

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of an alley located adjacent to City Block A/4016 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to 739 Fort Worth Avenue, LLC; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

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WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of 739 Fort Worth Avenue, LLC, a Texas limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of an alley is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

BE IT OBTAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TWENTY-NINE THOUSAND THREE HUNDRED TWENTY- FIVE AND NO/100 DOLLARS (\$29,325.00)** and the further consideration described in Sections 8, 9, 10, 11, 14 and 15 the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 9 of this ordinance, but no later than the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department

PBW, Balance Sheet 0519 and Department of Public Works - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department PBW, Unit 1181, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge

SECTION 8. (continued)

any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- (a) ensure existing 8-inch wastewater main is removed from the portion of alley to be abandoned by Private Development Contract prior to the effectiveness of this abandonment.
- (b) acknowledge and ensure both Sylvan and Fort Worth Avenues maintain a minimum 100 feet of public right-of-way in accordance to City of Dallas Thoroughfare Plan, Section 51A-9.

SECTION 10. (continued)

(c) design and build dedication of alley in accordance to City of Dallas Standards and to be accepted by the City within 1.5 years of approved ordinance date.

Failure to comply to this condition shall render this ordinance null and void and of no future effect.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey by General Warranty deed, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Block A/4016, containing approximately 1,738 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That at such time as the instrument described in Section 11 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney, it be accepted, and thereafter, the Director of Department of Development Services is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 13. That this ordinance and properly executed General Warranty deed, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Section 11 above.

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Development Services. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Public Works.

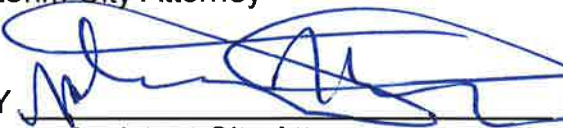

SECTION 16. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Public Works, or designee. Upon receipt of the monetary consideration set forth in Sections 2 and 14, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and completion of the dedication set forth in Section 11, the Director of Department of Public Works, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Public Works, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 17. That this ordinance is also designated for City purposes as Contract No. PBW-2020-00013752.

SECTION 18. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
TAMMY L. PALOMINO,
Interim City Attorney

ALI HATEFI, Director
Department of Public Works

BY  BY 

Assistant City Attorney Assistant Director

Passed MAR 08 2023

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EXHIBIT A

**ALLEY ABANDONMENT
TERRACE GROVE ADDITION
BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 2,428 square foot (0.056 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being part of an alley in Block A/4016 as created by Terrace Grove Addition, an addition to the City of Dallas, according to the plat recorded in Volume 99, Page 114, Deed Records, Dallas County, Texas (DRDCT), being part of the remainder of a tract of land described in a Warranty Deed to Road District No. 1 of Dallas County, Texas recorded in Volume 4335, Page 116, DRDCT as shown on Quitclaim Deed to The Quebec Group, Inc. recorded in Volume 2000050, Page 1547, DRDCT, and being more particularly described as follows:

COMMENCING at an x-cut in concrete found at the intersection of the northeasterly right-of-way line of Sylvan Avenue (a variable width right-of-way, Formerly Obenchain Street, as created by deed recorded in Volume 99, Page 114; Volume 4335, Page 116; Volume 4875, Page 452; and Volume 2000050, Page 1547, DRDCT) and the northwesterly right-of-way line of Fort Worth Avenue (a 100 foot right-of-way, as created by deeds recorded in Volume 99, Page 114, Volume 1788, Page 639, and Volume 1785, Page 231, all in DRDCT);

THENCE North 30° 28' 36" West, along the northeasterly right-of-way line of said Sylvan Avenue, passing at a distance of 104.70 feet, a found 1/2 inch iron rod, continuing a total distance of 109.21 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the **POINT OF BEGINNING** at the intersection of the northeasterly right-of-way line of said Sylvan Avenue and the southeasterly right-of-way line of said alley;

THENCE North 24° 19' 46" West, along the northeasterly right-of-way line of said Sylvan Avenue, a distance of 26.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set for the westerly south corner of said Quitclaim Deed to the Quebec Group, Inc. and a tract of land described to 739 Fort Worth Avenue, LLC by Special Warranty Deed, recorded in Volume 2005185, Page 8849, Official Public Records, Dallas County, Texas (OPRDCT);

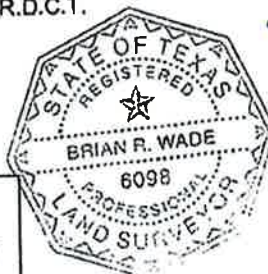
THENCE South 84° 08' 26" East, along the south line of said 739 Fort Worth Avenue, LLC tract, a distance of 11.63 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the northwesterly right-of-way line of said alley;

THENCE North 42° 18' 00" East, along the common line between said alley and Lots 15, 16, and 17 of said Block A/4016, Terrace Grove Addition, a distance of 144.23 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the common line between said alley and said Lot 17, from which a 1/2 inch iron rod with yellow plastic cap stamped "DCA" found for the south corner of Lot 18A, Block A/4016, Rodriguez Heights Subdivision, an addition to the City of Dallas according to the plat recorded in Volume 78191, Page 1232, DRDCT, bears North 42° 18' 00" East, a distance of 1.00 foot;

THENCE South 47° 42' 00" East, over and across said alley, a distance of 15.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RLG INC" set on the common line between said alley and Lot 9, Block A/4016 of said Terrace Grove Addition, from which an x-cut in concrete found for the north corner of Lot 8, Block A/4016 of said Terrace Grove Addition bears North 42° 18' 00" East, a distance of 51.00 feet;

THENCE South 42° 18' 00" West, along the common line between said alley and Lots 9, 10, 11, and 12, Block A/4016 of said Terrace Grove Addition, a distance of 161.66 feet to the **POINT OF BEGINNING** and containing 2,428 square feet or 0.056 acres, more or less.

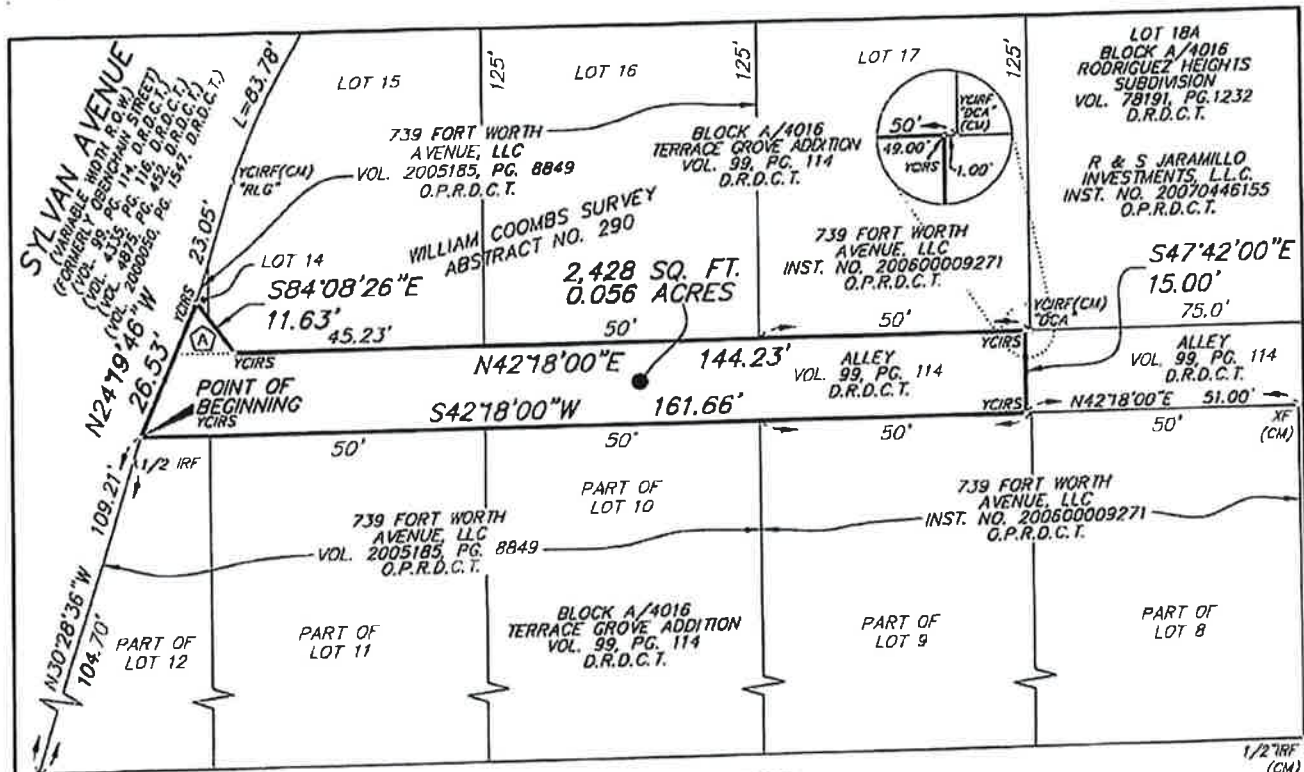
Basis of Bearing: The southwesterly right-of-way line (S42°18'00"W) of an alley in Block A/4016 as created by Volume 99, Page 114, D.R.D.C.T.



[Signature]

Brian R. Wade R.P.L.S. No. 6098
5/12/2020
REVISED 6/23/2020

(For SPRG use only)
Reviewed By: G.S.
Date: 7-20-20
SPRG NO.: 5311



FORT WORTH AVENUE
 (100' R.O.W.)
 (VOL. 99, PG. 114, D.R.D.C.T.)
 (VOL. 1788, PG. 639, D.R.D.C.T.)
 (VOL. 1785, PG. 231, D.R.D.C.T.)

A PART OF A REMAINDER OF RIGHT-OF-WAY DEDICATION DESCRIBED IN VOL. 4335, PG. 116, D.R.D.C.T. AFTER OUITCLAIM DEED DESCRIBED IN VOL. 2000050, PG. 1547, D.R.D.C.T.

LEGEND

- ABANDONMENT PROPERTY LINE
- LOT LINE
- YCIRF 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG" FOUND
- YCIRS 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- IRF IRON ROD FOUND
- XF X-CUT FOUND
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- VOL., PG VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- R.O.W. RIGHT-OF-WAY



(FEET)
 1 inch = 30 ft.

BASIS OF BEARINGS: BASIS OF BEARING: THE SOUTHWESTERLY RIGHT-OF-WAY LINE (S42'18"00"W) OF AN ALLEY IN BLOCK A/4016 AS CREATED BY VOLUME 99, PAGE 114, D.R.D.C.T.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
 12001 N. CENTRAL EXPY, STE 300
 DALLAS, TX. 75243
 214-739-8100
 rlgr@rlginc.com
 TEXAS PE REG #F-493
 TBPELS REG #100341-00



Brian R. Wade
 BRIAN R. WADE R.P.L.S. NO. 6098
 5/12/2020
 REVISED 6/23/2020

**ALLEY ABANDONMENT
 TERRACE GROVE ADDITION
 BLOCK A/4016**

WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(For SPRG use only)
 Reviewed By: G.S.
 Date: 7-20-20
 SPRG NO.: 5311

SCALE	1" = 30	DATE	5/12/2020	SHEET	2 OF 2
JOB NO.	2011.035	E-FILE	2011.035aband	DWG NO.	27,348X

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

32404

230362
EXHIBIT C

ALLEY RIGHT-OF-WAY DEDICATION
TERRACE GROVE ADDITION
PART OF LOT 8, BLOCK A
CITY BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 1,738 square foot (0.0399 acres) tract of land situated in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, being part of a tract of land described by Special Warranty Deed to 739 Fort Worth Avenue, LLC recorded in Instrument Number 200600009271, Official Public Records, Dallas County, Texas, being part of Lot 8, Block A, Terrace Grove Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 99, Page 114, Deed Records, Dallas County, Texas (D.R.D.C.T.), being a part of City Block A/4016, Official City of Dallas Block Numbers and being more particularly described as follows:

COMMENCING at an X-cut in concrete found at the intersection of the northeasterly right-of-way line of Sylvan Avenue (a variable width right-of-way, Formerly Obenchain Street, as created by deed recorded in Volume 99, Page 114; Volume 4335, Page 116; Volume 4875, Page 452; and Volume 2000050, Page 1547, D.R.D.C.T.) and the northwesterly right-of-way line of Fort Worth Avenue (a 100 foot right-of-way, as created by deeds recorded in Volume 99, Page 114, Volume 1788, Page 639, and Volume 1785, Page 231, all in D.R.D.C.T.);

THENCE North 42° 18' 00" East, along the northwesterly right-of-way line of said Fort Worth Avenue, a distance of 209.00 feet to a MAG nail with washer stamped "RLG INC" set for the **POINT OF BEGINNING**;

THENCE North 47° 42' 00" West, departing the northwesterly right-of-way of said Fort Worth Avenue, a distance of 104.31 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the southeasterly line of a 15' alley created by Volume 99, Page 114, Deed Records, Dallas County, Texas;

THENCE North 42° 18' 00" East, along the southeasterly line of said 15' alley, a distance of 36.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for the north corner of said Lot 8 and the west corner of Lot 7 of said Terrace Grove Addition and the beginning of a non-tangent curve to the left;

THENCE over and across said Lot 8, the following bearings and distances:

In a southeasterly direction and along said non-tangent curve to the left whose chord bears South 04° 00' 09" East, a distance of 30.40 feet, having a radius of 22.00 feet, a central angle of 87° 23' 41" and an arc length of 33.56 feet to a MAG nail with washer stamped "RLG INC" set at the end of said non-tangent curve to the left;

South 47° 42' 00" East, a distance of 64.34 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set at the beginning of a tangent curve to the left;

(For SPRG Use only)
Reviewed By: G.S.
Date: 8-9-22
SPRG NO.: 5979

32404

230362
EXHIBIT C

ALLEY RIGHT-OF-WAY DEDICATION
TERRACE GROVE ADDITION
PART OF LOT 8, BLOCK A
CITY BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

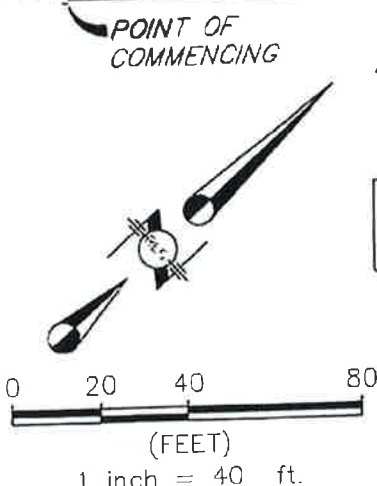
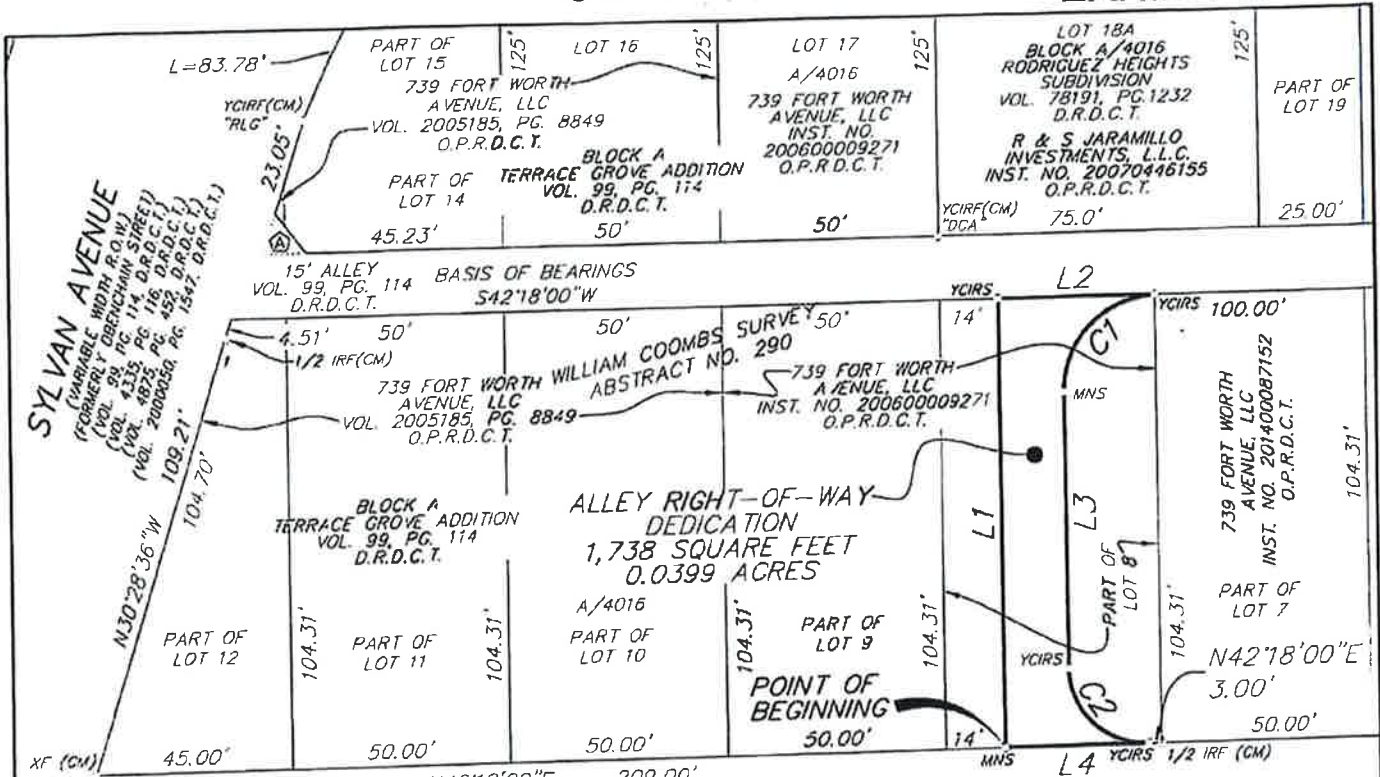
In a northeasterly direction and along said tangent curve to the left whose chord bears North 87° 18' 00" East, a distance of 25.46 feet, having a radius of 18.00 feet, a central angle of 90° 00' 00" and an arc length of 28.27 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the northwesterly right-of-way line of said Fort Worth Avenue for the end of said tangent curve to the left, from which a found 1/2" iron rod found bears North 42° 18' 00" East, a distance of 3.00 feet for the southerly corner of a tract of land described by Special Warranty Deed to 739 Fort Worth Avenue LLC, recorded in Instrument Number 201400087152, Official Public Records, Dallas County, Texas;

THENCE South 42° 18' 00" West, along the northwesterly right-of-way line of said Fort Worth Avenue, a distance of 33.00 feet to the **POINT OF BEGINNING**, containing 1,738 square feet or 0.0399 acres, more or less.

Basis of Bearing: The southwesterly right-of-way line (S42°18'00"W) of an alley in Block A/4016 as created by Volume 99, Page 114, D.R.D.C.T.

Brian R. Wade R.P.L.S. No. 6098
05/16/2022
06/01/2022 REVISED
07/27/2022 REVISED

(For SPRC Use only)
Reviewed By: GS
Date: 8-9-22
SPRC NO.: 5979



BASIS OF BEARINGS: THE SOUTHWESTERLY RIGHT-OF-WAY LINE (S42°18'00"W) OF AN ALLEY IN BLOCK A/4016 AS CREATED BY VOLUME 99, PAGE 114, D.R.D.C.T.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
12001 N. CENTRAL EXPY, STE 300
DALLAS, TX. 75243
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TBPELS REG #100341-00

ALLEY RIGHT-OF-WAY DEDICATION
TERRACE GROVE ADDITION
PART OF LOT 8, BLOCK A
CITY BLOCK A/4016
WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Brian R. Wade
BRIAN R. WADE R.P.L.S. NO. 6098
05/16/2022
06/01/2022 REVISED
07/27/2022 REVISED

(For SPRG use only)
Reviewed By: GS
Date: 8-9-22
SPRG NO.: 5979

SCALE	1" = 40'	DATE	05/16/2022	SHEET	3 OF 4
JOB NO.	2011.035	E-FILE	2011.035RD.dwg	DWG NO.	27,898X

LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°42'00"W	104.31'
L2	N42°18'00"E	36.00'
L3	S47°42'00"E	64.34'
L4	S42°18'00"W	33.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BRG.	CHORD
C1	87°23'41"	22.00'	33.56'	S4°00'09"E	30.40'
C2	90°00'00"	18.00'	28.27'	N87°18'00"E	25.46'

RAYMOND L. GOODSON JR., INC.
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 TEXAS PE REG #F-493
 TBPELS REG #100341-00

**ALLEY RIGHT-OF-WAY DEDICATION
 TERRACE GROVE ADDITION
 PART OF LOT 8, BLOCK A
 CITY BLOCK A/4016
 WILLIAM COOMBS SURVEY, ABSTRACT NO. 290
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(For SPRG use only)

Reviewed By: CS
 Date: 8-9-22
 SPRG NO.: 5979

SCALE	1" = 40'	DATE	05/16/2022	SHEET	4 OF 4
JOB NO.	2011.035	E-FILE	2011.035RD.dwg	DWG NO.	27,898X



PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAR 08 2023

ORDINANCE NUMBER 32404

DATE PUBLISHED MAR 11 2023

ATTESTED BY: