

DATE: 05/05/2016  
JOB NO. 16-05-006  
SHEET 1 OF 2

**EXHIBIT**  
**VARIABLE WIDTH RIGHT-OF-WAY ABANDONMENT**

Part of Armstrong Parkway  
Between Stanhope Avenue and Shenandoah Avenue  
S. Popplewell Survey, Abstract No. 1145  
City of University Park, Dallas County, Texas

DESCRIPTION, of a 1,245 square foot (0.029 acre) tract of land situated in the S. Popplewell Survey, Abstract No. 1145, Dallas County, Texas, and being part of Armstrong Parkway (a 100-foot right-of-way); said 1,245 square foot tract being more particularly described by metes and bounds as follows (bearing system for this survey is based on a bearing of North 90 degrees, 00 minutes, 00 seconds East for the north line of Lot 17, Block C, Armstrong Fairway Addition, an addition to the City of University Park, according to the plat recorded in Volume 5, Page 431, Map Records, Dallas County, Texas);

BEGINNING, at a 1/2-inch iron rod found for corner at the intersection of the south right-of-way line of Stanhope Avenue (a 50-foot right-of-way) with the current northwest right-of-way line of Armstrong Parkway (a 100-foot right-of-way), said point being the northeast corner of said Lot 17 and the northeast corner of a tract of land described to Buck Joe Miller in deed recorded in County Clerk's file no. 201600113643, Deed Records of Dallas County, Texas, from which a 5/8-inch iron rod found for reference bears North 90°00'00" West, a distance of 106.00 feet;

THENCE, North 90°00'00" East departing the current northwest right-of-way line of said Armstrong Parkway, a distance of 9.31 feet to a point for corner;

THENCE, South 03°11'00" East, a distance of 2.33 feet to a point for corner;

THENCE, South 27°19'54 " West, a distance of 121.38 feet to a point for corner;

THENCE, South 22°40'22" West, a distance of 21.51' to a point for corner;

THENCE, North 90°00'00" West, a distance of 7.01 feet to a 3/4-inch iron pipe found for corner at the intersection of the North right-of-way line of an alley with the current northwest right-of-way line of said Armstrong Parkway, said point being the southeast corner of said Lot 17 and the beginning of a non-tangent curve to the right having a radius of 1,195.92 feet, a central angle of 06°53'46", a chord bearing and distance of North 25°21'14" East, 143.86 feet;

THENCE, in a northeasterly direction departing the north right-of-way line of said alley, along said curve to the right and along the east line of said Lot 17, an arc length of 143.94 feet to the POINT OF BEGINNING and containing 1,245 square feet or 0.029 acres of land.

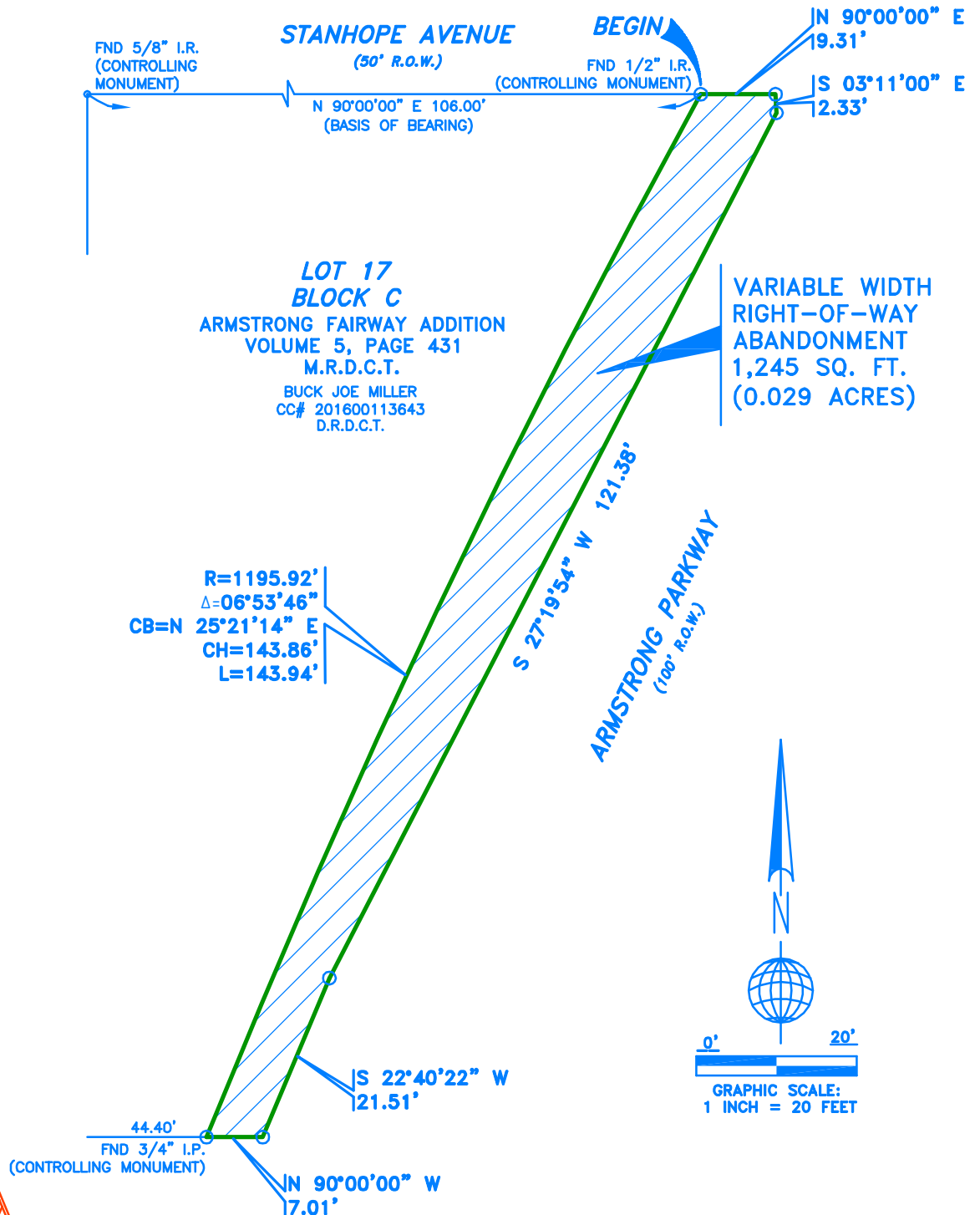
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.



  
MARK N. PEEPLES TXRPLS 6443

PREPARED BY:  
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EXHIBIT



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