

PROPERTY DESCRIPTION

BEING 0.1065 acres (4,637 square feet) of land situated in the Paul Narboe Survey, Abstract No. 1077, City of Dallas, Dallas County, Texas and being a portion of Lot 7, Block 10/5993 of Glen Oaks Center Addition, an addition to the City of Dallas, Texas, recorded in Instrument No. 201400292029 Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), same being a portion of a called 26.901 acre tract of land conveyed to Wal-Mart Real Estate Business Trust by Special Warranty Deed recorded in Instrument No. 201200224307 (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch iron rod found capped (stamped "KHA") for an interior corner in the west line of said Lot 7, same being common with an interior corner in the east line of a called 81.822 acre tract of land conveyed to the City of Dallas by Special Warranty Deed recorded in Instrument No. 202100171613 (O.P.R.D.C.T.), from which a 5/8-inch iron rod found capped (stamped "KHA") for an interior corner in said common line bears, North 37°05'37" West, 62.09 feet;

THENCE North 72°29'28" East, over and across said Lot 7, 123.15 feet to a point in the west line of a 15' Drainage easement recorded in Instrument No. 201400292029 (O.P.R.D.C.T.), for the BEGINNING of the herein described tract;

THENCE continuing over and across said Lot 7 the following courses:

South 10°42'58" West, along the west line of said drainage easement, 21.22 feet to a point;

South 55°41'36" West, departing the west line of said drainage easement, 57.95 feet to a point for the beginning of a non-tangent curve to the left with a radius of 57.50 feet, a central angle of 45°00'35", and a chord bearing and distance of South 33°11'19" West, 44.02 feet;

In a southerly direction, with said non-tangent curve to the left, an arc distance of 45.17 feet to a point;

South 10°41'01" West, 95.16 feet to a point for the beginning of a tangent curve to the left with a radius of 57.50 feet, a central angle of 59°57'15", and a chord bearing and distance of South 19°17'37" East, 57.46 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 60.17 feet;

South 49°16'17" East, 39.83 feet to a point in the west line of the aforementioned drainage easement;

South 12°01'51" East, along said drainage easement, 0.72 feet to a point;

North 82°08'38" West, continuing along said drainage easement, 26.84 feet to a point;

(For SPRG use only)
Reviewed By: SO
Date: 9/27/23
SPRG NO: 6377

DRAINAGE EASEMENT
GLEN OAKS CENTER ADDITION
PART OF LOT 7, BLOCK 10/5993
PAUL NARBOE SURVEY,
ABSTRACT NO. 1077
CITY OF DALLAS
DALLAS COUNTY, TEXAS

DANIEL R. ARTHUR
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Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, MJS, DRA, 8/31/2023, 063363101, 1 OF 3

North 49°16'17" West, 17.86 feet departing said drainage easement to a point for the beginning of a tangent curve to the right with a radius of 72.50 feet, a central angle of 59°57'15", and a chord bearing and distance of North 19°17'37" West, 72.45 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 75.86 feet to a point;

North 10°41'01" East, 95.16 feet to a point for the beginning of a tangent curve to the right with a radius of 72.50 feet, a central angle of 45°00'35", and a chord bearing and distance of North 33°11'19" East, 55.50 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 56.95 feet to a point;

North 55°41'36" East, 72.96 feet to the **POINT OF BEGINNING** and containing 4,637 square feet or 0.1065 acres of land.

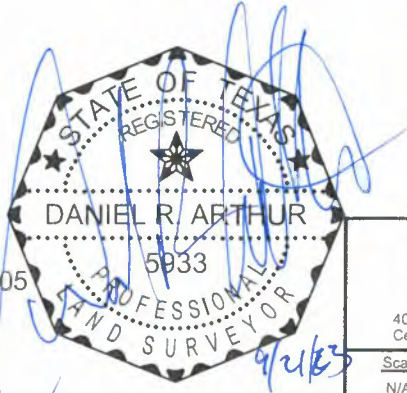
NOTES

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

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DRAINAGE EASEMENT
 GLEN OAKS CENTER ADDITION
 PART OF LOT 7, BLOCK 10/5993
 PAUL NARBOE SURVEY,
 ABSTRACT NO. 1077
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

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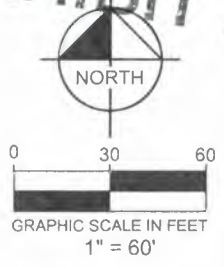


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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJS	DRA	8/31/2023	063363101	2 OF 3

CALLED 81.822 ACRES
CITY OF DALLAS
INST. NO. 202100171613
O.P.R.D.C.T.

15' DRAINAGE EASEMENT
INST. NO. 201400292029
O.P.R.D.C.T.



LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- PFC = POINT FOR CORNER
- IRFC = IRON ROD W/CAP FOUND
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- = BOUNDARY MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- SQ. FT. = SQUARE FEET

LINE TABLE		
NO.	BEARING	LENGTH
L1	S10°42'58"W	21.22'
L2	S55°41'36"W	57.95'
L3	S49°16'17"E	39.83'
L4	S12°01'51"E	0.72'
L5	N82°08'38"W	26.84'
L6	N49°16'17"W	17.86'
L7	N55°41'36"E	72.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°00'35"	57.50'	45.17'	S33°11'19"W	44.02'
C2	59°57'15"	57.50'	60.17'	S19°17'37"E	57.46'
C3	59°57'15"	72.50'	75.86'	N19°17'37"W	72.45'
C4	45°00'35"	72.50'	56.95'	N33°11'19"E	55.50'

NOTES

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. Adjustment Realization 2011.

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15' DRAINAGE EASEMENT
INST. NO. 201400292029
O.P.R.D.C.T.

CALLED 26.901 ACRES
WAL-MART REAL ESTATE
BUSINESS TRUST
INST. NO. 201200224307
O.P.R.D.C.T.

LOT 7, BLOCK 10/5993
GLEN OAKS CENTER ADDITION
INST. NO. 201400292029
O.P.R.D.C.T.

ABANDONED BY SEPERATE
INSTRUMENT

DRAINAGE EASEMENT
0.1065 ACRES
4,637 SQ. FT.

DRAINAGE EASEMENT
GLEN OAKS CENTER ADDITION
PART OF LOT 7, BLOCK 10/5993
PAUL NARBOE SURVEY,
ABSTRACT NO. 1077
CITY OF DALLAS
DALLAS COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MJS	DRA	8/31/2023	063363101	3 OF 3