

STREET RIGHT-OF-WAY ABANDONMENT

ADJACENT TO CITY OF DALLAS BLOCK NO. B/370

SITUATED IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495

CITY OF DALLAS, DALLAS COUNTY, TEXAS

LEGAL DESCRIPTION

BEING 10,916 square feet or 0.2506 acres situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, adjacent to Block B/370, North End Addition-1, recorded in Volume 97059, Page 2623, Deed Records of Dallas County, Texas, and being part of a called 10.849 acre tract of land described in Special Warranty Deed to Jefferson at the North End, L.P. recorded in Volume 96253, Page 9210 of said Deed Records, and being part of a 132,791 square foot tract of land described in General Warranty Deed to the City of Dallas, recorded in Volume 85103, Page 4334, Deed Records of Dallas County, Texas and part of Erwin's Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 64, Page 403, of said Deed Records, and all of a 4,099 square foot tract of land described in General Warranty Deed to the City of Dallas, recorded in Volume 97095, Page 3727, of said Deed Records and being part of Lot 2A, Block B/370, North End Addition, recorded in Volume 96237, Page 3442 of said Deed Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found in the east right-of-way line of Houston Street (formerly Wichita Street Extension, a variable width right-of-way, City of Dallas, Volume 85103, Page 4334), at the westernmost northwest corner of Lot 1B, Block B/370, of said North End Addition-1, and at the southwest corner of said 4,099 square foot tract and at the beginning of a curve to the right having a central angle of $2^{\circ}57'46''$, a radius of 532.96 feet, a chord bearing and distance of North $4^{\circ}54'40''$ East, 27.56 feet;

THENCE with said east right-of-way line and the west line of said 4,099 square foot tract, In a northeasterly direction, with said curve to the right, an arc distance of 27.56 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

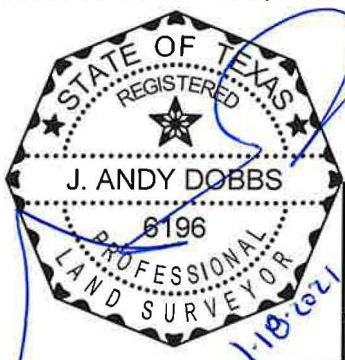
THENCE departing said east right-of-way line, over and across said 132,791 square foot tract and with the west line of a 5,389 square foot tract described in License Agreement recorded in Instrument No. 200900134919 of the Official Public Records of Dallas County, Texas, North $5^{\circ}05'14''$ West, a distance of 134.40 feet to a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found at the beginning of a tangent curve to the right having a central angle of $52^{\circ}21'37''$, a radius of 40.00 feet, a chord bearing and distance of North $21^{\circ}05'35''$ East, 35.30 feet;

THENCE departing said west line of the 5,389 square foot tract, continuing over and across said 132,791 square foot tract, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 36.55 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

North $47^{\circ}16'23''$ East, a distance of 235.06 feet to a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found in the southwest line of said 132,791 square foot tract, and the northwest line of said Lot 1B, Block B/370, and at the beginning of a tangent curve to the left having a central angle of $8^{\circ}23'35''$, a radius of 524.96 feet, a chord bearing and distance of South $43^{\circ}04'36''$ West, 76.83 feet;

J. ANDY DOBBS
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LAND SURVEYOR NO. 6196
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(For SPRG use only)

Reviewed By: JD
Date: 1/21/2021
SPRG NO: 5499

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FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	JAD	JAN, 2021	064405501	1 OF 4

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THENCE with said southwest line of the 132,791 square foot tract and said northwest line of Lot 1B, Block B/370, the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 76.90 feet to a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found for corner;

South 38°52'48" West, a distance of 92.02 feet to a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found at the beginning of a non-tangent curve to the left having a central angle of 11°43'20", a radius of 532.96 feet, a chord bearing and distance of South 23°04'42" West, 108.85 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 109.04 feet to a 5/8" iron rod with plastic cap stamped "Huitt Zollars" found for the northernmost corner of said 4,099 square foot tract;

THENCE continuing with said northwest line of Lot 1B, Block B/370 and the east line of said 4,099 square foot tract, the following courses and distances:

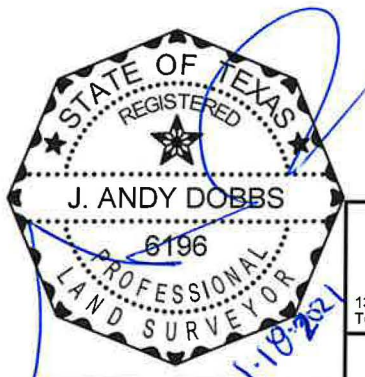
South 42°43'37" East, a distance of 59.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 2°16'23" West, a distance of 25.31 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 47°16'23" West, a distance of 84.33 feet to the **POINT OF BEGINNING** and containing 10,916 square feet or 0.2506 acres of land.

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

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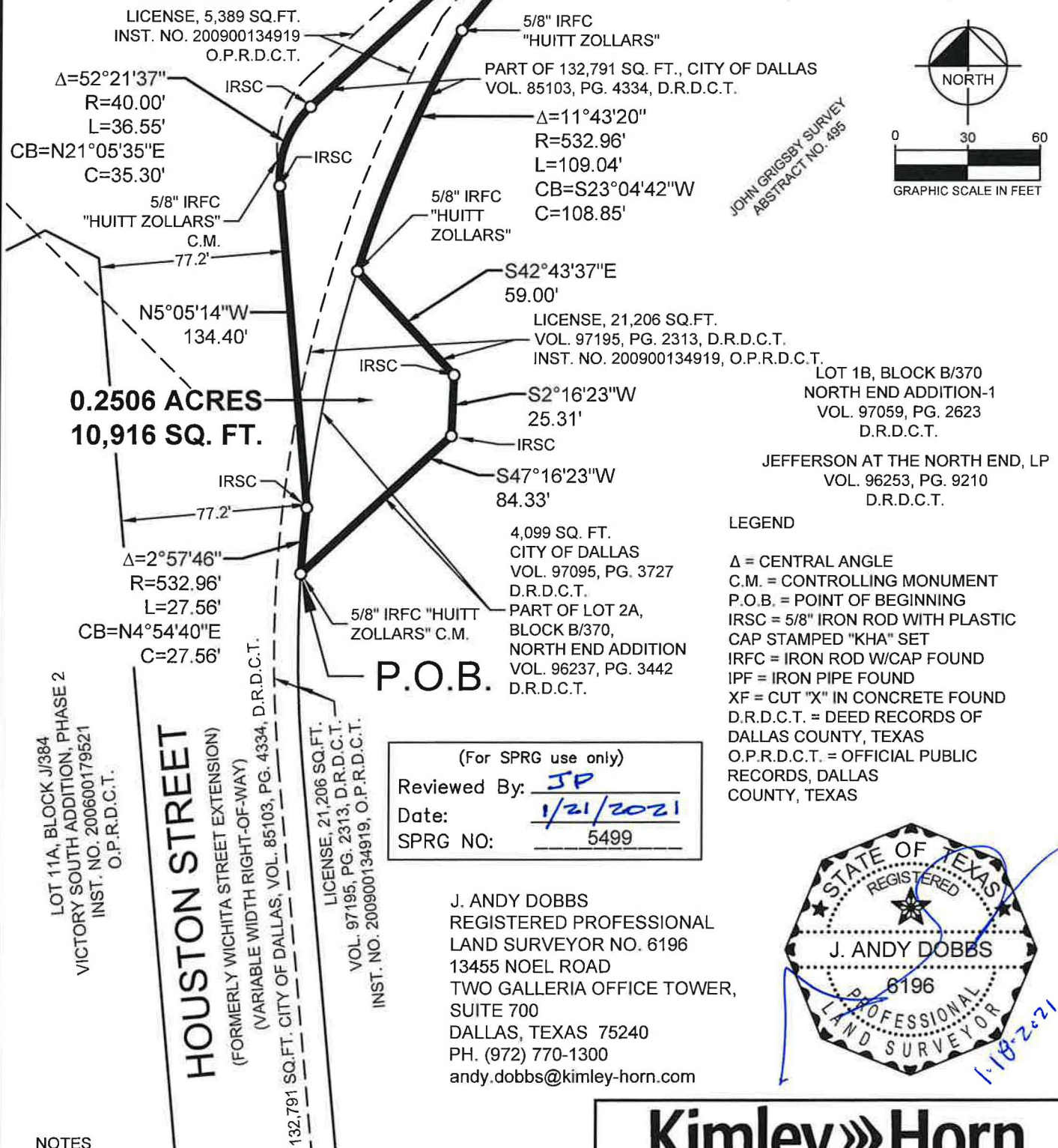
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MATCH LINE (SEE SHEET 4)



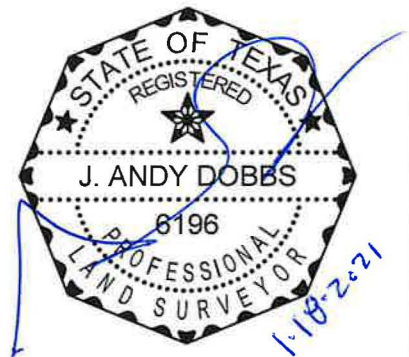
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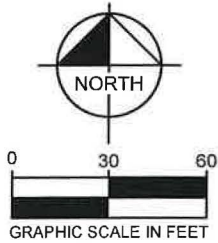
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1" = 60'	SRD	JAD	JAN. 2021	064405501	3 OF 4

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CITY OF DALLAS, DALLAS COUNTY, TEXAS



LOT 1A, BLOCK C/369
HANOVER VICTORY LOTS
1A & 1B, BLOCK C/369
INST. NO. 200503614100
O.P.R.D.C.T.

NOWITZKI WAY
(FORMERLY OLIVE STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
132,791 SQ.FT. CITY OF DALLAS,
VOL. 85103, PG. 4334, D.R.D.C.T.

LICENSE, 21,206 SQ.FT.
VOL. 97095, PG. 2313, D.R.D.C.T.
INST. NO. 200900134919, O.P.R.D.C.T.

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

FIELD STREET
(FORMERLY ALAMO STREET)
(VARIABLE WIDTH RIGHT-OF-WAY)
CITY OF DALLAS, VOL. 64, PG. 403
D.R.D.C.T.

1/2" IRF

N47°16'23"E
235.06'

5/8" IRFC
"HUITT
ZOLLARS" C.M.

5/8" IRFC "HUITT
ZOLLARS"

5/8" IRFC
"HUITT
ZOLLARS"

S38°52'48"W
92.02'

$\Delta=8^{\circ}23'35''$
R=524.96'
L=76.90'
CB=S43°04'36"W
C=76.83'

LOT 1B, BLOCK B/370
NORTH END ADDITION-1
VOL. 97059, PG. 2623
D.R.D.C.T.

MATCH LINE (SEE SHEET 3)

LEGEND

Δ = CENTRAL ANGLE
C.M. = CONTROLLING MONUMENT
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET
IRFC = IRON ROD W/CAP FOUND
IPF = IRON PIPE FOUND
XF = CUT "X" IN CONCRETE FOUND
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS
COUNTY, TEXAS

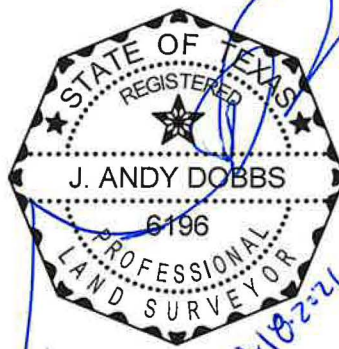
NOTES

Bearing system based on the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum of
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