

ALLEY ABANDONMENT
CITY BLOCK A/4011
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 2,000 square feet or 0.046 acres tract of land situated in the William Coombs Survey, Abstract No. 290, in Dallas City Block A/4011, City of Dallas, Dallas County, Texas, being all of a 20-foot-wide alley by use and occupation, with no record document found, and as shown on the final plat of Lot 1, Block A/4011, Marco Polo Gomez Addition, an addition recorded in Volume 2003156, Page 200, Deed Records, Dallas County, Texas (DRDCT), and on the final plat of Lot 3, Block A/4011, Family Dollar Addition, an addition recorded in Volume 2002043, Page 116 DRDCT, and shown as such on the City of Dallas Plat Book map of City Blocks 4011, 4012, 4013, 4014, and A/4014, with the subject tract being more particularly described as follows:

COMMENCING at a 1/2" iron rod found for the northeast corner of said Lot 1, Block A/4011, Marco Polo Gomez Addition, and the northwest corner of said Lot 3, Block A/4011, Family Dollar Addition, being on the south line of Fort Worth Avenue, a variable width public right-of-way (formerly Dallas Avenue), the adjoining portion thereof being conveyed by right of way deeds to the State of Texas, recorded in Volume 1781, Page 239 DRDCT, and Volume 1781, Page 240 DRDCT;

THENCE S 08°46'59" E, 132.49 feet along the common line between Lots 1 and 3, to a point for corner;

THENCE S 04°08'28" E, 11.49 feet continuing along the common line between Lots 1 and 3, to the POINT OF BEGINNING of the subject tract, being the northwest corner of said alley;

THENCE N 85°48'13" E, 20.00 feet along the north line of said alley and the upper south line of said Lot 3 to a point for corner;

THENCE S 04°08'28" E, 100.00 feet along the east line of said alley and the lower west line of said Lot 3 to a point for the southeast corner of said alley and the lower southwest corner of said Lot 3, being on the north line of a tract conveyed by a general warranty deed to Dallas Dream Center Incorporated, recorded in Instrument Number 201400049781, Official Public Records, Dallas County, Texas, and from which a 1/2" iron rod found for the southeast corner of said Lot 3 and the southwest corner of Lot 2, Block A/4011, Family Dollar Addition, bears N 85°46'43" E, 74.51 feet;

THENCE S 85°46'43" W, 20.00 feet along the south line of said alley and the north line of said Dallas Dream Center tract to a point for the southwest corner of said alley, and being on the east line of Lot 1, Block A/4011, Marco Polo Gomez Addition;

THENCE N 04°08'28" W, 100.01 feet along the west line of said alley and the east line of said Lot 1 to the POINT OF BEGINNING. a 2,000 square feet or 0.046 acres tract of land.

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(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>10-12-21</u>
SPRG No:	<u>5710</u>

NOTES:

1. State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
2. A parcel plat map of even date hereby accompanies this legal description.

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