983,
Realization of 2011.

JOB# 1701319-13
DATE: 07/05/2019
DRAWN BY: CN
PAGE: 1 of 2

STREET RIGHT-OF-WAY ABANDONMENT

PART OF WINNETKA AVENUE

WEST END ADDITION

ADJACENT TO BLOCKS 9/7265 AND 12/7265
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 1

(For SPRG use only)

Reviewed By: G.S.

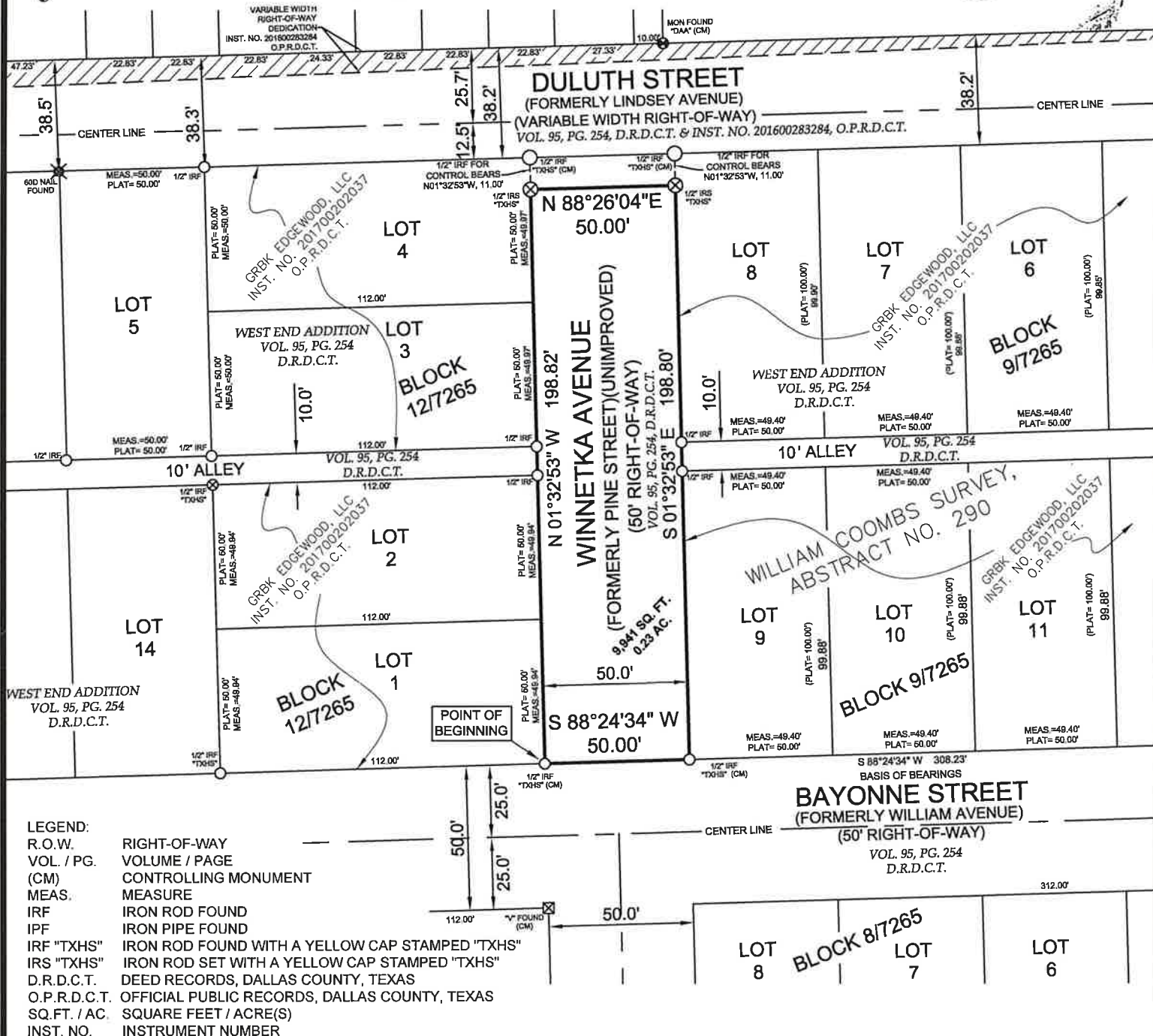
Date: 8-22-19

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SCALE 1"=50'

Gary E. Johnson, R.P.L.S. #5299



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JOB: 1701319-13
DATE: 07/05/2019
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PAGE: 2 of 2

ALLEY ABANDONMENT

PART OF 10 FOOT ALLEY
WEST END ADDITION
BLOCK 12/7265

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2

Being a 1,120 square feet (0.0257 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, and being a part of City of Dallas Block 12/7265 Dallas County, Texas, and being a part of a 10 foot alley right-of-way as dedicated by West End Addition recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with yellow cap stamped "TXHS" (controlling monument) for corner, lying on the westerly right-of-way line of Winnetka Avenue (formerly Pine Street)(50 foot right-of-way) as dedicated by said West End Addition and being the northerly right-of-way line of Bayonne Street (formerly William Avenue)(50 foot right-of-way) as dedicated by said West End Addition and also being the southeasterly corner of Lot 1, Block 12/7265 of said West End Addition and being a southeast corner of a tract of land as described in the Deed Without Warranty to GRBK Edgewood, LLC, recorded in Instrument No. 201700202037, Official Public Records, Dallas County, Texas;

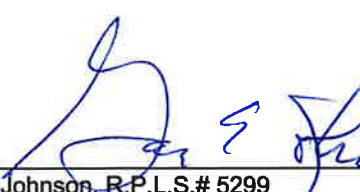
THENCE North 01 degrees 32 minutes 54 West, along the easterly line of Lots 1 and 2, Block 12/7265 of said West End Addition, and the easterly line of said GRBK Edgewood tract, common with the westerly right-of-way line of said Winnetka Avenue, a distance of 99.88 feet to a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS", lying on the southerly right-of-way line of said 10 foot alley also being the northeasterly corner of Lot 2, Block 12/7265 of said West End Addition and a northeasterly corner of said GRBK Edgewood tract and being the POINT OF BEGINNING of the herein described tract;

THENCE South 88 degrees 24 minutes 34 seconds West, along the northerly line of said Lot 2, Block 12/7265 and said GRBK Edgewood tract, common with the southerly right-of-way line of said 10 foot alley right-of-way, a distance of 112.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for the northeasterly corner of Lot 14, Block 12/7265;

THENCE North 01 degrees 32 minutes 54 West, over and across said 10 foot alley right-of-way, a distance of 10.00 feet to a 1/2 inch iron rod found (controlling monument) for the southwesterly corner of Lot 3, Block 12/7265 of said West End Addition and a southwesterly corner of said GRBK Edgewood tract;

THENCE North 88 degrees 24 minutes 34 seconds East, along the northerly right-of-way of said 10 foot alley right-of-way, common with the southerly line of said Lot 3, Block 12/7265 and said GRBK Edgewood tract, a distance of 112.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for the southeasterly corner of Lot 3, Block 12/7265 of said West End Addition and a southeasterly corner of said GRBK Edgewood tract and lying on the westerly right-of-way line of said Winnetka Avenue;

THENCE South 01 degrees 32 minutes 54 seconds East, over and across said 10 foot alley right-of-way, common with the westerly right-of-way line of said Winnetka Avenue, a distance of 10.00 feet to the POINT OF BEGINNING and containing 1,120 square feet or 0.0257 an acres of land.


Gary E. Johnson, R.P.L.S.# 5299



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Reviewed By:	G.S.
Date:	8-22-19
SPRG NO:	4335



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Page 1 of 2

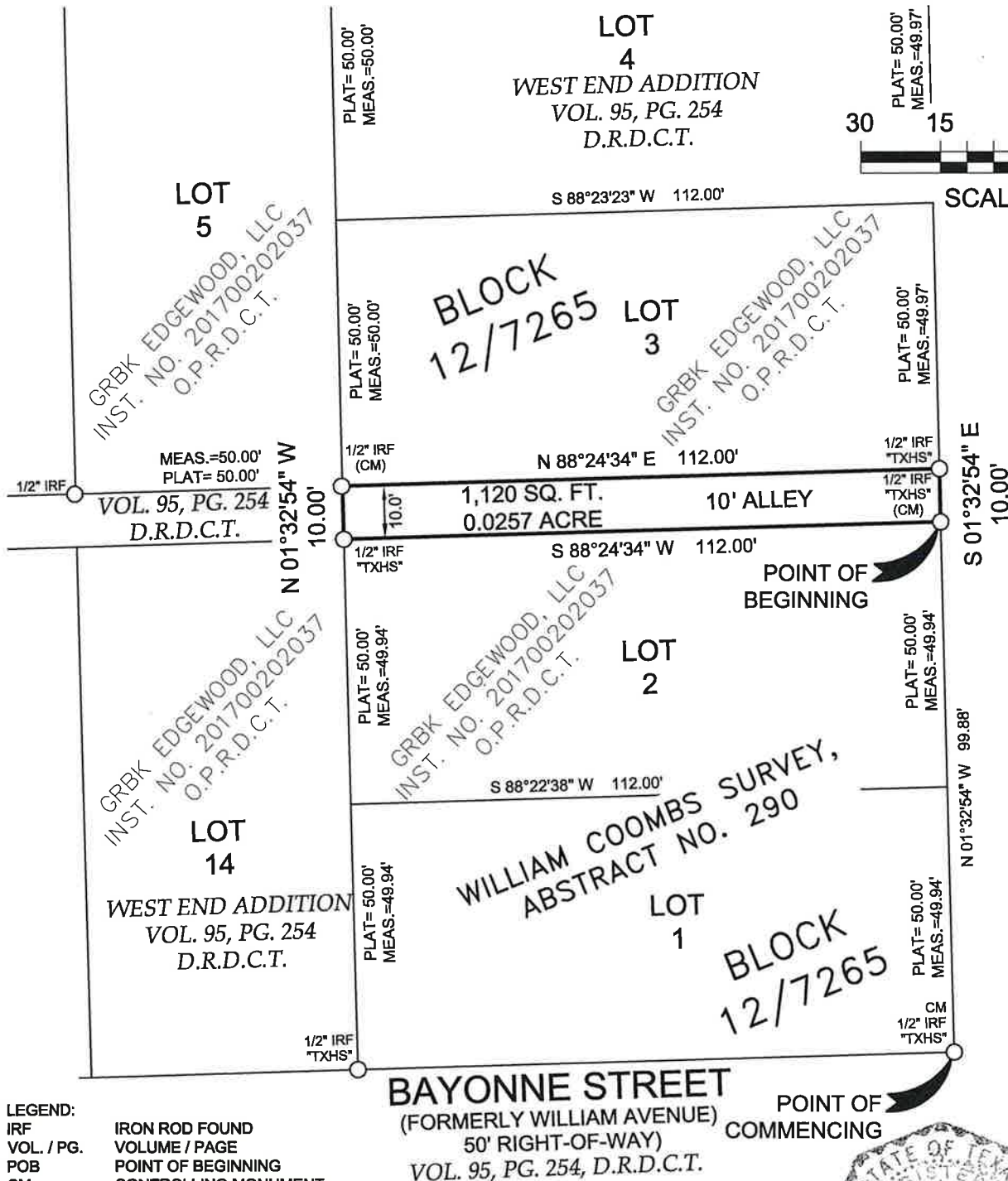
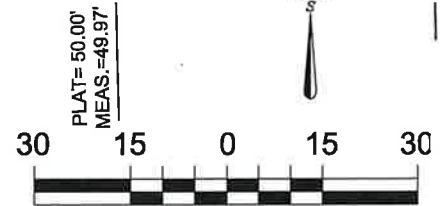
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Reviewed By: C.S.
Date: 8-22-19
SPRG NO: 4335

ALLEY ABANDONMENT

PART OF 10 FOOT ALLEY
WEST END ADDITION
BLOCK 12/7265
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2



WINNETKA AVENUE
(FORMERLY PINE STREET)
(50' RIGHT-OF-WAY)(UNIMPROVED)
VOL. 95, PG. 254, D.R.D.C.T.

LEGEND:

IRF IRON ROD FOUND
VOL. / PG. VOLUME / PAGE
POB POINT OF BEGINNING
CM CONTROLLING MONUMENT
IRF "TXHS" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "TXHS"
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
SQ.FT. / AC. SQUARE FEET / ACRE(S)
R.O.W. RIGHT-OF-WAY
INST. NO. INSTRUMENT NUMBER



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Firm No. 10169300

POINT OF
COMMENCING

Gary E. Johnson, R.P.L.S.# 5299

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Realization of 2011.

JOB# 1701319-03
DATE: 07/11/2019
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Page 2 of 2

ALLEY ABANDONMENT

PART OF A 10 FOOT ALLEY

WEST END ADDITION

BLOCK 9/7265

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

BEING a 3,082 square feet (0.07 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, and being a part of City of Dallas Block 9/7265 Dallas County, Texas, and being a part of a 10 foot Alley right-of-way as dedicated by West End Addition recorded in Volume 95, Page 254, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with yellow cap stamped "TXHS" for corner, lying on the westerly right-of-way line of Conklin Street (formerly Cedar Street)(50 foot right-of-way) as dedicated by said West End Addition and being the northerly right-of-way line of Bayonne Street (formerly William Avenue)(50 foot right-of-way) as dedicated by said West End Addition and also being the southeasterly corner of Lot 1, Block 9/7265 of said West End Addition and a southeast corner of a tract of land described by Deed Without Warranty to GRBK Edgewood, LLC, as recorded in Instrument No. 201700202037, Official Public Records, Dallas County, Texas;

THENCE North 01 degrees 32 minutes 53 West, along the easterly line of Lots 1 and 2, Block 9/7265 of said West End Addition and said GRBK Edgewood tract, common with the westerly right-of-way line of said Conklin Street, a distance of 99.88 feet to a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" lying on the southerly line of said 10 foot alley right-of-way, also being the northeasterly corner of said Lot 2, Block 9/7265 of said West End Addition and a northeasterly corner of said GRBK Edgewood tract and being the POINT OF BEGINNING of the herein described tract;

THENCE South 88 degrees 24 minutes 34 seconds West, along the northerly line of said Lot 2, Block 9/7265 and Lots 12, 11, 10 and 9, Block 9/7265 of said West End Addition and said GRBK Edgewood tract, common with the southerly line of said 10 foot alley right-of-way, a distance of 308.24 feet to a 1/2 inch iron rod found (controlling monument) with a yellow cap stamped "TXHS" for the northwesterly corner of Lot 9, Block 9/7265 of said West End Addition and said GRBK Edgewood tract and lying on the easterly right-of-way line of said Winnetka Avenue (formerly Pine Street)(50 foot right-of-way) as dedicated by said West End Addition;

THENCE North 01 degrees 32 minutes 53 seconds West, along the westerly line of said 10 foot alley right-of-way, common with the easterly right-of-way line of said Winnetka Avenue, a distance of 10.00 feet to a 1/2 inch iron rod found with a yellow cap stamped "TXHS" lying on the easterly right-of-way line of said Winnetka Avenue and being the southwesterly corner of Lot 8, Block 9/7265 of said West End Addition and a southwesterly corner of said GRBK Edgewood tract;

THENCE North 88 degrees 24 minutes 34 seconds East, along the southerly line of said Lot 8, Block 9/7265 and Lots 7, 6, 5, and 3, Block 9/7265 of said West End Addition and said GRBK Edgewood tract, common with the northerly line of said 10 foot alley right-of-way, a distance of 308.24 feet to a 1/2 inch iron rod with a yellow cap stamped "TXHS" found for corner, being the southeasterly corner of said Lot 3, Block 9/7265 and a southeasterly corner of said GRBK Edgewood tract and being on the west line of said Conklin Street;

THENCE South 01 degrees 32 minutes 53 East, along the easterly line of said 10 foot alley right-of-way, common with the westerly line of said Conklin Street, a distance of 10.00 feet, to the POINT OF BEGINNING and containing 3,082 square feet or 0.07 acres of land.


Gary E. Johnson, R.P.L.S.# 5299



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Reviewed By: G.S.

Date: 8-22-19

SPRG NO: 4336



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PAGE: 1 of 3

ALLEY ABANDONMENT

PART OF A 10 FOOT ALLEY

WEST END ADDITION

BLOCK 9/7265

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290

CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

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CND-TRINITY VILLAGE, LLC
INSTRUMENT NO.
201500081812
O.P.R.D.C.T.

50 25 0 25 50 75 100
SCALE 1"=50'

VARIABLE WIDTH RIGHT-OF-WAY
DEDICATION INST. NO.
201600283284
O.P.R.D.C.T.

SCALE 1"=50'



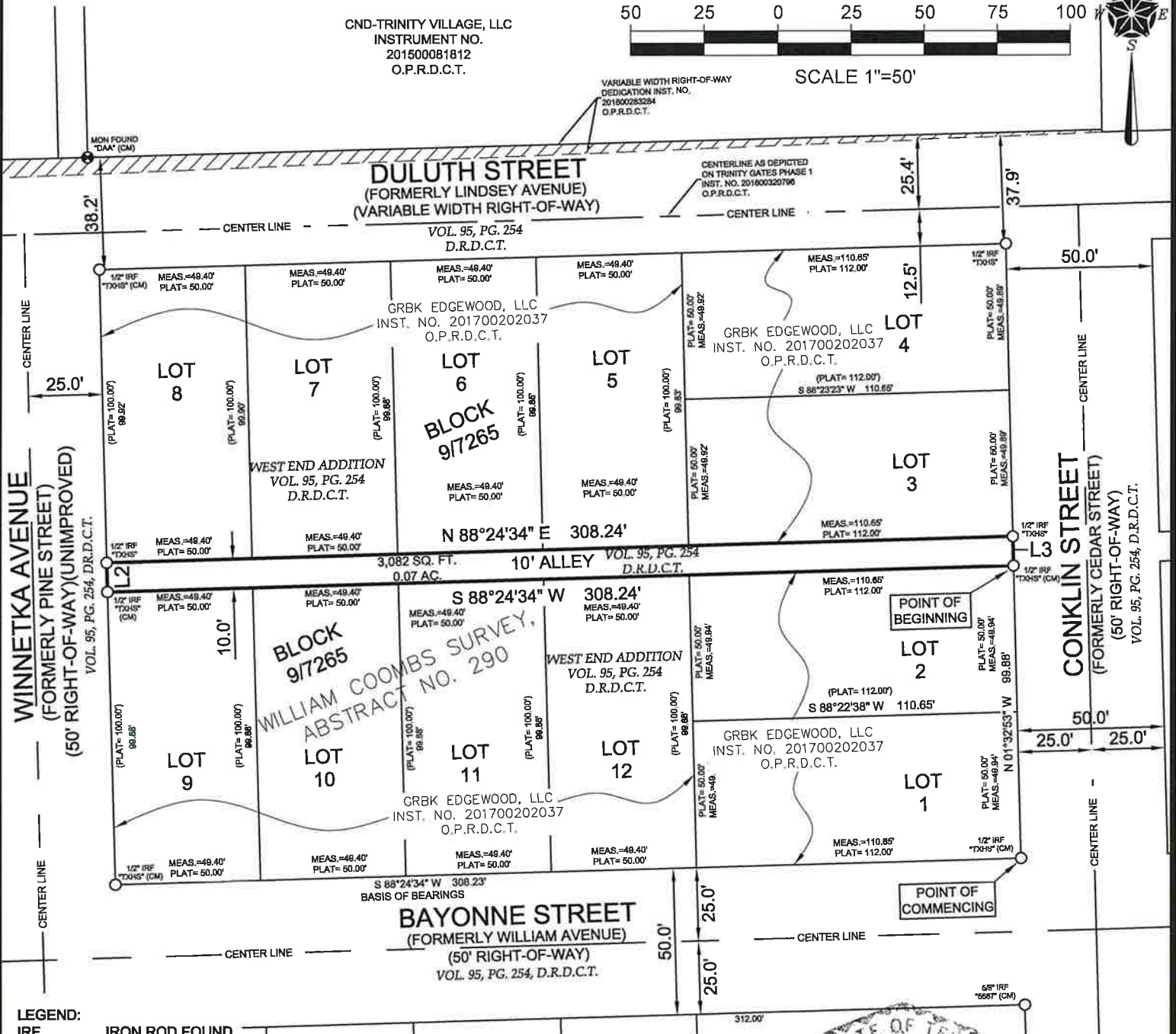
DULUTH STREET
(FORMERLY LINDSEY AVENUE)
(VARIABLE WIDTH RIGHT-OF-WAY)

VOL. 95, PG. 254
D.R.D.C.T.

CENTERLINE AS DEPICTED
ON TRINITY GATES PHASE 1
INST. NO. 201600320796
O.P.R.D.C.T.

WINNETKA AVENUE
(FORMERLY PINE STREET)
(50' RIGHT-OF-WAY)(UNIMPROVED)
VOL. 95, PG. 254, D.R.D.C.T.

CONKLIN STREET
(FORMERLY CEDAR STREET)
(50' RIGHT-OF-WAY)
VOL. 95, PG. 254, D.R.D.C.T.



LEGEND:
IRF IRON ROD FOUND
MEAS. MEASURE
MON. MONUMENT
INST. NO. INSTRUMENT NUMBER
CM CONTROLLING MONUMENT
IRF "TXHS" IRON ROD FOUND WITH A YELLOW CAP STAMPED "TXHS"
IRS "TXHS" IRON ROD SET WITH A YELLOW CAP STAMPED "TXHS"
D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
SQ.FT. / AC. SQUARE FEET / ACRE(S)
VOL. / PG. VOLUME / PAGE

Gary E. Johnson, R.P.L.S. # 5299

Date



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JOB# 1701319-08
DRAWN BY: CN
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Page 2 of 3

ALLEY ABANDONMENT

PART OF A 10 FOOT ALLEY
WEST END ADDITION
BLOCK 9/7265
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 3

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	10.00'	N1°32'53"W
L3	10.00'	S1°32'53"E

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Page 3 of 3