

**Field Notes Describing
A 46,804 Square Foot (1.0745 Acre) Tract of Land
To Be Acquired
From Pepperwood, Inc.**

BEING a 46,804 Square Foot, or 1.0745 Acre tract of land situated in the City of Dallas, Dallas County, Texas, and lying in the Dickerson Parker Survey, Abstract No. 1113, being a part of Block C (Block C/5782, City of Dallas Block numbers) of the Lake Line Park First Section addition, an addition to the City of Dallas recorded in Volume 4, Page 400 of the Map Records of Dallas County, Texas and also part of an Unplatted tract of land, all of which are described in Special Warranty Deed to Pepperwood, Inc., filed December 15, 2005 and recorded in Instrument number 200503628527 of the Official Public Records (OPRDCT) of Dallas County, Texas, and being more particularly described as follows:

NOTE: All coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011). Distances and Area are surface values, calculated with the TXDOT scale factor of 1.000136506.

BEGINNING at a 5/8-inch iron rod with yellow cap found (controlling monument, N=6997844.51, E=2468243.59) on the Southeast line of Bachman Boulevard (100-foot Right-of-Way), from which a 1/2" iron rod found (controlling monument) at the intersection of said Bachman Boulevard and the Northeast line of Bachman Drive (a 60-foot Right-of-Way by Volume 4, Page 400), said point also being the corner of Block C/5782 of the said Lake Line Park First Section Addition bears South 64°49'12" West, a distance of 19.06 feet;

THENCE along a curve to the right with a Radius of 196.25 feet and a Central Angle of 11°35'44" with a Chord which bears N 71°03'36" East, a length of 221.48 feet, same being the said Southeast line of Bachman Boulevard and the Northeast line of said Block and subdivision for a distance of 221.86 feet to a 100D nail found (controlling monument, N=6997916.40, E=2468453.02), lying on the common line of said Southeast ROW line and the Northwest line of an Unplatted land, being the common Northwest corner of a tract owned by Purring International, Inc. recorded in Instrument number 201000140483 of said Official Public Records;

THENCE South 23°38'42" East, departing said Southeast line of Bachman Boulevard, over and across a portion of said Unplatted land and following the common line of said Pepperwood and Purring tracts, a distance of 147.10 feet to a 5/8-inch iron rod found with spinner (controlling monument, N=6997781.66, E=2468512.01), same being a common corner with said Purring tract;

THENCE South 65°00'33" West, continuing over and across a portion of said Unplatted tract and following the said common line to a distance of 18.00 feet, to an unmonumented corner;

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THENCE South $24^{\circ}33'56''$ East, continuing with said common line and over and across a portion of said Unplatted land a distance of 102.52 feet to an unmonumented corner, *from which* a $\frac{3}{4}$ -inch iron rod found bears North $24^{\circ}33'56''$ West, a distance of 1.37 feet, lying on the North line of Subdivision of Part of Block B & C of Lake Line Park Addition, Lot 12C of Block B/5784, an addition to the City of Dallas, recorded in Volume 14, Page 413 of said Map Records;

THENCE South $88^{\circ}55'58''$ West, with said North line to a distance of 42.12 feet to a $\frac{1}{2}$ -inch iron rod found (controlling monument, N=6997680.05, E=2468496.20), being the Northwest corner of said Subdivision of Lake Line Park Addition, and lying on the East line of said Block C/5782;

THENCE South $10^{\circ}34'25''$ East, with a common line of Subdivision of Lake Line Park and Lake Line Park First Section additions, a distance of 13.77 feet to a $\frac{1}{2}$ -inch iron rod found (controlling monument, N=6997666.51, E=2468498.73), lying at a common corner of above said additions;

THENCE South $41^{\circ}46'09''$ West, with the Northwest line of said Subdivision of Lake Line Park to a distance of 65.74 feet to a $\frac{1}{2}$ -inch iron rod found (controlling monument, N=69976.17.41, E=2468454.87) at the West corner of said Subdivision, lying on the said Northeast line of Bachman Drive;

THENCE North $46^{\circ}14'21''$ West, with said Northeast line, same being the Southwest line of said Lake Line Park First Section addition, *pass at* 1.53 feet a 1" iron rod with square nut found, and continuing for a total distance of 297.64 feet to a $\frac{5}{8}$ -inch rod with yellow cap (controlling monument, N=6997823.19, E=2468240.07), found at a point of curvature of a curve to the right;

THENCE Northerly, along said curve, having a Radius of 13.00 feet, a Central Angle of $111^{\circ}30'53''$, an Arc length of 25.03 feet and a Chord, which bears North $09^{\circ}31'06''$ East to the **POINT OF BEGINNING**, containing 46,804 Square Feet, or 1.0745 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 (2011).

*Anna E.
Rosato
7/24/19*



Lake Line Park
First Section
Vol. 4, Pg. 400

City of Dallas
V. 3588, Pg. 199

Dickerson Parker Survey
Abstract #1113

BLOCK
B/5781

Bachman Boulevard
(100' Right-of-Way by Vol. 5, Pg. 95)

R = 1096.25'
Δ = 11°35'44"
L = 221.86'
Ch Brs. : 221.48'
N 71°03'36" E

100D nail found
CONTROLLING
MONUMENT
N=6997916.40
E=2468453.02

Exhibit A

5/8" IR found
w/yellow cap
CONTROLLING
POINT OF
BEGINNING
N=6997844.51
E=2468243.59

46,804 sq ft = 1.0745 Acres
to be Acquired

Pepperwood, Inc.
Instr. #200503628527

Lake Line Park
First Section
Vol. 4, Pg. 400

BLOCK
C/5782

Pirring International, Inc.
Instr. #201000140483

Second Section
of Lake Line Park
Addition
Vol. 5, Pg. 95

1/2" IR found
CONTROLLING
MONUMENT
N=6997836.40
E=2468226.34

5/8" IR found
w/yellow cap
CONTROLLING
MONUMENT
N=6997823.19
E=2468240.07

Bachman Drive
(60' Right-of-Way
by Vol. 4, Pg. 400)

BACHMAN LAKE
City of Dallas

18.00'
S 65°0'33"W
42.12'
S 88°55'58"W
1/2" IR found
CONTROLLING
MONUMENT
N=6997680.05
E=2468496.20

5/8" IR w spinner found
CONTROLLING
MONUMENT
N=6997781.66
E=2468512.01

3/4" IR found
brs. 1.37'
N 24°33'56" W
N=6997682.08
E=2468537.74

12' utility easement
Vol. 1870, Pg. 544

Detail "A"

1/2" IR found
CONTROLLING
MONUMENT
N=6997666.51
E=2468498.73

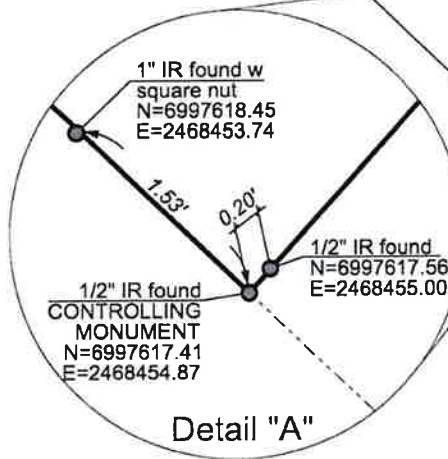
12B

12C

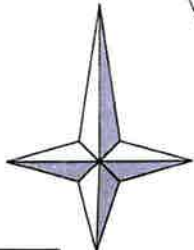
21st Century
Chiropractic, P.A.
Instr. #201400252080

BLOCK
B/5784

Subdivision of
part of Block B and C
Lake Line Park
Addition
Vol. 14, Pg. 413



N



area to be acquired

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

Sheet 3 of 3

Property Acquisition			
Area of Lake Line Park			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SURVEY\Yona\PROJECTS\Lake Line Park\Lake Line Park.dgn	NTS	7/24/2019
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Peck	I. Rossato	Scottsdale Avenue	041D-88