

STREET RIGHT-OF-WAY ABANDONMENT

TOWN OF RENNER
PART OF RONNIE DRIVE
ADJACENT TO BLOCKS 4/8726 & 5/8726
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS

Exhibit A

Being a 17,995 square feet (0.4131 acres) tract of land situated in the Collin County School Land Survey, Abstract No. 169, adjacent to Blocks 4/8726 and 5/8726 in the City of Dallas, Collin County, Texas, and being a portion of Ronnie Drive (formerly First Street)(a called 60 foot right-of-way) dedicated by plat of Town of Renner recorded in Volume 36, Page 351, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 3/8 inch iron rod found (Controlling Monument) on the northeasterly right-of-way line of Dickerson Street (60 foot right-of-way), dedicated by said Town of Renner, said point being the northwest corner of Lot 12, Block 5/8726 of said Town of Renner;

Thence North 26 degrees 00 minutes 00 seconds West (BASIS OF BEARINGS), crossing a 20 foot alley dedicated by said Town of Renner, then continuing with the northeasterly right-of-way line of said Dickerson Street, common with the southwesterly line of Lot 1, Block 5/8726 of said Town of Renner, a total distance of 160.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "TXHS", said point being the northwesterly corner of Lot 1, Block 5/8726 of said Town of Renner, also being the northwesterly corner of that certain tract of land as described in Special Warranty Deed to 17720 Dickerson, LLC, recorded in Instrument Number 20181018001302100, Official Public Records, Collin County, Texas, and lying on the southeasterly right-of-way line of said Ronnie Drive, said point being the Point of Beginning;

Thence North 26 degrees 00 minutes 00 seconds West, with the common line of said Dickerson Street and said Ronnie Drive, a distance of 60.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "TXHS", said point being the southwesterly corner of Lot 1, Block 4/8726 of said Town of Renner, and also being the southwesterly corner of that certain tract of land as described in General Warranty Deed to 7759 Ronnie, LLC, recorded in Instrument Number 20180205000143410, Official Public Records, Collin County, Texas, and lying on the northeasterly right-of-way line of said Dickerson Street, and northwesterly right-of-way of said Ronnie Drive, from which a 1/2 inch iron rod found with a yellow cap stamped "Roome" (Controlling Monument) bears North 26 degrees 00 minutes 00 seconds West, a distance of 147.97 feet, said point being the northwesterly corner of said 7759 Ronnie, LLC tract, lying on the southeasterly right-of-way line of Dallas Area Rapid Transit (variable width right-of-way) by Deed recorded in Volume 3424, Page 126, Deed Records, Collin County, Texas, (formerly St. Louis Southwestern Railroad), and also from which a 1/2 inch iron rod found bears South 27 degrees 00 minutes 25 seconds East, a distance of 2.28 feet for reference;

Thence North 63 degrees 30 minutes 08 seconds East, along the northwesterly right-of-way line of said Ronnie Drive, also being the northwesterly line of the herein described tract, common with the southeasterly line of said Block 4/8726 of the Town of Renner and said 7759 Ronnie tract, a distance of 299.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped "TXHS", said point being the southeasterly corner of Lot 6, Block 4/8726 of said Town of Renner, common with the northeasterly corner of the herein described tract, and lying on the southwesterly line of Lot 1, Block A/8726 of McCallum Blvd. Condominiums an addition to the City of Dallas, Collin County, Texas, as recorded in Cabinet F, Page 741, Plat Records, Collin County, Texas, from which a 1/2 inch iron rod found with yellow cap stamped "Roome" bears South 27 degrees 48 minutes 38 seconds East, a distance of 9.79 feet for reference;

Thence South 26 degrees 01 minutes 37 seconds East, along the northeasterly right-of-way line of said Ronnie Drive and the northeasterly line of the herein described tract, common with the southwesterly line of said Lot 1, Block A/8726 of McCallum Blvd. Condominiums, a distance of 60.00 feet to a 1/2 inch iron rod set with a yellow cap stamped "TXHS", said point being the southeasterly corner of the herein described tract, common with the northeasterly corner of Lot 6, Block 5/8726 of said Town of Renner, said point also being the northeasterly corner of that certain tract of land as described in General Warranty Deed to 7758 Ronnie, LLC, recorded in Instrument Number 20170914001232290, Official Public Records, Collin County, Texas, and lying on the southeasterly right-of-way line of said Ronnie Drive;

Thence South 63 degrees 30 minutes 08 seconds West, along the southeasterly right-of-way line of said Ronnie Drive and the southeasterly line of the herein described tract, common with the northwesterly line of said Block 5/8726 of the Town of Renner and said 7758 Ronnie tract and said 17720 Dickerson, LLC tract, a distance of 299.92 feet to the Point of Beginning and containing 17,995 square feet or 0.4131 acres of land.


Gary E. Johnson, R.P.L.S. # 5299



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

(For SPRG use only)	
Reviewed By:	<u>G.S.</u>
Date:	<u>1-21-21</u>
SPRG NO:	<u>4906</u>

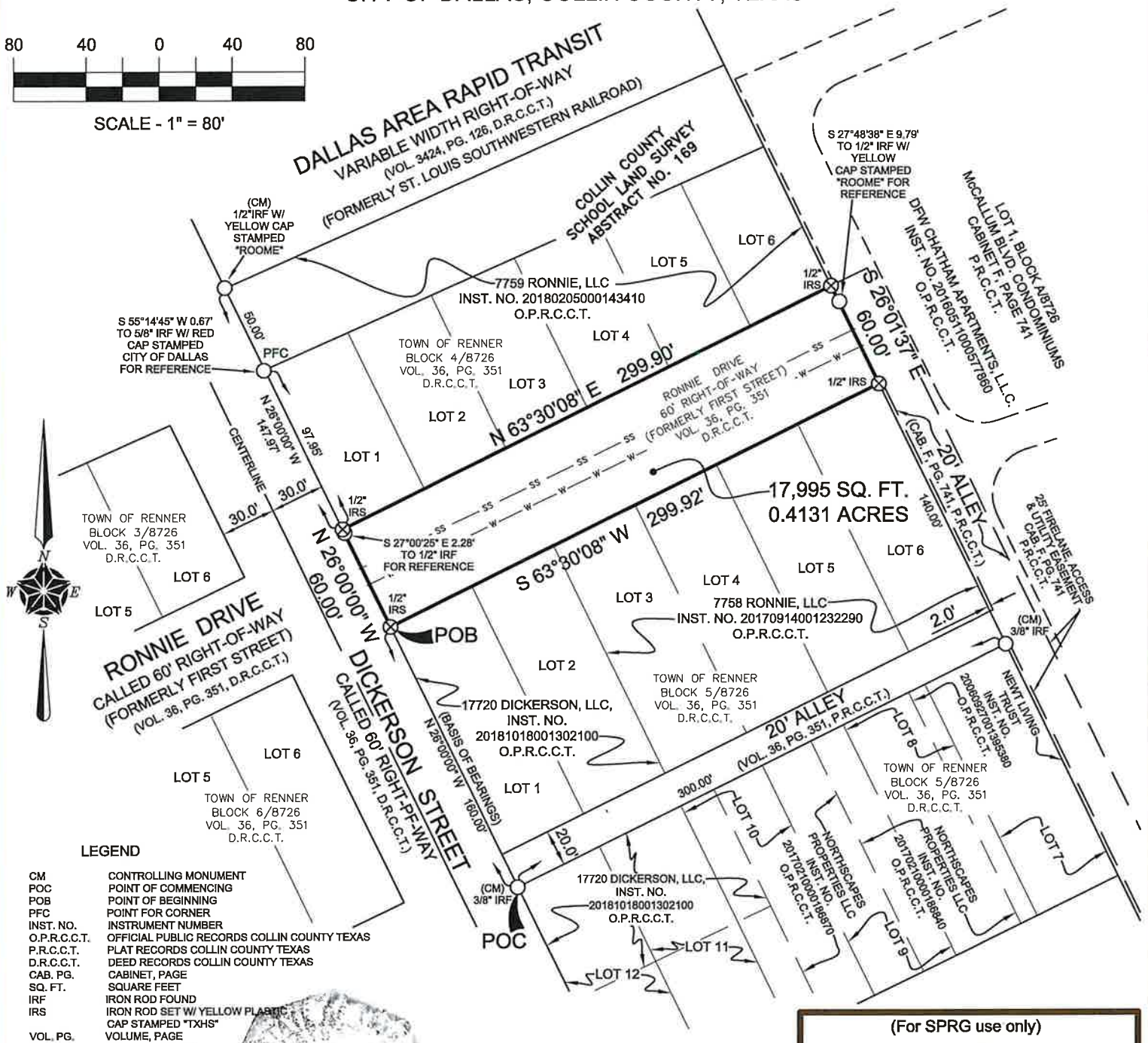
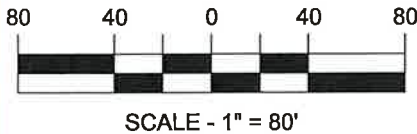
BEARINGS ARE BASED ON THE
NORTHEASTERLY RIGHT-OF-WAY LINE
OF DICKERSON STREET ACCORDING TO
ORIGINAL TOWN OF RENNER,
RECORDED IN VOLUME 36, PAGE 351,
P.R.C.C.T. (N26°00'00"W).

JOB# 1900198-1
DATE: 03/21/2019
Revised: 01/07/2021
Page 1 of 2
Drawn by: JAM

STREET RIGHT-OF-WAY ABANDONMENT

Exhibit A

TOWN OF RENNER
PART OF RONNIE DRIVE
ADJACENT TO BLOCKS 4/8726 & 5/8726
COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169
CITY OF DALLAS, COLLIN COUNTY, TEXAS



LEGEND

CM	CONTROLLING MONUMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
PFC	POINT FOR CORNER
INST. NO.	INSTRUMENT NUMBER
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
P.R.C.C.T.	PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
CAB. PG.	CABINET, PAGE
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS	IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "TXHS"
VOL. PG.	VOLUME, PAGE

Gary E. Johnson, R.P.L.S. # 5299



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

BEARINGS ARE BASED ON THE
NORTHEASTERLY RIGHT-OF-WAY LINE
OF DICKERSON STREET ACCORDING TO
ORIGINAL TOWN OF RENNER,
RECORDED IN VOLUME 36, PAGE 351,
P.R.C.C.T. (N26°00'00"W).

(For SPRG use only)

Reviewed By: G.S.

Date: 1-21-21

SPRG NO: 4906

JOB# 1900198-1
DATE: 03/21/2019
Revised: 01/07/2021
Page 2 of 2
Drawn by: JAM
Scale: 1"=80'