

**FIELD NOTES DESCRIBING 865 SQUARE FOOT (0.020 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 23/3703  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**BEING** a 865 square foot (0.020 acre) tract of land out of the John McDowell Survey, Abstract No. 869, City of Dallas, Dallas County, Texas, lying in Lot B, Block 23/3703, Teames Subdivision, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 20, Page 11, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Johnnie Wilson and wife, Mary B. Wilson, by Special Warranty Deed recorded in Volume 73092, Page 1449, Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner of said Lot B, said iron rod also being the intersection of the southerly right-of-way line of Louisiana Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the easterly line of a 15-foot alley (Volume 1, Page 483, M.R.D.C.T.), from which a ½-inch iron rod found (Controlling Monument) at the intersection of the easterly right-of-way line of Fernwood Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 55°28'57" East, a distance of 88.79 feet, and also from which a ¾-inch iron pipe found (Controlling Monument) at the intersection of the westerly right-of-way line of Harlandale Avenue (a 50-foot right-of-way) (Volume 1, Page 483, M.R.D.C.T.) and the northerly right-of-way line of said Louisiana Avenue bears North 77°04'01" West, a distance of 220.80 feet;

**THENCE** North 89°50'41" East, along the northerly line of said Lot B and the southerly right-of-way line of said Louisiana Avenue, a distance of 9.58 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Lot B, said point also being the intersection of the southerly right-of-way line of said Louisiana Avenue and the southwesterly right-of-way line of Fernwood Avenue (a 50' right-of-way) (Volume 1, Page 483, M.R.D.C.T.);

**THENCE** South 46°03'19" East, along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, a distance of 8.31 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said point also being the beginning of a circular curve to the right having a radius of 472.34 feet and a chord that bears South 44°53'49" East, a distance of 17.82 feet;

**THENCE** Southeasterly, continuing along the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, along said curve to the right, through a central angle of 02°09'41", an arc distance of 17.82 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

**THENCE** South 51°39'55" West, departing the northeasterly line of said Lot B and the southwesterly right-of-way line of said Fernwood Avenue, over and across said Lot B, a distance of 21.03 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

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**THENCE** South 09°25'36" West, continuing over and across said Lot B, a distance of 28.61 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

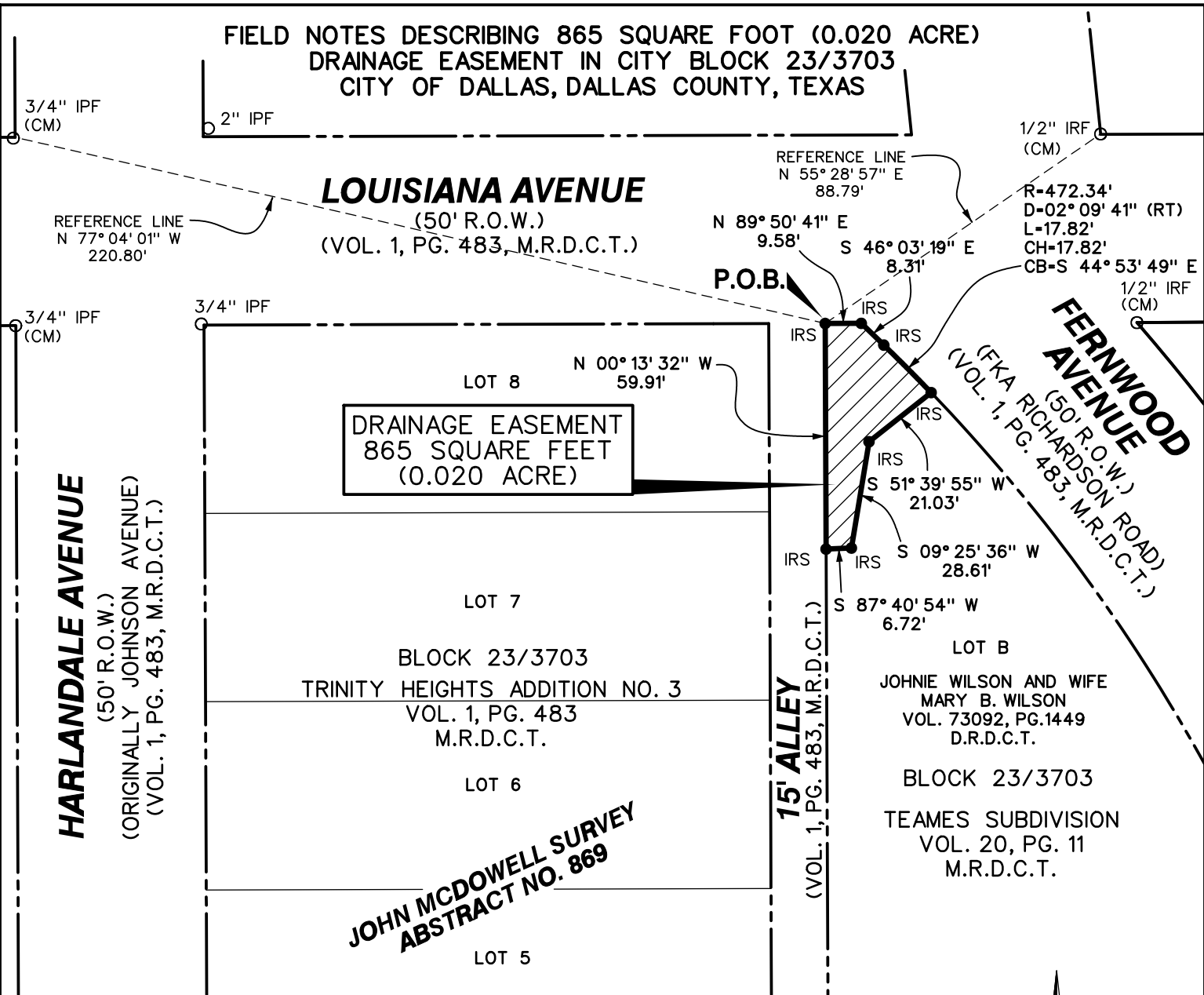
**THENCE** South 87°40'54" West, continuing over and across said Lot B, a distance of 6.72 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the westerly line of said Lot B, said point also being in the easterly line of said 15-foot alley;

**THENCE** North 00°13'32" West, along the westerly line of said Lot B and the easterly line of said 15-foot alley, a distance of 59.91 feet to the **POINT OF BEGINNING**, containing 865 square feet or 0.020 acres, more or less.

**BASIS OF BEARING:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983.

Aug. 24, 2022

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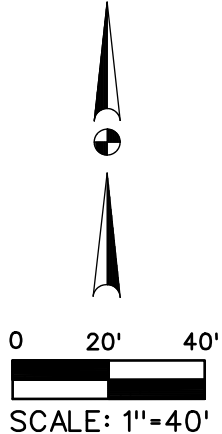


**NOTE:**

BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.

**LEGEND:**

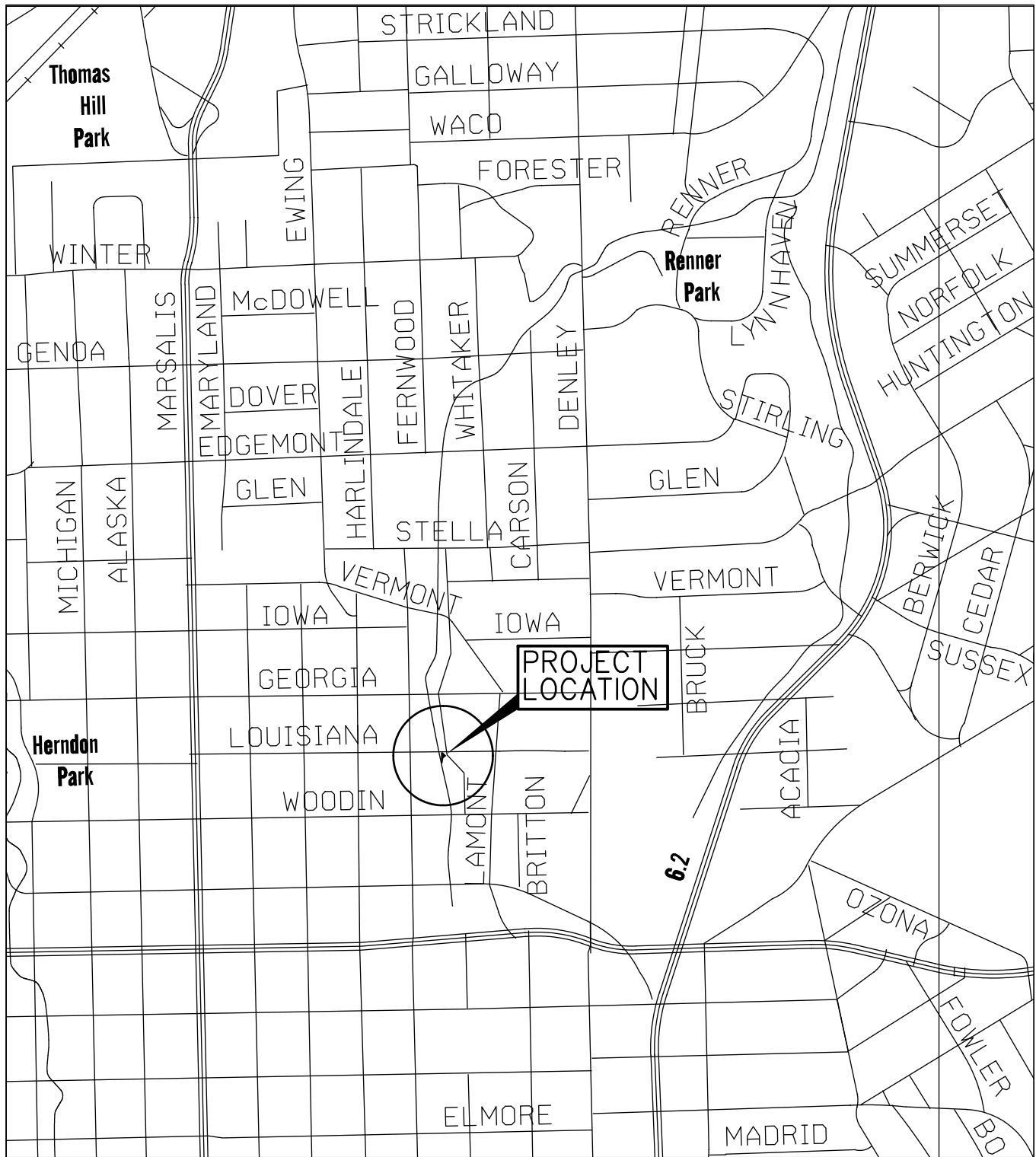
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- (CM) - CONTROLLING MONUMENT
- FKA - FORMERLY KNOWN AS
- VOL. - VOLUME
- PG. - PAGE
- INST. NO. - INSTRUMENT NUMBER
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- Z - DENOTES SAME OWNERSHIP
- IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



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**DRAINAGE EASEMENT  
865 SQUARE FEET  
(0.020 ACRE)  
OUT OF  
LOT B, BLOCK 23/3703  
TEAMES SUBDIVISION  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS**



VICINITY MAP  
 (DALLAS MAPSCO 55-N)  
 LOUISIANA DE-2

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