

LEGAL DESCRIPTION

Being a 25.91 acre (1,128,495 square feet) tract of land situated in the E. Horton Survey, Abstract No. 604, and the L.G. Coombs Survey, Abstract No. 289 City of Dallas, Dallas County, Texas, and being all of that certain tract of land as described in a Deed to Dallas Independent School District as recorded in Volume 4669, Page 15, Deed Records, Dallas, County Texas (D.R.D.C.T.), and being part of Bickers Street (60 feet wide right of way) as recorded in in Volume 97114, Page 03786 (D.R.D.C.T.), and being part of Holystone Street right of way (50 feet wide based on "use and occupation") no Deed record found, and being part of Greenleaf Street right of way (56 feet wide based on "use and occupation") no Deed record found, said 25.91 acre (1,128,495 square feet) tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with broken cap found for a point on the Southerly right of way of said Bickers Street, same being a point of tangency of a curve to the East, having a Texas State Plane Coordinate of N: 6,972,597.14, E: 2,470,553.34;

Thence along said Southerly right of way line of Bickers Street North 69 degrees 41 minutes 13 seconds West, passing at a distance of 417.03 feet a 5/8 in iron rod with cap stamped "Dallas" found for the Northeast corner of a 56 feet wide right of way dedication as recorded in Volume 99187 Page 02356 (D.R.D.C.T.), continuing a total a distance of 492.19 feet to a point for corner;

Thence departing said Southerly right of way of Bickers Street , along the extension of the Westerly right-of-way line of said Holystone Street, over and across said Bickers Street, passing at a distance of 60.00 feet the intersection of the Northerly right-of-way line of said Bickers Street with the Westerly right-of-way line of said Holystone Street, continuing along the Westerly right of way line of said Holystone Street North 20 degrees 24 minutes 06 seconds East, a distance of 292.84 feet to a point, same being a point of curvature;

Thence continuing along said Westerly right of way line of Holystone Street and along a curve to the right, having a radius of 2,318.77 feet, a delta angle of 20 degrees 10 minutes 13 seconds, a chord bearing of North 30 degrees 24 minutes 40 seconds East, a chord distance of 812.08 feet, an arc length 816.29 feet, to a point for corner at the end of said curve;

Thence continuing along said Westerly right of way line of Holystone Street North 40 degrees 29 minutes 15 seconds East, a distance of 104.87 feet to a point at the intersection of the westerly right-of-way line of said Hollystone Street with the extension of the Northeasterly right-of-way line of said Greenleaf Street,

Thence departing said Westerly right of way line of Holystone Street, along the extension of the Northeasterly right of way line of aforementioned Greenleaf Street, South 49 degrees 23 minutes 55 seconds East, passing at a distance of 63.32 feet a 1/2 inch iron rod with cap stamped "PACHECO AND KOCH" found for the Southeasterly corner of a corner clip on the Southwesterly line of Greenleaf Village Phase II as recorded in Volume 2002144, Page 1584, (D.R.D.C.T.), continuing a total distance of 641.37 feet to a 5/8 inch iron rod found for

LEGAL DESCRIPTION

Southeasterly corner of lot 65 block JJ/7135 of said Greenleaf Village Phase 2, same being a point of curvature;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, along a curve to the right, having a radius of 2,322.83 feet a delta angle of 11 degrees 17 minutes 31 seconds, a chord bearing of South 43 degrees 45 minutes 10 seconds East, a chord distance of 457.05 feet and an arc length of 457.79 feet, to a "X" cut in concrete found for corner;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, South 38 degrees 06 minutes 24 seconds East, passing at a distance of 140.56 feet a "X" cut found for a point on the Northerly right of way line of the aforementioned Bickers Street, continuing a total distance of 210.58 feet to calculated point, on the Southerly right of way line of said Bickers Street;

Thence departing said Northeasterly right of way line of Greenleaf Street, along said Southerly right of way line of Bickers Street South 51 degrees 54 minutes 36 seconds West, a distance of 297.09 feet to a point of curvature;

Thence continuing along said Southerly right of way line of Bickers Street, a curve to the right, having a radius of 848.56 feet, a delta angle of 58 degrees 28 minutes 31 seconds, a chord bearing a of South 81 degrees 03 minutes 09 seconds West, a chord distance of 828.93 feet, an arc length of 866.03 feet to the point of beginning and containing 25.91 acre (1,128,495 square feet).



[Handwritten Signature]
10/29/2021

