

**ALLEY ABANDONMENT**  
**ADDISON'S PARK ADDITION TO WEST DALLAS**  
**ADJACENT TO BLOCK 3/7268**  
**WILLIAM COOMBS SURVEY, ABSTRACT NO. 290**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 4,710 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, CITY OF DALLAS BLOCK NO. 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, CREATED AS A 15-FOOT ALLEY BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 106, PAGE 233, DEED RECORDS, DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 4,710 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PARVIA AVENUE, VOLUME 106, PAGE 233, D.R.D.C.T., FORMERLY KNOWN AS LAKE STREET (45' PUBLIC RIGHT-OF-WAY), WITH THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, VOLUME 106, PAGE 233, D.R.D.C.T., VOLUME 2237, PAGE 392 AND VOLUME 2237, PAGE 388, D.R.D.C.T., (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

**THENCE** SOUTH 88°40'16" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, OVER AND ACROSS SAID PARVIA AVENUE, A DISTANCE OF 45.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400235427, O.P.R.D.C.T., AND ALSO BEING THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS

**THENCE** SOUTH 01°06'35" EAST ALONG THE COMMON LINE OF SAID LOT 1, BLOCK 3/7268 AND THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 137.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE **POINT OF BEGINNING** AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE NORTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY RECORDED IN SAID ADISON'S PARK ADDITION TO WEST DALLAS;

**THENCE** SOUTH 01°06'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OVER AND ACROSS SAID 15-FOOT ALLEY, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER AT THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY;

(For SPRG use only)

Reviewed by:   JL   Date: 2-11-20 SPRG NO: 5112

**ALLEY ABANDONMENT**  
**ADDISON'S PARK ADDITION TO WEST DALLAS**  
**ADJACENT TO BLOCK 3/7268**  
**WILLIAM COOMBS SURVEY, ABSTRACT NO. 290**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** SOUTH 88°40'16" WEST DEPARTING SAID WEST RIGHT-OF-WAY ALONG THE COMMON SOUTH LINE OF SAID 15-FOOT ALLEY AND THE NORTH LINE OF LOTS 8 THROUGH 14, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, AT A DISTANCE OF 149.8 FEET PASSING A 1-INCH IRON PIPE, CONTINUING IN ALL FOR A TOTAL DISTANCE OF 314.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;

**THENCE** NORTH 01°06'35" WEST OVER AND ACROSS SAID ALLEY, A DISTANCE OF 15.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, AND BEING IN THE SOUTH LINE OF LOT 7, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS;

**THENCE** NORTH 88°40'16" EAST ALONG THE COMMON NORTH LINE OF SAID 15-FOOT ALLEY AND THE SOUTH LINE OF LOTS 1 THROUGH 7, BLOCK 3/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, A DISTANCE OF 314.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 4,710 SQUARE FEET OR 0.1081 ACRES OF LAND.

**NOTES:**

*A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.*

*BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.*



(For SPRG use only)

Reviewed by:   JL   Date:   2-11-20   SPRG NO:                     5112





**STREET RIGHT-OF-WAY ABANDONMENT  
A PORTION OF PARVIA AVENUE  
ADDISON'S PARK ADDITION TO WEST DALLAS  
ADJACENT TO BLOCK 2/7268 & BLOCK 3/7268  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 13,478 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM COOMBS SURVEY, ABSTRACT NO. 290, ADJACENT TO CITY OF DALLAS BLOCK NO. 2/7268 & BLOCK 3/7268, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF PARVIA AVENUE, (45-FOOT PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS LAKE STREET), WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FORMERLY KNOWN AS EAGLE FORD AVENUE) AND THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), ALL DEDICATED BY THE PLAT OF ADDISON'S PARK ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 106, PAGE 233, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 13,478 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1-INCH IRON PIPE FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 388, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF A CALLED 1.591 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070186131, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND ALSO BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 5, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION TO WEST DALLAS, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 2/7268 OF SAID ADDISON'S PARK ADDITION, SAME BEING THE SOUTHEAST CORNER OF A CALLED 1,875 SQUARE FOOT TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED TO COUNTY OF DALLAS RECORDED IN VOLUME 2237, PAGE 383, D.R.D.C.T., BEARS NORTH 88°40'16" EAST, A DISTANCE OF 250.64 FEET;

**THENCE** SOUTH 01°06'35" EAST ALONG THE COMMON LINE OF SAID BLOCK 2/7268 AND THE EAST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 299.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER, FROM WHICH A 1-INCH IRON PIPE FOUND BEARS SOUTH 06° WEST, A DISTANCE OF 3.50 FEET;

**THENCE** SOUTH 88°40'16" WEST DEPARTING THE SAID COMMON LINE, OVER AND ACROSS SAID PARVIA AVENUE, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, AND BEING IN THE EAST LINE OF SAID BLOCK 3/7268;

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Reviewed by:   JL   Date:   2-17-20   SPRG NO:           5110

**STREET RIGHT-OF-WAY ABANDONMENT  
A PORTION OF PARVIA AVENUE  
ADDISON'S PARK ADDITION TO WEST DALLAS  
ADJACENT TO BLOCK 2/7268 & BLOCK 3/7268  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** NORTH 01°06'35" WEST ALONG THE COMMON LINE OF SAID BLOCK 3/7268 AND THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, A DISTANCE OF 299.50 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID PARVIA AVENUE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD AND BEING NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 3/ 7268 AND ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A RIGHT-OF-WAY DEED THE COUNTY OF DALLAS, RECORDED IN VOLUME 2237, PAGE 392, D.R.D.C.T.;

**THENCE** NORTH 88°40'16" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD, OVER AND ACROSS SAID PARVIA AVENUE, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 13,478 SQUARE FEET OR 0.3094 ACRES OF LAND.

**NOTES:**

*A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.*

*BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.*



(For SPRG use only)

Reviewed by:   JL   Date:   2-11-20   SPRG NO:                     5110

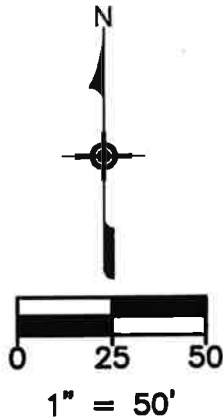
**SINGLETON BOULEVARD**

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

AMARIAH HANNAH SURVEY,  
ABSTRACT No. 564  
WILLIAM COOMBS SURVEY,  
ABSTRACT NO. 290

(F.K.A. EAGLE FORD AVENUE)  
VOL. 106, PG. 233,  
D.R.D.C.T.

APPROXIMATE LOCATION  
OF SURVEY LINE

**LEGEND**

IPF	IRON PIPE FOUND
CIRF	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" FOUND
CIRS	5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
REM.	REMAINDER
R.O.W.	RIGHT-OF-WAY
F.K.A.	FORMALLY KNOWN AS
SQ. FT.	SQUARE FEET
(CM)	CONTROLLING MONUMENT
POB	POINT OF BEGINNING LAND HOOK (DENOTES COMMON OWNERSHIP)

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 01°06'35" E	299.50'
L2	S 88°40'16" W	45.00'
L3	N 01°06'35" W	299.50'
L4	N 88°40'16" E	45.00'

**NOTES:**

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO  
ACCOMPANY THIS SKETCH.

BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM,  
TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF  
1983. ADJUSTMENT REALIZATION 2011.



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## STREET RIGHT-OF-WAY ABANDONMENT

PORTION OF PARVIA AVENUE  
ADDISON'S PARK ADDITION TO WEST DALLAS  
ADJACENT TO BLOCKS 2/7268 & 3/7268  
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 01-30-2020

SCALE: 1" = 50'

DRAWN BY: RDR

PROJECT NO.: 222011823

SHEET NO. 3 OF 3



MICHAEL J. MURPHY  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5724