

**FIELD NOTES DESCRIBING 1,654 SQUARE FOOT (0.038 ACRE)
RIGHT-OF-WAY ACQUISITION IN CITY BLOCK D/3767 Exhibit A
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 1,654 square foot (0.038 acre) tract of land out of the John W. Wright Survey, Abstract No. 1551, City of Dallas, Dallas County, Texas, lying in that tract labeled Yost Reserved to Centerline Creek, Block D/3767, Luther A. Yost Subdivision, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 15, Page 53, Map Records, Dallas County, Texas (M.R.D.C.T.), and also being out of a tract of land conveyed to Luther A. Yost by warranty deed recorded in Volume 2335, Page 634, Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a ½-inch iron rod found (Controlling Monument) at the southeasterly corner of a tract of land conveyed to State of Texas, and said point also being in the westerly right-of-way line of Brookhaven Drive (a 50-foot right-of-way) (Volume 15, Page 53, M.R.D.C.T.),

THENCE North 13°58'44" East, along the easterly line of said State of Texas tract, and the westerly right-of-way line of said Brookhaven Drive, a distance of 103.25 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the **POINT OF BEGINNING** of the herein described tract of land, from which a 5/8-inch iron rod found (Controlling Monument) in the easterly right-of-way line of said Brookhaven Drive, said point also being the southwesterly corner of Lot 2, of said Block D/3797, and also being the northwesterly corner of Lot 3, of said Block D/3767, bears North 30°34'32" East, a distance of 116.63 feet;

THENCE South 89°39'44" West, departing the westerly right-of-way line of said Brookhaven Drive, along the common line of said Luther A. Yost tract, and said State of Texas tract, a distance of 15.48 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 13°58'44" East, over and across said Luther A. Yost tract, a distance of 17.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 16°16'44" East, continuing over and across said Luther A. Yost tract, a distance of 30.65 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 03°26'16" West, continuing over and across said Luther A. Yost tract, a distance of 51.22 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 01°07'16" West, continuing over and across said Luther A. Yost tract, a distance of 10.30 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

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THENCE North 88°52'44" East, continuing over and across said Luther A. Yost tract, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the westerly right-of-way line of said Brookhaven Drive, said point also being in the easterly line of said Luther A. Yost tract;

THENCE South 01°7'16" East, along the westerly line of said Brookhaven Drive and easterly line of said Luther A. Yost tract, a distance of 10.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 03°26'16" East, along the westerly line of said Brookhaven Drive and easterly line of said Luther A. Yost tract, a distance of 53.52 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE South 16°16'44" West, along the westerly line of said Brookhaven Drive and easterly line of said Luther A. Yost tract, a distance of 32.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

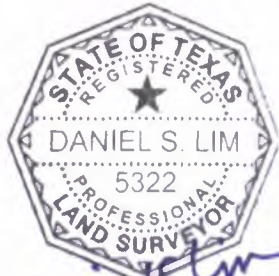
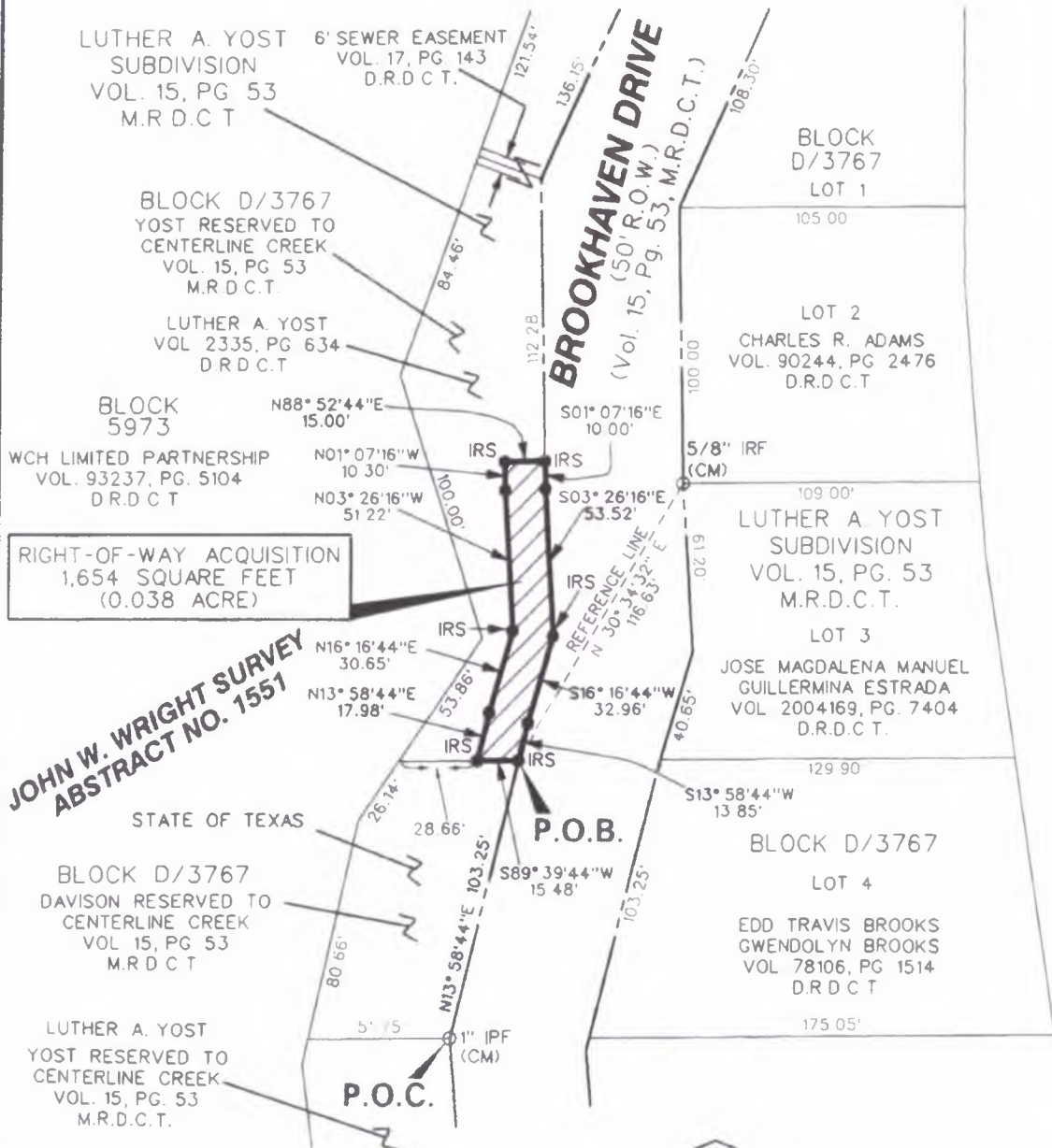
THENCE South 13°58'44" West, along the westerly line of said Brookhaven Drive and easterly line of said Luther A. Yost tract, a distance of 13.85 feet to the **POINT OF BEGINNING**, containing 1,654 square feet or 0.038 acres, more or less.

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



Daniel S. Lim
4-4-2023

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NOTE:
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