

**Field Notes Describing a  
36,685 Sq. Ft. (0.842 Ac.)  
Tract of Land to be Acquired  
In Block 2/3999**

Being a 36,685 Square Foot (0.842 Acre) tract of land lying in the William Coombs Survey, Abstract No. 290, City of Dallas, Dallas County, Texas, and being a portion of Block 2, (2/3999 Official City of Dallas Block Numbers) of W.R. Fisher's Homestead Subdivision, and addition to the City of Dallas recorded in Volume 90, Page 186 of the Map Records of Dallas County, Texas and being all of the property conveyed to the Arthur Clay Development Group 2222 Sylvan Ave. Project, LLC by deed recorded in Instrument Number 202300229598 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**NOTE:** 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 (Record Monument) found at the intersection of the South Right-of-Way line of West Commerce Street (a 60-foot-wide public street) with the West Right-of-Way line of Evanston Street (a 40-foot-wide public street) being also the Northeast corner of said Block 2/3999 and the Northeast corner of the herein described tract of land (N=6968183.13; E=2480069.69):

**THENCE** South 00°32'56" East with the West line of Evanston Street, being also the East line of said Block 2/3999 a distance of 245.41 feet to an "X" cut in concrete (Record Monument) found at the intersection of the said West line of Evanston Street with the North Right-of-Way line of Pollard Street (a 60-foot-wide public street) being also the Southeast corner of said Block 2/3999 and the Southeast corner of the herein described tract of land (N=6967937.77; E=2480072.04):

**THENCE** South 89°58'41" West with the said North line of Pollard Street, being also the South line of said Block 2/3999 a distance of 149.49 feet to an "X" cut in concrete (Record Monument) found at the intersection with the West line of a tract of land conveyed to the Dallas County Road District No. 1 by deed recorded in Volume 3796, Page 531 of the Deed Records of Dallas County, Texas, said line being now the East Right-of-Way line of Sylvan Avenue (a 90-foot-wide public street) and the Southwest corner of the herein described tract of land (N=6967937.71; E=2479922.57):

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**THENCE** North 00°32'56" West with the East line of said conveyance and the now East line of Sylvan Street, *PASS AT* 145.41 feet the Southeast corner of a tract of land conveyed to the Dallas County Road District No. 1 by deed recorded in Volume 4452, Page 399, and continuing for a total distance of 245.41 feet to a Mag Nail with washer stamped "CITY OF DALLAS" set at the intersection of the above said South line of West Commerce Street with the now East line of Sylvan Street, being also the Northwest corner of the herein described tract of land:

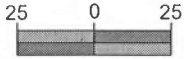
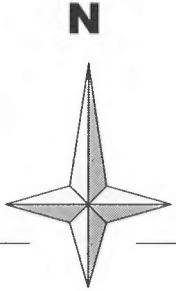
**THENCE** North 89°58'41" East with the said South line of West Commerce Street a distance of 149.49 feet to the **POINT OF BEGINNING**, containing 36,685 Square Feet, or 0.842 Acres of land:

**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*  
*1/23/2026*



**WILLIAM COOMBS SURVEY  
ABSTRACT NO. 290**



Mag Nail Set  
w/COD Washer

1/2" I.R. Found  
N=6968183.13  
E=2480069.69  
**RECORD  
MONUMENT  
& POINT OF  
BEGINNING**

**W. COMMERCE ST.**  
(60-Foot Right-of-Way)

**149.49', N 89°58'41" E**

**SYLVAN AVENUE**  
(90-Foot Right-of-Way)

100.00'

Dallas County  
Vol. 4452, Pg. 399

145.41'

Dallas County  
Vol. 3796, Pg. 531

**245.41', N 00°32'56" W**

**BLOCK  
2/3999**

**36,685 Sq. Ft.  
(0.842 Acres)  
To Be Acquired**

Arthur Clay Development Group  
2222 Sylvan Ave. Project LLC  
Int. No. 202300229598

**EVANSTON STREET** (40-Foot Right-of-Way)

**245.41', S 00°32'56" E**

**W.R. FISHER'S  
HOMESTEAD  
SUBDIVISION**  
Vol. 90, Pg. 186

"X" Cut Found  
N=6967937.71  
E=2479922.57  
**RECORD  
MONUMENT**

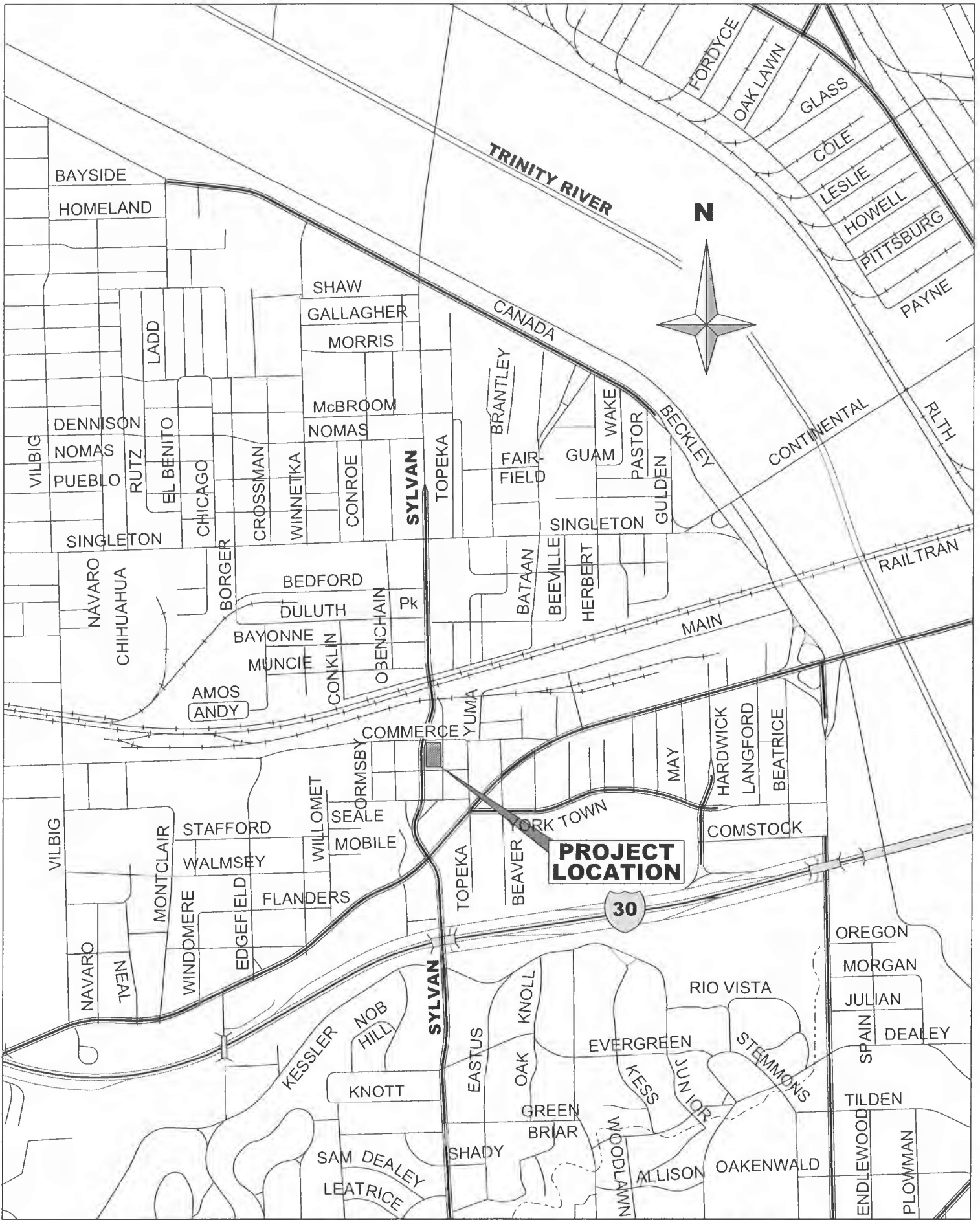
**149.49', S 89°58'41" W**

**POLLARD ST.**  
(60-Foot Right-of-Way)

"X" Cut Found  
N=6967937.77  
E=2480072.04  
**RECORD  
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.

				<b>2222 SYLVAN AVENUE</b> Replacement Fire Station #46			
				DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE				
Holt	N:\ENGR\SURVEY\HOLT\2222 Sylvana\2222 Sylvan.dgn	As Noted	1-16-26				
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.				
Prunty	Holt	Block 2/3999	041D-124				



**PROPERTY ACQUISITION: 2222 SYLVAN AVENUE**