

BEING a 2.0112 acre (87,608 square feet) tract of land situated in the Jacob G. Carlock Survey, Abstract No. 312, City of Dallas Block 8461, City of Dallas, Dallas County, Texas and being part of a 5.491 acre tract of land described in Special Warranty Deed to GRBK Edgewood LLC, recorded in Instrument No. 201700189399, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with 3 1/2" aluminum disk stamped "South Haven Addn, KHA, Block 8461" found at the southwest corner of Lot 7X, Block H, and in the north line of Lot 6, Block H of South Haven Addition, an addition to the City of Irving, Texas, according to the plat thereof recorded in Instrument No. 201800020024, of said Official Public Records and the southeast corner of said 5.491 acre tract;

THENCE with the south line of said 5.491 acre tract and the north line of said Block H, South Haven Addition, South 89°29'28" West, a distance of 458.97 feet to a 5/8-inch iron rod with 3 1/2" aluminum disk stamped "South Haven Addn, KHA, Block 8461" found for the southwest corner of said 5.491 acre tract, and in the east right-of-way line of North Lake Road, a variable width right-of-way easement to the County of Dallas, recorded in Volume 4669, Page 443, of said Deed Records, from which a 1/2" iron rod found for the southerly terminus of said North Lake Road, bears South 89°29'28" West, a distance of 40.07 feet;

THENCE with said east right-of-way line of North Lake Road and the west line of said 5.491 acre tract the following courses and distances to wit:

North 0°30'56" West, a distance of 30.00 feet to a 5/8-inch iron rod with 3 1/2" aluminum disk stamped "South Haven Addn, KHA, Block 8461" found for corner;

North 45°30'56" West, a distance of 56.57 feet to a 5/8-inch iron rod with 3 1/2" aluminum disk stamped "South Haven Addn, KHA, Block 8461" found for corner;

North 0°30'56" West, a distance of 105.54 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said east right-of-way line of North Lake Road, over and across said 5.491 acre tract, North 88°33'15" East, a distance of 498.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the east line of said 5.491 acre tract and in the west line of Lot 1, Block A of said South Haven Addition plat;

THENCE with said east line of the 5.491 acre tract and the west line of said Lot 1, Block A and said Lot 7, Block H, of the South Haven Addition plat, South 0°34'47" East, a distance of 183.70 feet to the **POINT OF BEGINNING** and containing 2.0112 acres or 87,608 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (2011).

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO: _____

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2.0112 ACRES
PART OF CITY OF DALLAS
BLOCK 8461
JACOB G. CARLOCK SURVEY,
ABSTRACT NO. 312
CITY OF DALLAS, DALLAS
COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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