BEING a 5,986 square foot, (0.1374 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of 25-foot wide alley right-of-way in City Block 15/198 of Crowdus and Akard's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 523, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at an "X" cut in concrete found at the intersection of the east right-of-way line of Malcolm X Boulevard, (a 60-foot right-of-way, formerly Duncan Street as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas, widened per Warranty Deed recorded under Volume 2156, Page 302, Deed Records, Dallas County, Texas), and the south right-of-way line of Taylor Street, (an 80-foot wide right-of-way, formerly Porter Street, as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas), and being the northwest corner of the tract of land described in Special Warranty Deed to SL4 Deep Ellum LP, recorded in Instrument No. 201800172916, Official Public Records, Dallas County, Texas, and the northwest corner of the remnant of Lot 11, City Block 15/198 of said Crowdus and Akard's Addition;

THENCE South 14°17'03" East, with said east right-of-way line and the west line of said SL4 Deep Ellum LP tract, a distance of 125.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the POINT OF BEGINNING for the southwest comer of the remnant of said Lot 11, City Block 15/198 and southwest corner of said SL4 Deep Ellum LP Tract, at the intersection of said east right-of-way line and the north right-of-way line of a 25-foot wide alley as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas;

THENCE North 76°07'22" East, with said north right-of-way line and the south line of said SL4 Deep Ellum LP, a distance of 239.46 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for corner, from which a 5/8" iron rod with red plastic cap stamped "F-D" found at the intersection of said north right-of-way line and the northwest right-of-way line of Hall Street (a 60-foot wide right-of-way, formerly Motley Street, as shown on the plat of Motley Addition to East Dallas, an addition to the City of Dallas according to the plat thereof recorded under Volume 106, Page 506, Deed Records of Dallas County, Texas), bears North 76°07'22" East, a distance of 227.15 feet;

THENCE departing said north right-of-way line, over and across said alley, South 14°15'19" East, a distance of 25.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set in the south right-of-way line of said 25-foot wide alley, in the north line of Lot 16, City Block 15/198 and in the north line of a tract of land described in Special Warranty Deed to Travertine LLC, recorded in Instrument Number 201400114533, of said Official Public Records, from which a 1/2" iron rod found for the northeast corner of said Lot 16, City Block 15/198 and at the intersection of said south right-of-way line and said northwest right-of-way line of Hall Street bears North 76°07'22" East, a distance of 188.46 feet;

THENCE South 76°07'22" West, with said south right-of-way line and said north line of the Travertine LLC tract, passing at a distance of 98.81 feet, a 5/8" iron rod with yellow plastic cap stamped "RPLS 5910" found for the northeast corner of Lot 14, City Block 15/198 and the northwest corner of Lot 15, City Block 15/198 of said Crowdus and Akard's Addition, the northwest corner of said Travertine LLC tract and the northeast corner of a tract of land described in Special Warranty Deed to SL4 Deep Ellum LP, recorded in Instrument Number 201800172917, of said Official Public Records, in all a total distance of 239.45 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found at the intersection of said south right-of-way line of and the east right-of-way line of said Malcolm X Boulevard;

THENCE North 14°17'03" West, with said east right-of-way line, a distance of 25.00 feet to the POINT OF BEGINNING and containing 5,986 square feet or 0.1374 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of

1983 (2011).

(For SPRG use only) Reviewed Bv. Date: SPRG NO:

DAVID J. DE WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com

ALLEY ABANDONMENT CROWDUS AND AKARD'S ADDITION CITY BLOCK 15/198, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

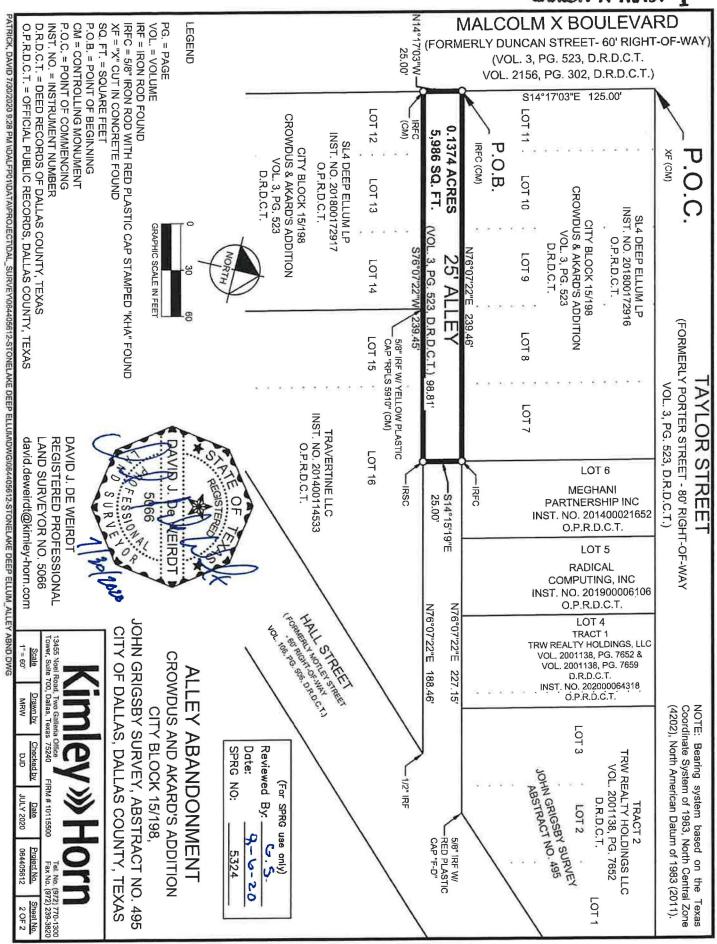
Dallas, Texas 75240

FIRM # 10115500

Checked by

Date JULY 2020

1 OF 2



BEING a 625 square foot, (0.0143 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of 25-foot wide alley right-of-way in City Block 15/198 of Crowdus and Akard's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 523, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with red plastic cap stamped "F-D" found for the southeast corner of a tract of land described as "Tract 2" in Special Warranty Deed to TRW Realty Holdings, LLC, recorded in Volume 2001138, Page 7652 of said Deed Records and at the intersection of the west right-of-way line of Hall Street, (a 60-foot wide right-of-way, formerly Motley Street as shown on Motley Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 106, page 506 of said Deed Records), and the north right-of-way line of said alley;

THENCE with said north right-of-way line, South 76°07'22" West, a distance of 177.14 feet to a point for corner at the face of an existing building and being the **POINT OF BEGINNING** and the southwest corner of a tract of land described in Special Warranty Deed to Radical Computing, Inc., recorded in Instrument No. 201900006106 of the Official Public Records of Dallas County, Texas and the southeast corner of a tract of land described in Special Warranty Deed to Meghani Partnership, Inc., recorded in Instrument No. 201400021652, Official Public Records, Dallas County, Texas and being the southwest corner of Lot 5, Block 15/198 and the southeast corner of Lot 6, Block 15/198 of said Crowdus and Akard's Addition;

THENCE over and across said alley, the following courses and distances:

South 14°15'19" East, a distance of 12.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 76°07'22" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 14°15'19" West, a distance of 12.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" found for the southwest corner of said Meghani Partnership Inc. tract and the southeast corner of that certain tract of land described in the Special Warranty Deed to SL4 Deep Ellum LP, recorded in Instrument No. 201800172916 of said Official Public Records and being the southeast corner of Lot 7, Block 15/198 and the southwest corner of Lot 6, Block 15/198 of said Crowdus and Akard's Addition, and being in the north right-of-way line of said alley, from which a 5/8" iron rod with plastic cap stamped "KHA" found for the remnant of Lot 11, Block 15/198 of said Crowdus and Akard's Addition and the southwest corner of said SL4 Deep Ellum LP tract, at the intersection of the east right-of-way line of Malcolm X Boulevard (a 60-foot right-of-way, formerly Duncan Street as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas, widened per Warranty Deed recorded under Volume 2156, Page 302, Deed Records, Dallas County, Texas) and said north line of the alley bears South 76°07'22" West, a distance of 239.46 feet;

THENCE with said north right-of-way line and the south line of said Meghani Partnership Inc. tract, North 76°07'22" East, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 625 square feet or 0.0143 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)
Reviewed By: 5.5
Date: 3-5-20
SPRG NO: 5325

DAVID J. DE WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com



ALLEY ABANDONMENT CROWDUS AND AKARD'S ADDITION

CITY BLOCK 15/198, JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley Horn

13455 Noel Road, Two Galleria Office
Towar Suite 700. Dallas, Texas 75240

Tower, Suite 700, Dallas, Texas 75240 F
Scale Drawn by Checked by

IRM # 10115500

ax No. (972) 239-3820

Scale N/A N N

JULY 2020

Project No. Sheet No. 064405612 1 OF 2 ATRICK, DAVID 1/30/2020 9:28 PM \DALFPO1DATAIPROJECTIDAL_SURVEY064405612-STONELAKE DEEP ELLUMDWG1064405612-STONELAKE DEEP ELLUM_ALLEY ABND.DWG MALCOLM IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND P.O.C. = POINT OF COMMENCING SQ. FT. = SQUARE FEET LEGEND O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET CM = CONTROLLING MONUMENT P.O.B. = POINT OF BEGINNING VOL. = VOLUME XF = "X" CUT IN CONCRETE FOUND INST. NO. = INSTRUMENT NUMBER IRF = IRON ROD FOUND PG. = PAGE (FORMERLY DUNCAN STREET (VOL. 3, PG. 523, D.R.D.C.T. VOL. 2156, PG. 302, D.R.D.C.T.) S14°17'03"E 125.00 LOT 11 . LOT 12 **CROWDUS & AKARD'S ADDITION** ©¥ ⊗ (CM) (CM IRFO INST. NO. 201800172917 SL4 DEEP ELLUM LP CITY BLOCK 15/198 VOL. 3, PG. 523 O.P.R.D.C.T. 5/8" IRF W/ YELLOW PLASTIC D.R.D.C.T **LOT 10** LOT 13 CROWDUS & AKARD'S ADDITION CAP "RPLS 5910" (CM) INST. NO. 201800172916 SL4 DEEP ELLUM LP CITY BLOCK 15/198 (VOL. 3, PG. 523, VOL. 3, PG. 523 O.P.R.D.C.T. D.R.D.C.T. S76°07'22"W LOT 9 GRAPHIC SCALE IN FEET LOT 14 LEY D.R.D.C.T. 239,46 (FORMERLY PORTER STREET - 80' RIGHT-OF-WAY **LOT 8** LOT 15 60 N14°15'19"W-VOL. 3, PG. 523, D.R.D.C.T. AYLOR STREE LOT 7 IRFC-12.50 IRSC INST. NO. 201400114533 N76°07'22"E S76°07'22"W TRAVERTINE LLC DAVID J. DE WEIRD REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com O.P.R.D.C.T. 50.00 **LOT 16** 50.00 LOT 6 P.O.B **MEGHANI** PARTNERSHIP INC INST. NO. 201400021652 -0.0143 ACRES 625 SQ. FT. O.P.R.D.C.T LOT 5 RADICAL COMPUTING, INC FACE OF BUILDING -S14°15'19"E POINT FOR CORNER AT INST. NO. 201900006106 FORM BY BO STOR OR OCT.) O.P.R.D.C.T HALL STREET TRACT 1
TRW REALTY HOLDINGS, LLC
VOL. 2001138, PG. 7652 &
VOL. 2001138, PG. 7650 LOT 4 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS 13455 Noel Road Tower, Suite 700, Scale 1" = 60' CROWDUS AND AKARD'S ADDITION S76°07'22"W 2001138, PG. 7659 D.R.D.C.T. ALLEY ABANDONMENT INST. NO. 202000064318 O.P.R.D.C.T. CITY BLOCK 15/198, NOTE: Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011). 177.14 LOT 3 Checked by SPRG NO: Reviewed By: DPD TRW REALTY HOLDINGS LLC JOHN GRIGSBY SURVEY VOL. 2001138, PG. 7652 ABSTRACT NO. 495 1/2" IRF (For SPRG use only) FIRM # 10115500 JULY 2020 D.R.D.C.T. LOT 2 TRACT 2 5/8" |RF W/ RED "F-D" (CM) PLASTIC CAP 9-6-20 5325 (972) 239-3820 LOT 1 2 OF 2

BEING a 625 square foot, (0.0143 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of 25-foot wide alley right-of-way in City Block 15/198 of Crowdus and Akard's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 523, Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with red plastic cap stamped "F-D" found for the southeast corner of a tract of land described as "Tract 2" in Special Warranty Deed to TRW Realty Holdings LLC, recorded in Volume 2001138, Page 7652 of said Deed Records and at the intersection of the west right-of-way line of Hall Street, (a 60-foot wide right-of-way, formerly Motley Street as shown on Motley Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 106, page 506 of said Deed Records), and the north right-of-way line of said alley;

THENCE with said north right-of-way line, South 76°07'22" West, a distance of 127.14 feet to an "X" cut in concrete set for the **POINT OF BEGINNING** and the southeast corner of a tract of land described in Special Warranty Deed to Radical Computing, Inc., recorded in Instrument No. 201900006106 of the Official Public Records of Dallas County, Texas and the southwest corner of a tract of land described as "Tract 1" in Special Warranty Deeds to TRW Realty Holdings, LLC, recorded in Volume 2001138, Page 7652 and Volume 2001138, Page 7659 of said Deed Records and Instrument No. 202000064318 of said Official Public Records, and the southeast corner of Lot 5, Block 15/198 and the southwest corner of Lot 4, Block 15/198 of said Crowdus and Akard's Addition;

THENCE over and across said alley, the following courses and distances:

South 14°15'19" East, a distance of 12.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 76°07'22" West, a distance of 50.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 14°15'19" West, a distance of 12.50 feet to point for corner at the face of an existing building for the southwest corner of said Radical Computing, Inc. tract and the southeast corner of that certain tract of land described in Special Warranty Deed to Meghani Partnership, Inc recorded in Instrument No. 201400021652 of said Official Public Records, and the southwest corner of said Lot 5, Block 15/198 and the southeast corner of Lot 6, Block 15/198 of said Crowdus and Akard's Addition, from which a 5/8" iron rod with red plastic cap stamped "KHA" found for the remnant of Lot 11, Block 15/198 of said Crowdus and Akard's Addition and the southwest corner of that certain tract of land described in Special Warranty Deed to SL4 Deep Ellum LP recorded in Instrument No. 201800172916 of said Official Public Records, at the intersection of the east right-of-way line of Malcolm X Boulevard (a 60-foot right-of-way, formerly Duncan Street as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas, widened per Warranty Deed recorded under Volume 2156, Page 302, Deed Records, Dallas County, Texas) and said north line of the alley, from which a 5/8" iron rod with red plastic cap stamped "KHA" found for the southwest corner of said remnant of Lot 11 bears South 76°07'22" West, a distance of 289.46 feet:

THENCE with said north line and the south line of said Radical Computing, Inc. tract, North 76°07'22" East, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 625 square feet or 0.0143 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

ALLEY ABANDONMENT

(For SPRG use only)

Reviewed By: 6.5

Date: 8-6-20

SPRG NO: 5326

DAVID J. DE WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com CROWDUS AND AKARD'S ADDITION
CITY BLOCK 15/198,
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley » Horn

13455 Neel Road, Two Gallefa Office

Tourn Suite 700 Delga Tayas 75240

File No. (972) 75240

File No. (972) 75240

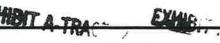
File No. (972) 75240

Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500

Scale Drawn by Checked by Date

<u>Date</u> <u>Project No.</u> <u>Sheet No.</u> JULY 2020 064405612 1 OF 2

MALCOLM X BOUL NTRICK, DAVID 7/30/2020 9:28 PM NDALF901/DATAPROJECTIDAL_SURVEY/064/405612-STONELAKE DEEP ELLU/A/DWG/06/4/05612-STONELAKE DEEP ELLUM_ALLEY ABND,DWG O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS P.O.B. = POINT OF BEGINNING D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET XF = "X" CUT IN CONCRETE FOUND INST. NO. = INSTRUMENT NUMBER P.O.C. = POINT OF COMMENCING CM = CONTROLLING MONUMENT SQ. FT. = SQUARE FEET PG. = PAGE RFC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND XS = "X" CUT IN CONCRETE SET RF = IRON ROD FOUND VOL. = VOLUME (FORMERLY DUNCAN STREET- 60' RIGH (VOL. 3, PG. 523, D.R.D.C.T. VOL. 2156, PG. 302, D.R.D.C.T.) S14°17'03"E 125.00" (CM) LOT 11 LOT 12 CROWDUS & AKARD'S ADDITION (CM KM (CM) INST. NO. 201800172917 SL4 DEEP ELLUM LP CITY BLOCK 15/198 VOL. 3, PG. 523 5/8" IRF W/ YELLOW PLASTIC O.P.R.D.C.T. D.R.D.C.T LOT 10 LOT 13 CROWDUS & AKARD'S ADDITION CAP "RPLS 5910" (CM) INST. NO. 201800172916 SL4 DEEP ELLUM LP CITY BLOCK 15/198 (VOL. 3, PG. 523, D.R.D.C.T.) VOL. 3, PG. 523 O.P.R.D.C.T. S76°07'22"W 289.46 D.R.D.C.T. F LOT 9 25' ALLEY GRAPHIC SCALE IN FEET LOT 14 (FORMERLY PORTER STREET - 80' RIGHT-OF-WAY F LOT LOT 15 VOL. 3, PG. 523, D.R.D.C.T.) AYLOR STREE LOT 7 INST. NO. 201400114533 POINT FOR CORNER AT TRAVERTINE LLC FACE OF BUILDING david.deweirdt@kimley-horn.com DAVID J. DE WEIRD LAND SURVEYOR NO. 5066 REGISTERED PROFESSIONAL N14°15'19"W-O.P.R.D.C.T. LOT 16 0.0143 ACRES LOT 6 625 SQ. FT. 12.50 **MEGHANI** IRSC. PARTNERSHIP INC N76°07'22"E INST. NO. 201400021652 O.P.R.D.C.T. 50.00 LOT 5 RADICAL COMPUTING, INC -S76°07'22"W INST. NO. 201900006106 O.P.R.D.C.T. 50.00 Low Box be as or of the form HALL STREET LOT 4 JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 TRACT 1
TRW REALTY HOLDINGS, LLC CITY OF DALLAS, DALLAS COUNTY, TEXAS Tower, Su 1" = 60" S76°07'22"W P.O.B ·\$14°15'19"E XS 12.50 VOL. 2001138, PG. 7652 & VOL. 2001138, PG. 7659 CROWDUS AND AKARD'S ADDITION ALLEY ABANDONMENT D.R.D.C.T. INST. NO. 202000064318 O.P.R.D.C.T. MRW NOTE: Bearing system based on the Texas CITY BLOCK 15/198, (4202), North American Datum of 1983 (2011). Coordinate System of 1983, North Central Zone 127.14 LOT 3 Date: SPRG NO: Reviewed By: ana TRW REALTY HOLDINGS LLC JOHN GRIGSBY SURVEY VOL. 2001138, PG. 7652 ABSTRACT NO. 495 FIRM # 10115500 (For SPRG use only) JULY 2020 D.R.D.C.T. LOT 2 TRACT 2 8-6-20 6. 5/8" IRF W/ RED PLASTIC CAP F-D" (CM) 064405612 5326 Tel. No. (972) 770-1300 Fax No. (972) 239-3820 LOT 1 2 OF 2



BEING a 1,468 square foot, (0.0337 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of 25-foot wide alley right-of-way in City Block 15/198 of Crowdus and Akard's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 523, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "F-D" found for the southeast corner of a tract of land described as "Tract 2" in Special Warranty Deed to TRW Realty Holdings LLC, recorded in Volume 2001138, Page 7652 of said Deed Records and at the intersection of the west right-of-way line of Hall Street, (a 60-foot wide right-of-way, formerly Motley Street as shown on Motley Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 106, page 506 of said Deed Records), and the north right-of-way line of said alley;

THENCE with said west right-of-way line, South 43°08'12" West, a distance of 22.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE over and across said alley, the following courses and distances:

South 76°07'22" West, a distance of 107.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 14°15'19" West, a distance of 12.50 feet to an "X" cut in concrete set and the southwest corner of a tract of land described as "Tract 1" in Special Warranty Deeds to TRW Realty Holdings, LLC, recorded in Volume 2001138, Page 7652 and Volume 2001138, Page 7659 of said Deed Records and Instrument No. 202000064318 of said Official Public Records and the southeast corner of a tract of land described in Special Warranty Deed to Radical Computing, Inc., recorded in Instrument No. 201900006106, Official Public Records, Dallas County, Texas and the southwest corner of Lot 4, Block 15/198, and the southeast corner of Lot 5, Block 15/198 of said Crowdus and Akard's Addition, from which a 5/8" iron rod with red plastic cap stamped "KHA" found for the remnant of Lot 11, Block 15/198 of said Crowdus and Akard's Addition and the southwest corner of that certain tract of land described in Special Warranty Deed to SL4 Deep Ellum LP recorded in Instrument No. 201800172916 of said Official Public Records, at the intersection of the east right-of-way line of Malcolm X Boulevard (a 60-foot right-of-way, formerly Duncan Street as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas, widened per Warranty Deed recorded under Volume 2156, Page 302, Deed Records, Dallas County, Texas) and said north line of the alley bears South 76°07'22" West, a distance of 466.61 feet;

THENCE with said north right-of-way line and the south line of said Tracts 1 and 2, North 76°07'22" East, a distance of 127.14 feet to the **POINT OF BEGINNING** and containing 1,468 square feet or 0.0337 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: 5

Date: 9-6-20

SPRG NO: 5327

DAVID J. DE WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com



ALLEY ABANDONMENT

CROWDUS AND AKARD'S ADDITION CITY BLOCK 15/198,

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley >>> Horn
5 Noel Road, Two Galleria Office

Fower, Suite 700, Dallas, Texas 75240

Date Date

Fax No. (972) 239-3820

Scale N/A

RW

JULY 2020

064405612

1 OF 2

MALCOLM X P.O.C. = POINT OF COMMENCING CM = CONTROLLING MONUMENT P.O.B. = POINT OF BEGINNING D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS INST. NO. = INSTRUMENT NUMBER SQ. FT. = SQUARE FEET O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS IRFC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" FOUND IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET IRF = IRON ROD FOUND VOL. = VOLUME PG. = PAGE XF = "X" CUT IN CONCRETE FOUND XS = "X" CUT IN CONCRETE SET (FORMERLY DUNCAN STREET-(VOL. 3, PG. 523, D.R.D.C.T. VOL. 2156, PG. 302, D.R.D.C.T. N14°17'03"W 125.00 (CM) KM) LOT 12 LOT 11 . CROWDUS & AKARD'S ADDITION (CM) (CM) INST. NO. 201800172917 SL4 DEEP ELLUM LP CITY BLOCK 15/198 VOL. 3, PG. 523 O.P.R.D.C.T. 5/8" IRF W/ YELLOW PLASTIC D.R.D.C.T. LOT 10 **LOT 13 CROWDUS & AKARD'S ADDITION** CAP "RPLS 5910" (CM) INST. NO. 201800172916 SL4 DEEP ELLUM LP CITY BLOCK 15/198 (VOL. 3, PG. VOL. 3, PG. 523 O.P.R.D.C.T. D.R.D.C.T. LOT 9 25. 3RAPHIC SCALE IN FEET LOT 14 523 D.R.D.C.T. П S76°07'22"W (FORMERLY PORTER STREET - 80' RIGHT-OF-WAY FLOT 8 **LOT 15** -69 TAYLOR STREE VOL. 3, PG. 523, D.R.D.C.T. 466.61 LOT 7 INST. NO. 201400114533 TRAVERTINE LLC REGISTERED PROFESSIONAL DAVID J. DE WEIRDT david.deweirdt@kimley-horn.com LAND SURVEYOR NO. 5066 O.P.R.D.C.T. LOT 16 LOT 6 **MEGHANI** PARTNERSHIP INC INST. NO. 201400021652 O.P.R.D.C.T. N14°15'19"W LOT 5 12.50 RADICAL COMPUTING, INC IRSC-INST. NO. 201900006106 Ledwig do day of day of the test and O.P.R.D.C.T. HALL STREET JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 LOT 4 LOT 4
TRW REALTY HOLDINGS, LLC
VOL. 2001138, PG. 7652 &
VOL. 2001138, PG. 7659
D.R.D.C.T.
INST. NO. 202000064318
O.P.R.D.C.T. CITY OF DALLAS, DALLAS COUNTY, TEXAS N76°07'22"E 13455 Noel F Tower, Suite 1" = 60" Scale CROWDUS AND AKARD'S ADDITION 127.14" ALLEY ABANDONMENT S76°07'22"W 107.80 Drawn by MRW CITY BLOCK 15/198, NOTE: Bearing system based on the Texas Coordinate System of 1983, North Central Zone 4202), North American Datum of 1983 (2011). LOT 3 Date: SPRG NO: Reviewed By: _ -0.0337 ACRES 1,468 SQ. FT. Dag TRW REALTY HOLDINGS LLC JOHN GRIGSBY SURVEY RSCL VOL. 2001138, PG. 7652 -1/2" IRF FIRM # 10115500 (For SPRG use only) JULY 2020 D.R.D.C.T. LOT 2 TRACT 2 8-6-20 S43°08'12"W 064405612 5327 Project No. P.O.B. 5/8" IRF W/ Tel. No. (972) 770-1300 Fax No. (972) 239-3820 CAP "F-D" RED PLASTIC LOT 1 Sheet No 2 OF 2

PATRICK, DAVID 7/30/2020 9:28 PM \CDALF=01\DATAIPROJECTIDAL_SURVEY066405612-STONELAKE DEEP ELLUMDWG\\0606405612-STONELAKE DEEP ELLUM_ALLEY ABND.DWG

BEING a 2,477 square foot, (0.0569 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas and being a part of 25-foot wide alley right-of-way in City Block 15/198 of Crowdus and Akard's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 3, Page 523, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the northeast corner of a tract of land described in Special Warranty Deed to Travertine LLC, recorded in Instrument No. 201400114533, Official Public Records, Dallas County, Texas and at the intersection of the west right-of-way line of Hall Street, (a 60-foot wide right-of-way, formerly Motley Street as shown on Motley Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 106, page 506 of said Deed Records), and the south right-of-way line of said alley;

THENCE with the south line of said alley and the north line of said Travertine LLC tract, South 76°07'22" West, a distance of 188.46 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner, from which a 5/8" iron rod with red plastic cap stamped "KHA" found for the remnant of Lot 12, Block 15/198 of said Crowdus and Akard's Addition and the northwest corner of that certain tract of land described in Special Warranty Deed to SL4 Deep Ellum LP recorded in Instrument No. 201800172917 of said Official Public Records, at the intersection of the east right-of-way line of Malcolm X Boulevard (a 60-foot right-of-way, formerly Duncan Street as shown on said plat recorded under Volume 3, Page 523, Deed Records, Dallas County, Texas, widened per Warranty Deed recorded under Volume 2156, Page 302, Deed Records, Dallas County, Texas) and said south line of the alley bears South 76°07'22" West, a distance of 239.45 feet;

THENCE over and across said alley, the following courses and distances:

North 14°15'19" West, a distance of 12.50 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 76°07'22" East, a distance of 207.81 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE with said west right-of-way line of Hall Street, South 43°08'12" West, a distance of 22.96 feet to the POINT **OF BEGINNING** and containing 2,477 square feet or 0.0569 acres of land;

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only) Reviewed By: Date: SPRG NO:

DAVID J. DE WEIRDT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066 david.deweirdt@kimley-horn.com



ALLEY ABANDONMENT CROWDUS AND AKARD'S ADDITION CITY BLOCK 15/198,

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS

FIRM # 10115500

DJD

MRW

JULY 2020

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