

Field Notes Describing a 32,273 Square Foot (0.741 Acre) Tract of Surplus Land To Be Conveyed in City Block A/6870

Being a 32,273 Sq. Ft. (0.741 Acres) tract of land situated in the Levi Dixon Survey, Abstract No. 380, City of Dallas, Dallas County, Texas, and being a portion of Lot 3 of Block A/6870, official City of Dallas Block Numbers, of the Highland Hills Branch Library Addition, an addition to the City of Dallas as recorded in Volume 78054, Page 1528, Deed Records, Dallas County Texas (DRDCT) as conveyed to the City of Dallas by Warranty Deed dated January 16, 1973 and recorded in Volume 73021, Page 2401, DRDCT and being more particularly described as follows:

BEGINNING at a 3/8" Iron Rod (Controlling Monument-Texas State Plane Grid Coordinate N=6932551.1052, E=2503826.0113) found at the intersection of the southeast line of Simpson Stuart Rd. (a 100' Right-of-Way) and the southwest line of said City of Dallas tract, also being the most westerly corner of said Highland Hills Branch Library Addition and the most northerly corner of a tract of land conveyed to Mt. Tabor Baptist Church by Special Warranty Deed (with Vendors Lien) dated July 16, 1993 and recorded in Volume 93146, P. 825, DRDCT;

THENCE North 58°53'06" East, along the southeast line of said Simpson Stuart Rd. and the northwest line of said City of Dallas tract and Highland Hills Branch Library Addition, a distance of 122.00 feet to a 5/8" Iron Rod with red plastic cap stamped "CITY OF DALLAS" (hereinafter referred to as "with cap") set at the westerly end of a corner cut off at Highland Hills Dr. (Variable Width);

THENCE South 76°06'54" East, over and across said City of Dallas tract and Highland Hills Branch Library, along said corner cut off, a distance of 21.21 feet to a 5/8" Iron Rod with cap set at the intersection of the easterly end of said corner cutoff and the new southwest line of Highland Hills Dr. (53' Wide at this point);

THENCE South 31°06'51" East, continuing across said City tract and Highland Hills Branch Library Addition, being at all times 53 feet parallel with the northeast line of said Highland Hills Dr., a distance of 74.41 feet to a 5/8" Iron Rod with cap set at the beginning of a curve to the right;

THENCE with said curve to the right having a radius of 347.00 feet, through a central angle of 27°56'27", having a chord bearing of South 17°08'34" East, a distance of 167.55 feet and an arc distance of 169.22 feet to a 5/8" Iron Rod with cap set at the intersection of the said new southwest line of Highland Hills Dr. and the northwest line of a tract of land conveyed to Highland Park Investment LLC by Constables Deed (under execution) dated February 2, 2011 and recorded in Instrument No. 201100029232, said northwest line also being the northwest line of Coston Arms Apartment Addition recorded in Volume 68213, Page 1897;

THENCE South 58°53'06" West, departing the new southwest line of Highland Hills Dr. and along the northwest line of said Highland Park Investment LLC tract and Coston Arms Apartment Addition, a distance of 96.55 feet to a 3/8" Iron Rod (Controlling Monument-Texas State Plane Grid Coordinate N=6932335.3002, E=2503955.9653) found at the most southerly corner of said City tract and Highland Hills Branch Library Addition;

EXHIBIT A

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THENCE North 31°06'54" West, departing the northwest line of said Highland Park Investment LLC tract and Coston Arms Apartment Addition and along the southwest line of said City tract and Highland Hills Branch Library Addition, said southwest line also being the northeast line of said Mt. Tabor Baptist Church tract, a distance of 252.00 (252.03-plat and City deed - 252.59'-Mt. Tabor Baptist Church deed) feet (measured) to the **POINT OF BEGINNING** and containing 32,273 square feet (0.741 acres) of land

NOTE: It is the intent of this description to retain a 3 foot strip of land off of the entire northeast side of said City tract in the amount of 776 square feet (0.178 acres) of the overall 33,161 square feet (0.761 acres) for the dedication and widening of Highland Hills Dr.

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

DELETED

A handwritten signature, possibly "D. J. [unclear]", is written over a date "12/14/15". The signature is in black ink and appears to be a cursive or stylized script.

