

**Field Notes Describing a
52,059 Sq. Ft. (1.195 Ac.)
Tract of Land To Be Acquired in Block 5777**

Being a 52,059 Square Foot (1.195 Acre) tract of land lying in the Absalom Smith Survey, Abstract No. 1347, City of Dallas, Dallas County, Texas, and being a portion of Tract No. 10 of the Moser Industrial Tracts addition, an addition to the City of Dallas recorded in Volume 11, Page 483 of the Map Records of Dallas County, Texas and being all of that property conveyed to the Southwestern Bell Telephone Company by deed recorded in Volume 4289, Page 186 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

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

BEGINNING at a ½-inch diameter iron rod (Controlling Monument) (N=7001970.66; E=2466829.55) found on the South Right-of-Way line of Lombardy Lane, a 65-foot-wide public street, at the common North corner of the herein described tract and a tract of land conveyed to Paul Gordon Graham by deed recorded in Instrument Number 201800082620 of the Official Public Records of Dallas County Texas *FROM WHICH* a 5/8-inch diameter iron rod found on the said South line of Lombardy Lane at the Northeast corner of a tract of land conveyed to the E & E Investment Company bears South 88°57'56" West a distance of 422.64 feet:

THENCE North 88°57'56" East with the said South line of Lombardy Lane and along the North line of the herein described tract of land a distance of 194.06 feet to the Northeast corner of the herein described tract of land (not monumented) at the intersection with the West Right-of-Way line of Overlake Drive, a 50-foot-wide public street, *FROM WHICH* a one-inch-square bolt bears North 88°57'56" East a distance of 1.78 feet:

THENCE South 09°13'00" East with the said West line of Overlake Drive a distance of 239.67 feet to the intersection with the North line of a drainage easement conveyed to the City of Dallas by deed recorded in Volume 3273, Page 644 of the Deed Records of Dallas County, Texas (unable to monument):

THENCE Southeasterly with the North line of said drainage easement and along a Curve to the Right, having a Radius of 150.00 feet, a Central Angle of 29°59'21", an Arc Length of 78.51 feet and a Chord which bears South 65°47'20" West a distance of 77.62 to a ½-inch diameter iron rod (Controlling Monument) found at the Point of Tangency (N=7001707.66; E=2466994.25):

EXHIBIT A

Field Notes Describing a 52,059 Sq. Ft. (1.195 Ac.) Tract of Land To Be Acquired in Block 5777

THENCE South 80°47'00" West, continuing with the North line of said drainage easement a distance of 117.11 feet to a 5/8-inch diameter iron road with cap marked CITY OF DALLAS set at the Southwest corner of the herein described tract of land, being also the Southeast corner of the above referenced Paul Gordon Graham property (N=7001687.56; E=2466878.88):

THENCE North 09°13'00" West with the common property line between the herein described tract and said Paul Gordon Graham property a distance of 287.37 feet to the **POINT OF BEGINNING**, containing 52,059 Square Feet, or 1.195 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, Adjustment Realization of 2011.

Scott Holt
10/15/2024



EXHIBIT A

ABSALOM SMITH SURVEY ABSTRACT NO. 1347

25 0 25



5/8" I.R.
N=7001962.99
E=2466407.22
C.M.

**POINT OF
BEGINNING &
CONTROLLING
MONUMENT**

LOMBARDY LANE

(65-Foot Right-of-Way)

1" Sq. Bolt
N=7001974.16
E=2467025.85
Brs. 1.78'
N 88°57'56" E
C.M.

422.64', S 88°57'56" W

194.06', N 88°57'56" E

5/8 IRF

1/2" I.R. Found
N=7001970.66
E=2466829.55

**52,059 Sq. Ft. (1.195 Ac.)
To Be Acquired**

Southwester Bell
Telephone Co.
Vol. 4289, Pg. 186

Paul Gordon Graham
Int. #201800082620

E & E Investment Co., Ltd.
Int. #20080328656

**Platted As
TRACT NO. 1
BLOCK 5777**

**Platted As
TRACT NO. 10
BLOCK 5777**

N=7001687.56
E=2466878.88

117.11'
S 80°47'00" W

1/2" I.R. Found
N=7001707.66
E=2466994.25
C.M.

R = 150.00'
Δ = 29°59'21"
L = 78.51'
Ch. Brs. 77.62'
S 65°47'20" W

Unable to
Access

OVERLAKE DRIVE
(50-Foot Right-of-Way)

100-Foot-Wide Drainage Easement
Volume 3273, Page 644

**MOSER INDUSTRIAL
TRACTS ADDITION**
Volume 11, Page 483

Page 3 of 3

⊙ Indicates a 5/8" Iron Rod with City of Dallas cap.

C.M. Indicates a Controlling Monument.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011. All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011: NO SCALE, NO PROJECTION.

			
2960 LOMBARDY LANE Fire Station No. 43 Replacement			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N\ENGR\SURVEY\HOLT\Fire Station 43\Third Location Fire Station 43.dgn	As Noted	10-09-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 5777	041D-114