

STREET RIGHT-OF-WAY CLOSE AND VACATE

Austin Street Adjacent to Blocks 16/39 and 31/46
 John Bryan Survey, Abstract No. 149
 City of Dallas, Dallas County, Texas

(For SPRG use only)

Reviewed by: A.G.
 Date: 2/26/2026
 SPRG No. 6958

LEGAL DESCRIPTION

Being a 16,000 square foot or 0.3673 acre tract of land out of the John Bryan Survey, Abstract Number 149, situated in the City of Dallas, Dallas County, Texas, being a portion of Austin Street (80-foot right-of-way per plat of Original Town of Dallas, an Addition to the City of Dallas, Dallas County, Texas, according to plat of record in Volume 143, Page 401 of the Deed Records of Dallas County, Texas) adjacent to Blocks 16/39 and 31/46, Lots 1 and 2 of said Block 16/39 having been conveyed to Sycamore Hunt Acquisitions LLC by Special Warranty Deed of record in Instrument Number 202400261399 of the Official Public Records of Dallas County, Texas, Lots 7 and 8 of said Block 16/39 having been conveyed to Sycamore Hunt Acquisitions LLC by Special Warranty Deed of record in Instrument Number 202400261395 of said Official Public Records, and Lots 1 thru 8 of said Block 31/46 having been conveyed to Sycamore Hunt Acquisitions LLC by Special Warranty Deed of record in Instrument Number 202400261400 of said Official Public Records, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the South right-of-way line of Pacific Avenue (80-foot right-of-way per said Original Town of Dallas) and the West right-of-way line of Austin Street, being the Northeast corner of Lot 1, Block 16/39 of said Original Town of Dallas, from which the Northwest corner of Lot 2, Block 16/39 of said Original Town of Dallas, being the Northeast corner of Lot 3, Block 16/39 of said Original Town of Dallas, bears S75°04'46"W, a distance of 100.00 feet, and from said Northwest corner of Lot 2 and Northeast corner of Lot 3 an "X" cut found (controlling monument) bears N14°55'14"W, a distance of 10.00 feet;

THENCE, N75°04'46"E, along the South right-of-way line of Pacific Avenue, being the common North right-of-way terminus line of Austin Street, a distance of 80.00 feet to a point within a building at the intersection of the South right-of-way line of Pacific Avenue and the East right-of-way line of Austin Street, being the Northwest corner of Lot 4, Block 31/46 of said Original Town of Dallas;

THENCE, S14°55'14"E, along the East right-of-way line of Austin Street, being the common West lines of Lots 4 and 5, Block 31/46 of said Original Town of Dallas, a distance of 200.00 feet to an "X" cut found at the intersection of the East right-of-way line of Austin Street and the North right-of-way line of Elm Street (80-foot right-of-way per said Original Town of Dallas), being the Southwest corner of said Lot 5;

THENCE, S75°04'46"W, along the South right-of-way terminus line of Austin Street, being the common North right-of-way line of Elm Street, a distance of 80.00 feet to a point within a building at the intersection of the West right-of-way line of Austin Street and the North right-of-way line of Elm Street, being the Southeast corner of Lot 8, Block 16/39 of said Original Town of Dallas;

THENCE, N14°55'14"W, along the West right-of-way line of Austin Street, being the common East lines of Lots 8 and 1, Block 16/39 of said Original Town of Dallas, passing at a distance of 100.00 feet the Northeast corner of said Lot 8 and Southeast corner of said Lot 1, from which a 1/2 inch iron rod found (controlling monument) at the Northwest corner of Lot 7, Block 16/39 of said Original Town of Dallas, being the Northeast corner of Lot 6, Block 16/39 of said Original Town of Dallas, also being the Southeast corner of Lot 3, Block 16/39 of said Original Town of Dallas, and being the Southwest corner of Lot 2, Block 16/39 of said Original Town of Dallas, bears S75°04'46"W, a distance of 100.00 feet, and continuing on said initial course, a total distance of 200.00 feet to the **POINT OF BEGINNING**, and containing an area of 16,000 square feet (0.3673 acres) of land, more or less.

Basis of Bearings: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a Registered Professional Land Surveyor under the laws of the State of Texas

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**EAGLE SURVEYING, LLC**

222 S. ELM STREET
 SUITE: 200
 DENTON, TX 76201
 (940) 222-3009

TX FIRM # 10194177

JOB NUMBER	DRAWN BY	DATE
2401.009-06	CHM	2-19-2026

Caleb McCanlies
 R.P.L.S. # 7036



2-19-2026
 Date

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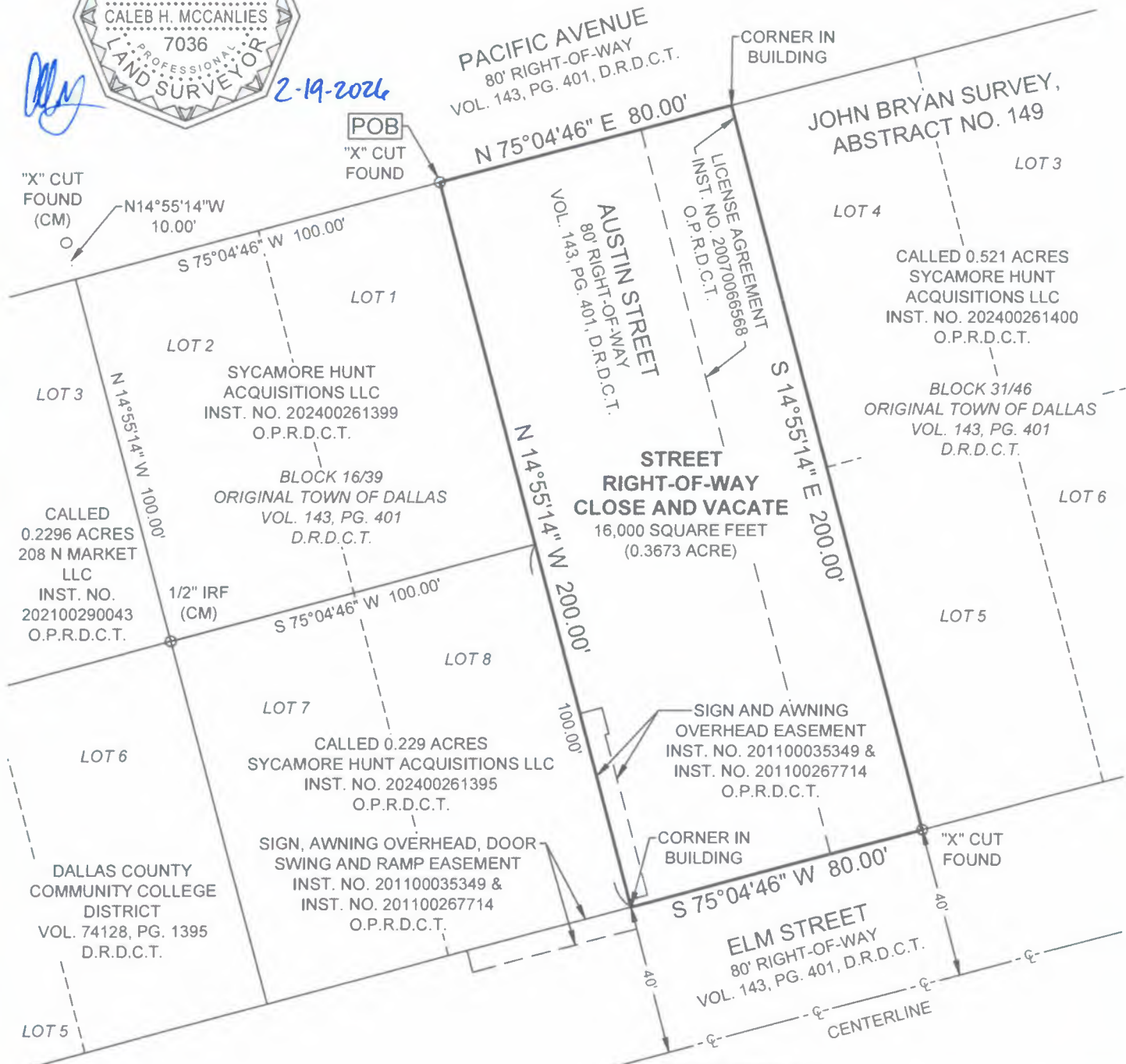
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222 S. ELM STREET

SUITE: 200

DENTON, TX 76201

(940) 222-3009

TX FIRM # 10194177



1" = 40'



LEGEND

O	MONUMENT
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
POB	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS,
	DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS,
	DALLAS COUNTY, TEXAS

JOB NUMBER

2401.009-06

DRAWN BY

CHM

DATE

2-19-2026