

**STREET EASEMENT ABANDONMENT
MATILDA STREET
BETWEEN BLOCK G/5402 & BLOCK 12/5406
W. P. CARDER SURVEY, ABSTRACT NO. 282
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 4,440 square foot (0.1019 acre) tract of land situated in the W. P. Carder Survey, Abstract Number 282, City of Dallas, Dallas County, Texas, between Blocks G/5402 and 12/5406, being part of a tract of land described as Tract 2 in deed to Dallas Power & Light Co. (now known as Oncor Delivery Co. LLC), recorded in Volume 3188, Page 618, Deed Records, Dallas County, Texas and being all of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 70250, Page 1766, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a chiseled "X" in concrete found at the intersection of the south right-of-way line of East Lovers Lane (a variable width right-of-way) and the west right-of-way line of Matilda Street (a variable width right-of-way, 50' wide at this point), for the northeast corner of said Street Easement and the southeast corner of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 70059, Page 1309, Deed Records, Dallas County, Texas, being the east line of said Dallas Power & Light Co. tract;

THENCE South 00° 06' 08" West, along the west right-of-way line of said Matilda Street and the east line of said Dallas Power & Light Co. tract, a distance of 74.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner at the southeast corner of said Street Easement (Volume 70250, Page 1766);


THENCE North 89° 16' 00" West, departing the west right-of-way line of said Matilda Street, across said Dallas Power & Light Co. tract and along the south line of said Street Easement (Volume 70250, Page 1766), a distance of 60.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the east line of West Matilda Street as abandoned by Ordinance Number 31058 to Lincoln LAG Ltd., being in the west line of said Dallas Power & Light Co. tract;

THENCE North 00° 06' 08" East, along the east line of said West Matilda Street abandonment and the west line of said Dallas Power & Light Co. tract, a distance of 74.00 feet to a chiseled "X" in concrete found at the intersection of the south right-of-way line of said East Lovers Lane and the east line of said West Matilda Street abandonment for the northwest corner of said Street Easement (Volume 70250, Page 1766), the southwest corner of said Street Easement (Volume 70059, Page 1309) and in the east line of a tract of land described as a Street Easement to the City of Dallas, recorded in Volume 5149, Page 314, Deed Records, Dallas County, Texas;

THENCE South 89° 16' 00" East, along the south right-of-way line of said East Lovers Lane and the common line between said Street Easement (Volume 70250, Page 1766) and said Street Easement (Volume 70059, Page 1309), a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 4,440 square feet or 0.1019 acres, more or less.

Basis of Bearings: The east line (S 00° 02' 20" E) of Lot 1A, Block G/5402 of the Lincoln L.A.G. Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2002023, Page 35, Deed Records, Dallas County, Texas, as monumented on the ground.



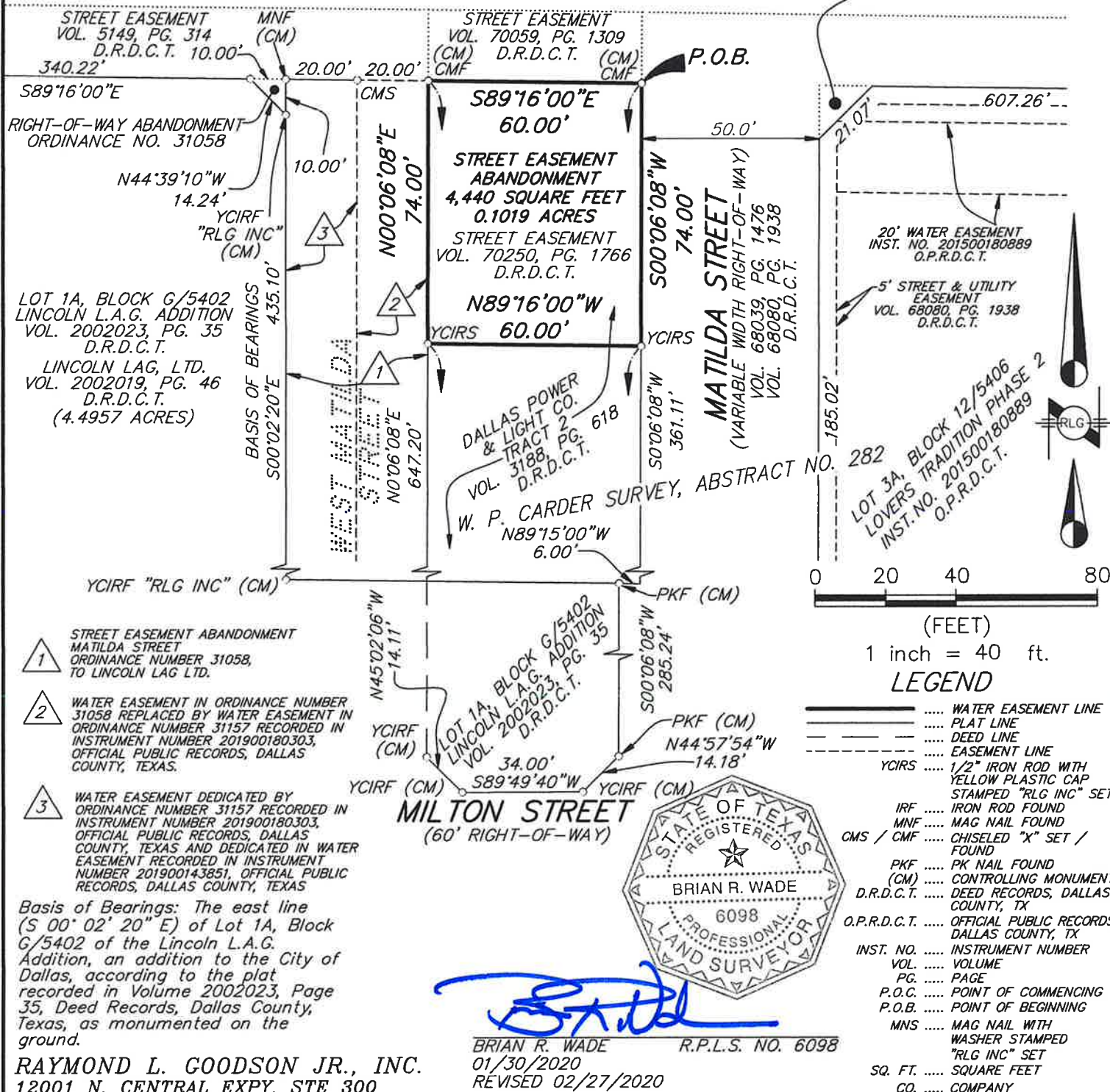

 Brian R. Wade R.P.L.S. No. 6098
 01/30/2020
 Revised 02/27/2020

(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>3-5-20</u>
SPRG NO.:	<u>5216</u>

(VARIABLE WIDTH RIGHT-OF-WAY)
(FORMERLY COUNTY ROAD NO. 379)

JOHN C. COOK SURVEY, ABSTRACT 259
W. P. CARDER SURVEY, ABSTRACT 282

RIGHT-OF-WAY DEDICATION
INST. NO. 201200234753
O.P.R.D.C.T.



Basis of Bearings: The east line (S 00° 02' 20" E) of Lot 1A, Block G/5402 of the Lincoln L.A.G. Addition, an addition to the City of Dallas, according to the plat recorded in Volume 2002023, Page 35, Deed Records, Dallas County, Texas, as monumented on the ground.

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
214-739-8100
rlg@rlginc.com
TEXAS PE REG #F-493
TBPLS REG #100341-00

(For SPRG use only)
Reviewed By: JL
Date: 3-9-20
SPRG NO.: 5216

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

SCALE 1" = 40'		DATE 08-05-2019		SHEET 2 OF 2	
JOB NO.	1711.049.005	E-FILE	1711.049SER	DWG NO.	27,258X