

**FIELD NOTES DESCRIBING 4,738 SQUARE FOOT (0.109 ACRE)
DRAINAGE EASEMENT IN CITY BLOCK 6/3737
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 4,738 square foot (0.109 acre) tract of land out of the Thomas McDowell Survey, Abstract No. 875, City of Dallas, Dallas County, Texas, lying in a "Reserved" area, Block 6/3737, Cedar Haven Addition, Second Installment, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 5, Page 472, Map Records, Dallas County, Texas (M.R.D.C.T.) and also being out of a tract of land conveyed to Lester Claud Loftice and wife, Mary Charles Loftice, by Warranty Deed recorded in Volume 5818, Page 114, 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 most easterly southeast corner of said Loftice tract, said iron rod also being the northeasterly corner of Lot 20, Block 6/3737, Amended Map of Glenwood Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 343, M.R.D.C.T., and said iron rod also being in the westerly right-of-way line of Denley Drive (a variable width right-of-way) (Volume 2, Page 157, Volume 5, Page 472, M.R.D.C.T.) and from which a ½-inch iron rod found at the southeasterly corner of Lot 18, Block 6/3737, Amended Map of Glenwood Addition, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 3, Page 343, M.R.D.C.T., bears South 01°35'57" East, a distance of 199.40 feet, and also from which a railroad spike found (Controlling Monument) at the intersection of the easterly right-of-way line of said Denley Drive and the southerly right-of-way line of said Renner Drive (a 50-foot right-of-way) (Volume 6, Page 340, M.R.D.C.T.) bears North 87°29'53" East, a distance of 60.23 feet;

THENCE South 88°05'03" West, departing the westerly right-of-way line of said Denley Drive, along the common line of said Loftice tract and said Lot 20, a distance of 9.65 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

THENCE North 45°51'23" West, departing the common line of said Loftice tract and said Lot 20, over and across said Loftice Tract, a distance of 92.62 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner in the northwesterly line of said Loftice tract, said point also being the southeasterly right-of-way line of Renner Drive (a 50-foot right-of-way) (Volume 5, Page 472, M.R.D.C.T.);

THENCE North 32°45'03" East, along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, a distance of 19.56 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner, said iron rod also being the beginning of a circular curve to the right having a radius of 22.50 feet and a chord that bears North 55°07'33" East, a distance of 17.13 feet;

THENCE Northeasterly, continuing along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, along said curve to the right, through a central angle of 44°45'00", an arc distance of 17.57 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for corner;

Scott Hoff
FIELD NOTES APPROVED:
9/20/2022

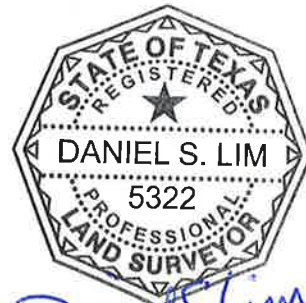


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THENCE North 77°30'03" East, continuing along the northwesterly line of said Loftice tract and the southeasterly right-of-way line of said Renner Drive, a distance of 51.15 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northeasterly corner of said Loftice tract, said iron rod also being the intersection of the southeasterly right-of-way line of said Renner Drive and the westerly right-of-way line of said Denley Drive;

THENCE South 00°51'57" East, along the easterly line of said Loftice tract and the westerly right-of-way line of said Denley Drive, a distance of 101.52 feet to the **POINT OF BEGINNING**, containing 4,738 square feet or 0.109 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
9-28-2022

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DRAINAGE EASEMENT IN CITY BLOCK 6/3737
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

LOT 20
BLOCK F/3737

LOT 15

RENNER DRIVE
(50' R.O.W.)
(VOL. 5, PG. 472, M.R.D.C.T.)

R=22.50'
D=44° 45' 00" (RT)
L=17.57'
CH=17.13'
CB=N 55° 07' 33" E

**THOMAS MCDOWELL
SURVEY**
ABSTRACT NO. 875

CHARILIONS MILLER SURVEY
ABSTRACT NO. 882

LOT 1
BLOCK A/3582
LYNNHAVEN NO. 3
ADDITION, REVISED
VOL. 6, PG. 427
M.R.D.C.T.

**DRAINAGE EASEMENT
4,738 SQUARE FEET
(0.109 ACRE)**

LESTER CLAUD LOFTICE AND WIFE
MARY CHARLES LOFTICE
VOL. 5818, PG. 114
D.R.D.C.T.

DENLEY DRIVE
(VARIABLE WIDTH R.O.W.)
(FKA GASTON ROAD)
(VOL. 2, PG. 157
VOL. 5, PG. 472, M.R.D.C.T.)

RENNER DRIVE
(50' R.O.W.)
(VOL. 6, PG. 340,
M.R.D.C.T.)

BLOCK 6/3737
"RESERVED" AREA
CEDAR HAVEN ADDITION
SECOND INSTALLMENT
VOL. 5, PG. 472
M.R.D.C.T.

LOT 20
BLOCK 6/3737
AMENDED MAP OF
GLENWOOD ADDITION
VOL. 3, PG. 343
M.R.D.C.T.

REFERENCE LINE

RR SPIKE FND
(CM)

LOT 1
BLOCK B/3582
LYNN HAVEN NO. 3
ADDITION
VOL. 6, PG. 340
M.R.D.C.T.

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
- IRS - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- X FND - CUT "X" FOUND
- IRF - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
9-28-2022



**DRAINAGE EASEMENT
4,738 SQUARE FEET
(0.109 ACRE)
OUT OF
BLOCK 6/3737
CEDAR HAVEN ADDITION
SECOND INSTALLMENT
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

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