

Field Notes Describing a 217,911 Square Foot (5.00 Acre)
Tract of Land in City Block M/7940
To Be Acquired from
7800 Ricchi, LLC

Being a 217,911 Square Foot (5.00 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, in the Eli Chandler Survey, Abstract No. 356 and the James McLaughlin Survey, Abstract No. 845, and being a part of Block M/7940 of the Brookhollow Place Section Four Addition, an addition to the City of Dallas recorded in Volume 71084, Page 1943 of the Deed Records of Dallas County, Texas, and being all of the land conveyed to 7800 Ricchi, LLC by deed recorded in Instrument Number 201500294673 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

BEGINNING at a ½-inch diameter iron rod found (Controlling Monument) on the East Right-of-Way line of Interstate Highway 35E (Stemmons Freeway; a variable width Right-of-Way) at the Southwest corner of the herein described tract of land, being also the Northwest corner of a tract of land conveyed to LUA, LLC by deed recorded in Instrument Number 201800141906 of the Official Public Records of Dallas County, Texas (N=6985645.10; E=2469271.24):

THENCE North 21°39'00 West with the said East line of Interstate Highway 35E a distance of 29.37 feet to a Mag Nail with City of Dallas washer set at an angle point in the boundary of the herein described tract of land: (N=6985672.36; E=2469260.41):

THENCE North 19°44'27" West, continuing with the said East line of Interstate Highway 35E a distance of 305.92 feet to a ½-inch diameter iron rod with yellow cap found (Controlling Monument) at the Northwest corner of the herein described tract of land, being also the Southwest corner of the Brookhollow Place Section Five Addition, an addition to the City of Dallas recorded in Volume 97088, Page 3646 of the Deed Records of Dallas County, Texas (N=6985960.34; E=2469157.19):

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THENCE North 70°15'33" East, departing the last said East line of Interstate Highway 35E and with the common line between the herein described tract of land and the above said Brookhollow Pace Section Five Addition (pass at 450.00 feet the Southwest corner of the Elmbrook Dialysis Center Addition, an addition to the City of Dallas recorded in Instrument Number 200600199670 of the Deed Records of Dallas County, Texas (not monumented)) and continuing for a total distance of 649.99 feet to a 5/8-inch diameter iron rod with City of Dallas Cap set at the intersection with the West Right-of-Way line of Brookriver Drive (a 65-foot wide Right-of-Way), and being also the Southeast corner of the above said Elmbrook Dialysis Center Addition (N=6986179.85; E=2469768.87):

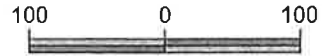
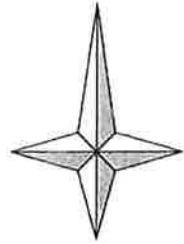
THENCE South 19°44'27" East with the above said West line of Brookriver Drive a distance of 335.28 feet to the Southeast corner of the herein described tract of land, being also the Northeast corner of the above referenced tract conveyed to LUA, LLD, *FROM WHICH* a 1/2-inch diameter iron found bears South 26°39'55" West a distance of 0.31 feet:

THENCE South 70°15'33" West, departing the last said West line of Brookriver Drive and with the common line between the herein described tract of land and the LUA, LLC property a distance of 649.01 feet to the **POINT OF BEGINNING**, containing 217,911 Square Feet, or 5.00 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

Scott Holt
7/11/2022





SUBURBAN LODGE
BROOKHOLLOW PLACE ADDITION
Volume 98137, Page 67

ELMBROOK
DIALYSIS
CENTER ADDITION
Int. #200600199670

BROOKRIVER DRIVE
(65' Wide Right-of-Way)

BROOKHOLLOW PLACE
SECTION FIVE ADDITION
Volume 97088, Page 3646

*Soulek
Brookriver, LLC*
Int. #202000087007

5/8" I.R. w/COD Cap Set
N=6986179.85
E=2469768.87

Eli Chandler Survey
James McLaughlin Survey

Abstract No. 356
Abstract No. 845

450.00'
649.99', N 70°15'33" E

199.99'

335.28', S 19°44'27" E

**217,911 Sq. Ft.
(5.00 Ac.)
To Be Acquired**

7800 Ricchi, LLC
Int. #201500294673

**BLOCK
M/7940**

**1/2" I.R. Found
w/Yellow Cap
N=6985960.34
E=2469157.19
CONTROLLING
MONUMENT**

**1/2" I.R. Found
Bears 0.31'
S 26°39'55" W
N=6985864.01
E=2469881.88**

305.92', N 19°44'27" W

**Mag Nail w/COD
Washer Set
N=6985672.36
E=2469260.41**

649.01', S 70°15'33" W

**1/2" I.R. Found
N=6985725.44
E=2469931.98**

**29.37'
N 21°39'00" W**

**1/2" I.R. Found
N=6985645.10
E=2469271.24
CONTROLLING
MONUMENT &
POINT OF
BEGINNING**

BROOKHOLLOW PLACE
SECTION FOUR ADDITION
Volume 71084, Page 1943

LUA, LLC
Int. #201800141906

**1/2" I.R. Found
N=6985590.49
E+2469991.92**

**INTERSTATE HIGHWAY 35E
(Stemmons Freeway)**
(Variable Width Right-of-Way)

270.81'

**5/8" I.R. Found
N=6985393.26
E=2469371.45**

82.6'

**1/2" I.R. Found
N=6985317.78
E=2469399.04**

7800 STEMMONS Property Acquisition			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\7800 Stemmons\7800 Stemmons.dgn	As Noted	7-08-22
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Peck	Holt	Block M/7940	041D-98