

**Field Notes Describing a
79,916 Sq. Ft. (1.835 Ac.)
Tract of Land in Block 7015
To Be Acquired**

Being a 79,916 Square Foot (1.835 Acre) tract of unplatted land lying in the Hiram Wilburn Survey, Abstract No. 1567, City of Dallas, Dallas County, Texas, lying in Block 7015 and being all of that land conveyed to Montfort Valley View Shopping Center, LLC by deed recorded in Instrument Number 201300241623 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

All Coordinates shown are On Datum, 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 (Controlling Monument) found on the North line of James Temple Drive (a Variable-Width Right-of-Way) at the Southwest corner of said Montfort Valley View Shopping Center property, being also the Southeast corner of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 202100156958 of the Official Public Records of Dallas County, Texas (N=7025145.14; E=2486382.04):

THENCE North 00°47'37" West, departing the last said North line of James Temple Drive and with the common property line between said City of Dallas and the herein described tract of land a distance of 473.69 feet to the intersection with the South Right-of-Way line of Peterson Lane (a 60-foot Right-of-Way) at the Northwest corner of the herein described tract of land, being also the Northeast corner of said City of Dallas tract, *FROM WHICH* a ½-inch diameter found iron rod bears South 00°48'27" East a distance of 0.71 feet:

THENCE North 89°27'35" East with the said South line of Peterson Lane a distance of 159.99 feet to a Mag Nail with washer stamped "CITY OF DALLAS" (hereinafter referred to as "Mag Nail w/COD washer") set at the Northwest end of a corner cut-off:

THENCE South 45°37'34" East with said corner cut-off line a distance of 14.19 feet to a Mag Nai w/COD washer set at the Southeast end of said cut-off line, at the intersection with the West Right-of-Way line of Montfort Drive (a Variable-Width Right-of-Way):

THENCE South 00°47'37" East with the said West line of Montfort Drive a distance of 331.38 feet to an "X" cut (Controlling Monument) found at the Point of Curvature of a Curve to the Right:

**Field Notes Describing a
79,916 Sq. Ft. (1.835 Ac.)
Tract of Land in Block 7015
To Be Acquired**

THENCE Southerly along said Curve, having a Radius of 606.00 feet, a Central Angle of $05^{\circ}56'56''$, an Arc Length of 62.92 feet and a Chord which bears South $02^{\circ}10'51''$ West a distance of 62.89 feet to a Mag Nail w/COD washer set at the Point of Reverse Curvature of a Curve to the Left:

THENCE Southerly along said Curve, having a Radius of 694.00 feet, a Central Angle of $04^{\circ}31'36''$, an Arc Length of 54.83 feet and a Chord which bears South $02^{\circ}53'31''$ West a distance of 54.82 feet to a Mag Nail w/COD washer set at the Northeast end of a corner cut-off:

THENCE South $44^{\circ}48'26''$ West with said corner cut-off line a distance of 21.30 feet to a Mag Nail w/COD washer set at the Southwest end of said cut-off line at the intersection with the North line of the above referenced James Temple Drive:

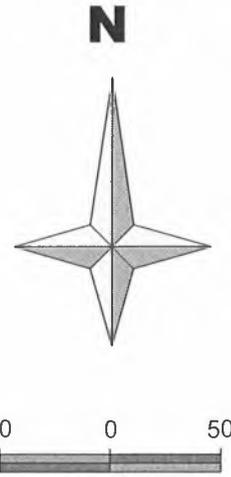
THENCE South $89^{\circ}32'39''$ West with the said North line of James Temple Drive a distance of 147.99 feet to the **POINT OF BEGINNING**, containing 79,916 Square Feet, or 1.835 Acres of land.

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
2/5/2025*



Burger King Addition No. 2
Volume 75071, Page 797



PETERSON LANE

60' Wide Right-of-Way

150.00', S 89°27'35" W

159.99'

N 89°27'35" E

14.19'

S 45°37'34" E

1/2" I.R. Found
N=7025616.73
E=2486225.49

1/2" I.R. Found
Brs. 0.71'
S 00°48'27" E
N=7025618.01
E=2486375.49

**79,916 Sq. Ft.
1.835 Acre
Tract to be Acquired**

Montfort Valley View
Shopping Center, LLC
Int. #201300241623

City of Dallas
Int. #202100156958

UNPLATTED

331.38', S 00°47'37" E
MONTFORT DRIVE
Variable Width Right-of-Way

Valley View Center
Addition No. 2
Int. #201500221237

**Lot 3A
BLOCK
A/7409**

**HIRAM WILBURN SURVEY
ABSTRACT NO. 1567**

**BLOCK
7015
UNPLATTED**

"X" Cut Found
N=7025278.16
E=2486550.31
**CONTROLLING
MONUMENT**

**R= 606.00'
Δ = 05°56'56"
L= 62.92'
Ch. Brs: 62.89'
S 02°10'51" W**

**R= 694.00'
Δ = 04°31'36"
L= 54.83'
Ch. Brs: 54.82'
S 02°53'31" W**

1/2" I.R. Found
N=7025145.14
E=2486382.04
**CONTROLLING
MONUMENT &
POINT OF
BEGINNING**

1/2" I.R. Found
N=7025143.04
E=2486232.08
**CONTROLLING
MONUMENT**

150.00', S 89°32'39" W

147.99'
S 89°32'39" W

21.30'
S 44°48'26" W

JAMES TEMPLE DRIVE

Variable Width Right-of-Way

UNPLATTED

⊠ Indicates Mag Nail w/COD Washer

● Indicates Found Iron Rod, Size As Noted

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.

				13305 Montfort Drive Property Acquisition			
				DEPARTMENT OF PUBLIC WORKS SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME		SCALE	DATE			
Holt	N:\ENGR\SURVEY\HOLT\2929 Hampton\2929 Hampton.dgn		As Noted	1-17-25			
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.				
Prunty	Holt	Block A/6030	041D-116				

