

EXHIBIT "B"
PARTIAL ALLEY RIGHT-OF-WAY ABANDONMENT
WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

BEING A 0.2461 ACRE (10,719 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM LARNER SURVEY, ABSTRACT NUMBER 799, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A 20-FOOT ALLEY DEDICATED BY D.C. PERRY'S ADDITION, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 274, PAGE 75, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.); SAID 0.2461 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BW2" FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 16, BLOCK A OF SAID D.C. PERRY ADDITION, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 15, BLOCK A OF SAID D.C. PERRY ADDITION, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BELTLINE ROAD, (VARIABLE WIDTH RIGHT-OF-WAY).

THENCE, SOUTH 89°48'14" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BELTLINE ROAD, A DISTANCE OF 220.02 FEET TO THE NORTH END OF A CORNER CLIP AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BELTLINE ROAD WITH THE WEST RIGHT-OF-WAY LINE OF MYERS STREET, (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, SOUTH 44°50'44" EAST, ALONG SAID CORNER CLIP, A DISTANCE OF 28.30 FEET TO THE SOUTH END OF SAID CORNER CLIP;

THENCE, SOUTH 00°11'46" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET, A DISTANCE OF 85.54 FEET TO THE SOUTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK A OF NEIGHBORHOOD SERVICE CENTER, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86054, PAGE 1060, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAME BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET WITH THE NORTH LINE OF SAID 20-FOOT ALLEY, AND FROM WHICH A 3/8-INCH IRON ROD WITH PLASTIC CAP BEARS SOUTH 65°06'13" WEST, A DISTANCE OF 1.84 FEET;

THENCE, NORTH 89°48'14" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID MYERS STREET ALONG THE COMMON LINE OF SAID 20-FOOT ALLEY AND SAID LOT 1, BLOCK A, A DISTANCE OF 12.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF BEGINNING;

THENCE, SOUTH 00°11'46" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 20-FOOT ALLEY, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE SOUTH LINE OF SAID 20-FOOT ALLEY;

THENCE, NORTH 89°48'14" WEST, ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, AT A DISTANCE OF 228.00 FEET PASSING A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BW2" FOUND FOR THE NORTHWEST CORNER OF LOT 8, BLOCK A, OF SAID D.C. PERRY'S ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 7, BLOCK A, OF SAID D.C. PERRY'S ADDITION, CONTINUING ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, IN ALL FOR A TOTAL DISTANCE OF 535.99 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH LINE OF THE REMAINDER OF LOT 2, BLOCK A OF SAID D.C. PERRY'S ADDITION;

THENCE, NORTH 00°16'21" EAST, DEPARTING THE SOUTH LINE OF SAID 20-FOOT ALLEY, OVER AND ACROSS SAID 20-FOOT ALLEY, A DISTANCE OF 20.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER IN THE NORTH LINE OF SAID 20-FOOT ALLEY

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SAME BEING THE SOUTH LINE OF THE REMAINDER OF LOT 21, BLOCK A OF SAID D.C. PERRY'S ADDITION;

THENCE, SOUTH 89°48'14" EAST, ALONG THE NORTH LINE OF SAID 20-FOOT ALLEY A DISTANCE OF 535.96 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 10,719 SQUARE FEET OR 0.2461 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985686993.



JOSHUA B. LEE SURVEY
ABSTRACT NO. 798

WILLIAM LARNER SURVEY
ABSTRACT NO. 799

BELT LINE ROAD

(VARIABLE WIDTH R.O.W.,

APPROXIMATE LOCATION OF SURVEY LINE

ORIGINAL CENTERLINE OF BELT LINE RD.

1/2" CIRF "BW2" (CM)

POC

CALLLED 1,080 SQ. FT.
PARCEL 10-S
CITY OF CARROLLTON
VOL. 97061, PG. 694
D.R.D.C.T.

CALLLED 1,337 SQ. FT.
PARCEL 12-S
CITY OF CARROLLTON
VOL. 99116, PG. 4595
D.R.D.C.T.

S 44°50'44" E

28.30'

S 89°48'14" E 220.02'

DRAINAGE EASEMENT
CITY OF CARROLLTON, TEXAS
VOL. 97061, PG. 708,
D.R.D.C.T.

REMAINDER
LOT 18

REMAINDER
LOT 17

REMAINDER
LOT 16

REMAINDER
LOT 15

REMAINDER OF
LOT 1, BLOCK A
NEIGHBORHOOD SERVICE CENTER
VOL. 86054, PG. 1060
D.R.D.C.T.

BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

J.B. LESLEY'S ADDITION
VOL. 5, PG. 377
D.R.D.C.T.

3/8" CIRF BEARS
S 85°06'13" W - 1.84'

20' ALLEY
VOL. 274, PG. 75, D.R.D.C.T.

20' ALLEY
VOL. 5, PG. 377, D.R.D.C.T.

S 00°11'46" W

20.00'

N 89°48'14" W

12.00'

CIRS

(VARIABLE WIDTH R.O.W.)

MYERS STREET

LEGEND

5/8" IRON ROD WITH YELLOW
PLASTIC CAP STAMPED
"STANTEC" SET
OFFICIAL PUBLIC RECORDS OF
DENTON COUNTY, TEXAS
MAP RECORDS OF
DENTON COUNTY, TEXAS
VOL. PG. VOLUME PAGE
INST. NO. INSTRUMENT, NUMBER
R.O.W. RIGHT-OF-WAY
(CM) CONTROLLING MONUMENT
POC POINT OF COMMENCING
POB POINT OF BEGINNING
DENOTES COMMON
OWNERSHIP

SEE SHEET NUMBER 5 OF 5
FOR OWNERSHIP INFORMATION

ALLEY RIGHT-OF-WAY
ABANDONMENT
0.2461 ACRE
10,719 SQUARE FEET

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

PROPOSED
RIGHT-OF-WAY

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE
SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS
SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED
SCALE FACTOR OF 0.99985686993.

SHEET 4 OF 5

DATE 06-20-2017

SCALE 1" = 60'

DRAWN BY GDW/RB

PROJECT NO. 222210578

SHEET NO. 3 OF 5



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EXHIBIT "B"

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SITUATED IN WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

JOSHUA B. LEE SURVEY
ABSTRACT NO. 798
WILLIAM LARNER SURVEY
ABSTRACT NO. 799

BELT LINE ROAD (VARIABLE WIDTH R.O.W.)

APPROXIMATE LOCATION OF SURVEY LINE
ORIGINAL CENTERLINE OF BELT LINE RD.

CALLLED 0.029 ACRE
CITY OF CARROLLTON
VOL. 231, PG. 34
D.R.D.C.T.

CALLLED 1,530 SQ. FT.
PARCEL 7-S
CITY OF CARROLLTON
VOL. 98069, PG. 1660
D.R.D.C.T.

MAIN STREET
(VARIABLE WIDTH R.O.W.)

REVISED LOT 1, BLOCK A
D.C. PERRY'S ADDITION
VOL. 85051, PG. 3182
D.R.D.C.T.

BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

REMAINDER LOT 21
REMAINDER LOT 20
REMAINDER LOT 19
REMAINDER LOT 18

S 89°48'14" E 535.96'

20' ALLEY

VOL. 274, PG. 75, D.R.D.C.T.

N 00°16'21" E
20.00'

ALLEY RIGHT-OF-WAY
ABANDONMENT
0.2461 ACRE
10,719 SQUARE FEET

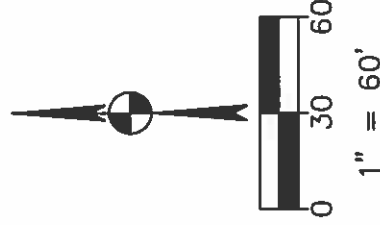
CALLLED 725 SQ. FT.
PARCEL 4A-S
CITY OF CARROLLTON
VOL. 97143, PG. 2021
D.R.D.C.T.

BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

REMAINDER LOT 2
REMAINDER LOT 3
REMAINDER LOT 4
REMAINDER LOT 5

PROPOSED
RIGHT-OF-WAY

MATCHLINE
SHEET 3 OF 5



LEGEND

CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DENTON COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
INST., NO.	INSTRUMENT, NUMBER
R.O.W.	RIGHT-OF-WAY
(CM)	CONTROLLING MONUMENT
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
	DENOTES COMMON OWNERSHIP

SEE SHEET NUMBER 5 OF 5
FOR OWNERSHIP INFORMATION



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SHEET NO. 4 OF 5

PROJECT NO. 222210578

DRAWN BY GDW

SCALE 1" = 60'

DATE 06-20-2017

OWNERSHIP LIST

LOT 1/ BLOCK A
NEIGHBORHOOD SERVICE CENTER
VOL. 86054, PG. 1060, D.R.D.C.T.

LOT 12, 13 & 14
CALLED 0.440 ACRE
MOHAMMAD S. WALIZADA
AND RONA WALIZADA
VOL. 2005187, PG. 13292
D.R.D.C.T.

OWNERSHIP LIST

BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75, M.R.D.C.T.

LOT 2
CITY OF CARROLLTON
CASE NO. 08-10219-B
INST. NO. 200900106783
O.P.R.D.C.T.

LOT 11
CITY OF CARROLLTON
INST. NO. 201400195891
O.P.R.D.C.T.

LOT 3
CITY OF CARROLLTON
INST. NO. 200600132585
O.P.R.D.C.T.

LOT 15
TODD BASCOU, ET UX
VOL. 97192, PG. 330
D.R.D.C.T.

LOT 4, 5, 6 & 7
CITY OF CARROLLTON
INST. NO. 201400195888
O.P.R.D.C.T.

LOT 16
CALLED 6,330 SQ. FT.
CITY OF CARROLLTON
INST. NO. 201400180055
O.P.R.D.C.T.

LOT 8 & 9
CITY OF CARROLLTON
INST. NO. 201400195889
O.P.R.D.C.T.

LOT 17
CALLED 6,330 SQ. FT.
CITY OF CARROLLTON
INST. NO. 200600098109
O.P.R.D.C.T.

LOT 10
CITY OF CARROLLTON
INST. NO. 201400195890
O.P.R.D.C.T.

LOT 17, 18, 19 & 20
CALLED 17,935 SQ. FT.
CITY OF CARROLLTON
INST. NO. 201400188503
O.P.R.D.C.T.

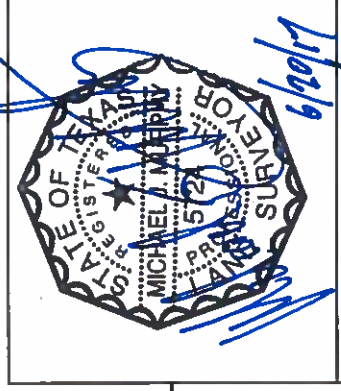
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EXHIBIT "B" PARTIAL ALLEY RIGHT-OF-WAY ABANDONMENT SITUATED IN WILLIAM LARNER SURVEY, ABSTRACT NO. 799 CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

DATE: 06-20-2017

SCALE: 1" = 60'

DRAWN BY: GDWRB

PROJECT NO.: 222210578

SHEET NO. 5 OF 5