

FIELD NOTES DESCRIBING  
A 2,383 SQUARE FOOT (0.0547 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK A/2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.

# Exhibit A

**BEING** a 2,383 square foot (0.0547 acre) tract of land in the D. A. Murdock Survey, Abstract Number 997, and in the City of Dallas, Dallas County, Texas, said tract being parts of Lot 1 and the northeast area designated as "Park Purposes" in City of Dallas Block Number A/2999, Northeast Police Substation Facility Site, an addition to the City of Dallas as shown on plat thereof recorded in Volume 86233, Page 2961, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being a part of a 4.32 acre tract of land described in deed to the City of Dallas, as recorded in Volume 726, Page 523, D.R.D.C.T., and also a part of a 15,423 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 4235, Page 473, D.R.D.C.T., and being more particularly described as follows:

**BEGINNING** at a chiseled "X" set in concrete for the south corner of the herein described tract, said corner being on the west line of said Lot 1 and on the east right-of-way line of Audelia Road (a variable width right-of-way), and from which a 3/8-inch found iron rod (controlling monument) for the north corner of the southwest area designated as "Park Purposes", by said plat of Northeast Police Substation Facility Site, bears South 00 degrees 58 minutes 07 seconds East, a distance of 29.34 feet;

**THENCE** North 00 degrees 58 minutes 07 seconds West, with said west line of Lot 1 and said east right-of-way line of Audelia Road, passing the common corner said Lot 1 and said northeast area designated as "Park Purposes" at a distance of 51.02 feet, continuing with said west line and said east right-of-way line, of a distance of 83.37 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the beginning of a non-tangent curve to the right having a radius of 75.00 feet and a chord which bears North 36 degrees 01 minute 42 seconds East, a distance of 22.19 feet, and from which a 1/2-inch found iron rod (controlling monument) for the northwest corner of Lot 1, Block N/7478, of the Third Installment of Lake Ridge Estates, an addition to the City of Dallas as shown on plat thereof recorded in Volume 26, Page 167, of the Map Records of Dallas County, Texas, bears North 00 degrees 58 minutes 07 seconds West, a distance of 287.63 feet;

**THENCE**, departing said west line of Lot 1 and said east right-of-way line of Audelia Road, over and across said northeast area designated as "Park Purposes", and with said curve, through a central angle, or delta, of 17 degrees 00 minutes 50 seconds, for an arc length of 22.27 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the end of said curve;

**THENCE** North 44 degrees 32 minutes 07 seconds East, over and across said northeast area designated as "Park Purposes", a distance of 17.16 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** South 45 degrees 27 minutes 53 seconds East, over and across said northeast area designated as "Park Purposes", a distance of 30.00 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** South 44 degrees 32 minutes 07 seconds West, over and across said northeast area designated as "Park Purposes", a distance of 17.16 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the beginning of a tangent curve to the left having a radius of 45.00 feet and a chord which bears South 22 degrees 50 minutes 47 seconds West, a distance of 33.26 feet;


*Scott Hood*  
FIELD NOTES APPROVED:  
6/1/2023  


**FIELD NOTES DESCRIBING  
A 2,383 SQUARE FOOT (0.0547 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK A/2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**THENCE**, with said curve, through a central angle, or delta, of 43 degrees 22 minutes 40 seconds, for an arc length of 34.07 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the end of said curve, said corner being the beginning of a tangent curve to the right having a radius of 75.00 feet and a chord which bears South 22 degree 04 minutes 02 seconds West, a distance of 53.53 feet;

**THENCE**, with said curve, through a central angle, or delta, of 41 degrees 49 minutes 10 seconds, passing the common line said Lot 1 and said northeast area designated as "Park Purposes" at an arc distance of 0.69 feet, continuing with said curve, for an arc length of 54.74 feet to the **POINT OF BEGINNING** and **CONTAINING** 2,383 square feet, or 0.0547 acres of land.

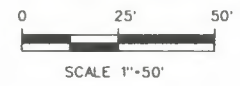
**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

  
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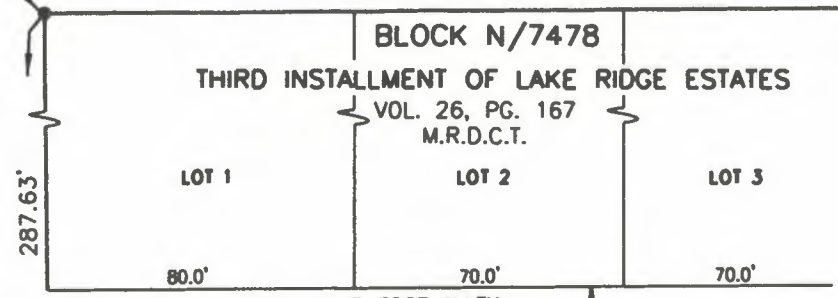
Rene M. Salinas, R.P.L.S. No. 6093



**SHOREVIEW ROAD**  
(50' RIGHT-OF-WAY)  
(VOL. 26, PG. 167, M.R.D.C.T.)



1/2" FIR  
(CM)



**LINE TABLE**

- L1 = S00°58'07"E, 29.34'
- L2 = N00°58'07"W, 83.37'
- L3 = N44°32'07"E, 17.16'
- L4 = S45°27'53"E, 30.00'
- L5 = S44°32'07"W, 17.16'

**CURVE DATA**

- C1 — Δ=17°00'50"  
R=75.00'  
L=22.27'  
LC=N36°01'42"E,  
22.19'
- C2 — Δ=43°22'40"  
R=45.00'  
L=34.07'  
LC=S22°50'47"W,  
33.26'
- C3 — Δ=41°49'10"  
R=75.00'  
L=54.74'  
LC=S22°04'02"W,  
53.53'

15 FOOT ALLEY  
VOL. 26, PG. 167, M.R.D.C.T.

6' D. P. & L. EASEMENT  
VOL. 86233, PG. 2961  
D.R.D.C.T.

D. A. MURDOCK SURVEY  
ABSTRACT NO. 997

AREA DESIGNATED  
"PARK PURPOSES"  
PER PLAT

CITY OF DALLAS  
4.32 ACRE TRACT  
VOL. 726, PG. 523  
AND A 15,423 SQ. FT. TRACT  
VOL. 4235, PG. 473  
D.R.D.C.T.

BLOCK A/2999

NORTHEAST POLICE  
SUBSTATION FACILITY SITE  
VOL. 86233, PG. 2961  
D.R.D.C.T.

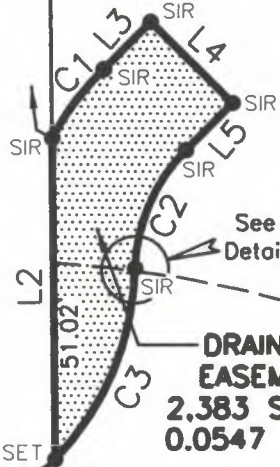
DRAINAGE  
EASEMENT  
2,383 SQ. FT.  
0.0547 ACRES

**LEGEND:**

- FIR FOUND IRON ROD
- SIR SET 1/2" IRON ROD W/  
YELLOW "GLD" CAP
- "X" SET "X" IN CONCRETE SET
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. Deed Records Dallas  
County Texas
- M.R.D.C.T. Map Records Dallas  
County Texas
- O.P.R.D.C.T. Official Public Records  
Dallas County Texas
- PG. PAGE
- SQ. FT. SQUARE FOOT
- VOL. VOLUME

AUDELIA ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(NO DEED OF RECORD FOUND)

N00°58'07"W

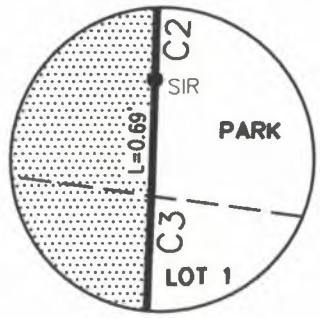


POINT OF BEGINNING

3/8" FIR  
(CM)

AREA DESIGNATED  
"PARK PURPOSES"  
PER PLAT

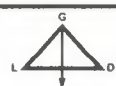
DETAIL  
(not to scale)



- NOTES:
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
  2. ALL DISTANCES ARE SURFACE VALUES.

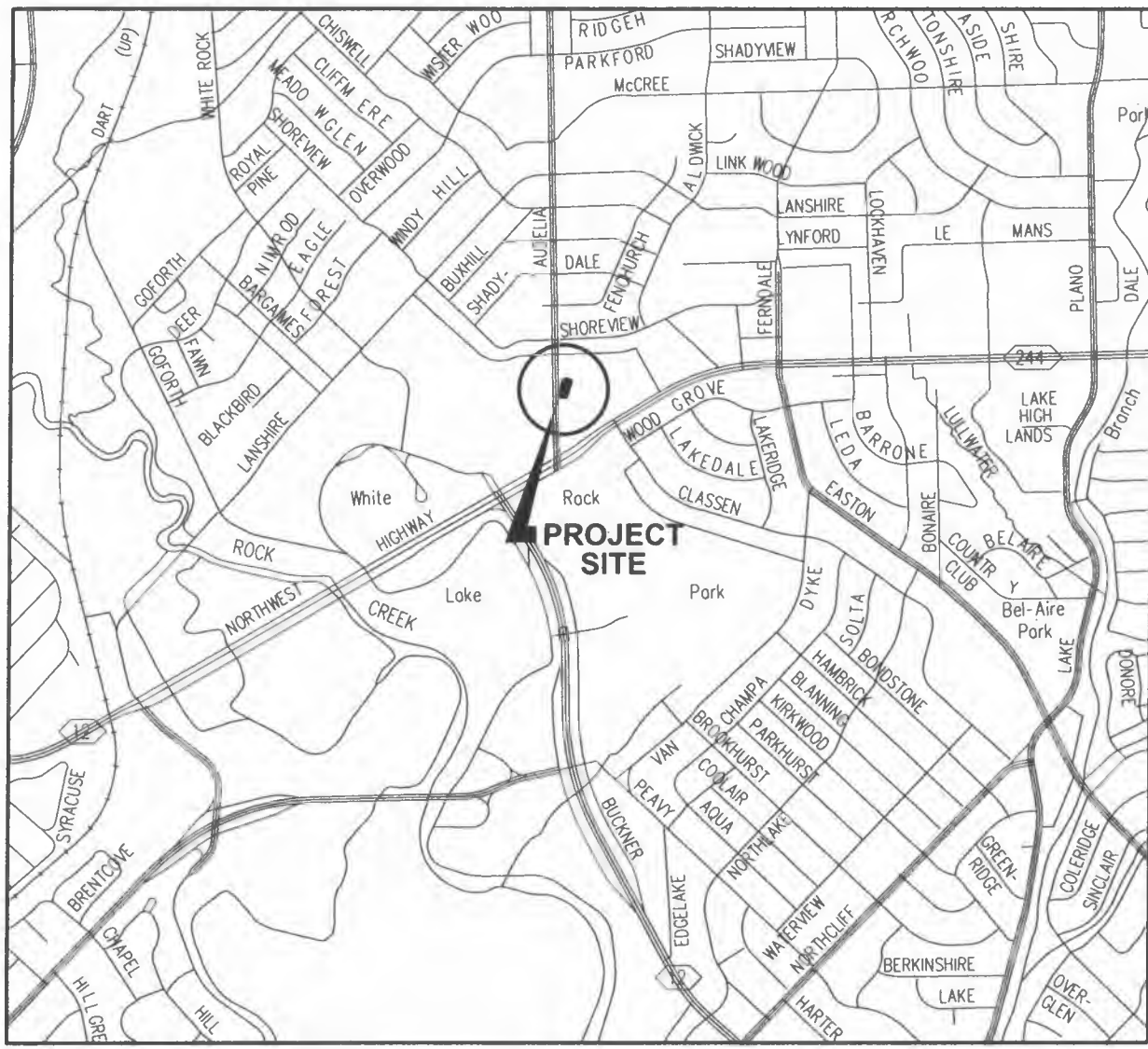
*R. M. Salinas*  
STATE OF TEXAS  
REGISTERED  
RENE M. SALINAS  
6093  
PROFESSIONAL  
LAND SURVEYOR  
4/19/2023

**FIELD NOTES DESCRIBING  
A 2,383 SQUARE FOOT (0.0547 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK A/2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**



**Garcia Land Data, Inc.**  
T 214-987-0149 6210 Campbell Rd., Ste. 110  
F 214-987-4026 Dallas, TX 75248-1388  
TBPLS Firm No. 10136500

DATE:	5/23/2023
PROJ:	5747
PAGE 3 OF 3	



**LOCATION MAP**  
**NOT TO SCALE**

**FIELD NOTES DESCRIBING  
A 26,972 SQUARE FOOT (0.6192 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**BEING** a 26,972 square foot (0.6192 acre) tract of land in the D. A. Murdock Survey, Abstract Number 997, and in the City of Dallas, Dallas County, Texas, said tract being a part of City of Dallas Block Number 2999, said tract also being a part of a 453.2 acre tract of land, designated as "First Tract," described in Deed to the City of Dallas, as recorded in Volume 469, Page 293, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch set iron rod with yellow cap stamped "GLD" for an angle point on the northwest line of the herein described tract, said point being the south corner of Lot 9, Block F/7477, First Cumberland Presbyterian Church, an addition to the City of Dallas as shown on plat thereof recorded in Volume 48, Page 161, of the Map Records of Dallas County, Texas (M.R.D.C.T.), from which a 1/2-inch found iron rod (controlling monument) for the southeast corner of Lot 16, Block E/7477, White Rock North, Second Installment, an addition to the City Dallas as shown on plat thereof recorded in Volume 48, Page 131, M.R.D.C.T., bears North 14 degrees 30 minutes 28 seconds West, a distance of 467.90 feet, and a 5/8-inch found iron rod (controlling monument) for an angle point on the northwesterly line of said Lot 9 bears North 11 degrees 12 minutes 12 seconds East, a distance of 543.85 feet;

**THENCE** North 44 degrees 34 minutes 06 seconds East, with the southeast line of said Lot 9, passing at a distance of 304.22 feet a 1/2-inch set iron rod with yellow cap stamped "GLD" for the east corner of said Lot 9, said iron rod also being on the west right-of-way line of Audelia Road (a variable width right-of-way), continuing with said west right-of-way line, in all, a total distance of 332.34 feet to a point for corner;

**THENCE** South 00 degrees 46 minutes 54 seconds East, with said west right-of-way line, a distance of 75.18 feet to a point for corner;

**THENCE** South 44 degrees 34 minutes 06 seconds West, departing said west right-of-way line, a distance of 264.44 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the beginning of a tangent curve to the right having a radius of 104.50 feet and a chord which bears South 57 degrees 47 minutes 24 seconds West, a distance of 47.80 feet;

**THENCE** with said curve, through a central angle, or delta, of 26 degrees 26 minutes 35 seconds, for an arc length of 48.23 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for the end said curve and the beginning of tangent curve to the left having a radius of 75.50 feet and a chord which bears South 58 degrees 57 minutes 33 seconds West, a distance of 30.28 feet;

**THENCE** with said curve, through a central angle, or delta, of 24 degrees 06 minutes 17 seconds, for an arc length of 30.50 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for the end said curve;

**THENCE** South 45 degrees 27 minutes 53 seconds East, a distance of 18.20 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** South 39 degrees 43 minutes 28 seconds West, a distance of 51.88 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** South 50 degrees 35 minutes 22 seconds West, a distance of 71.41 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

*Draft Holt*  
FIELD NOTES APPROVED:  
6/9/23



**FIELD NOTES DESCRIBING  
A 26,972 SQUARE FOOT (0.6192 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**THENCE** North 86 degrees 55 minutes 39 seconds West, a distance of 24.60 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 03 degrees 04 minutes 21 seconds East, a distance of 66.66 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 44 degrees 32 minutes 07 seconds East, a distance of 89.04 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

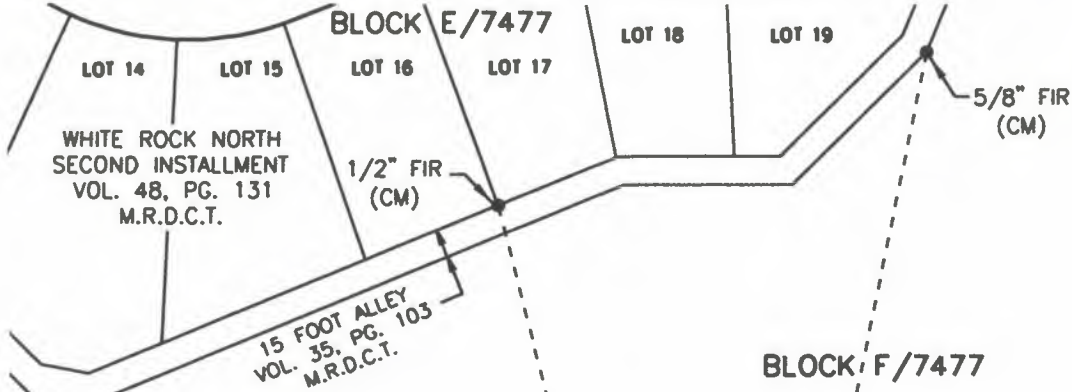
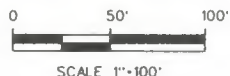
**THENCE** South 45 degrees 27 minutes 53 seconds East, a distance of 12.57 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 44 degrees 32 minutes 07 seconds East, a distance of 60.82 feet to the **POINT OF BEGINNING** and **CONTAINING** 26,972 square feet, or 0.6192 acres of land.

**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

  
Rene M. Salinas, R.P.L.S. No. 6093





**AUDELIA ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(NO DEED OF RECORD FOUND)

BLOCK F/7477

D. A. MURDOCK SURVEY  
ABSTRACT NO. 997

FIRST CUMBERLAND  
PRESBYTERIAN CHURCH  
VOL. 48, PG. 131  
M.R.D.C.T.

**LINE TABLE**

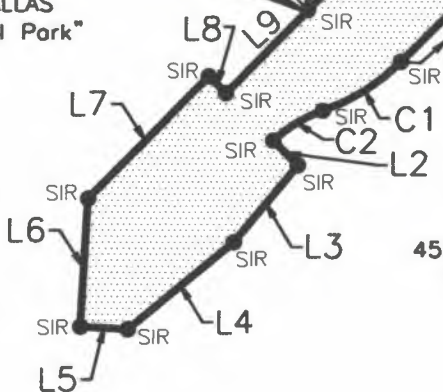
- L1 = S00°46'54"E, 75.18'
- L2 = S45°27'53"E, 18.20'
- L3 = S39°43'28"W, 51.88'
- L4 = S50°35'22"W, 71.41'
- L5 = N86°55'39"W, 24.60'
- L6 = N03°04'21"E, 66.66'
- L7 = N44°32'07"E, 89.04'
- L8 = S45°27'53"E, 12.57'
- L9 = N44°32'07"E, 60.82'

**CURVE DATA**

- C1**
- Δ=26°26'35"
  - R=104.50'
  - L=48.23'
  - LC=S57°47'24"W, 47.80'
- C2**
- Δ=24°06'17"
  - R=72.50'
  - L=30.50'
  - LC=S58°57'33"W, 30.28'

**POINT OF BEGINNING**

CITY OF DALLAS  
"Flag Pole Hill Park"



**DRAINAGE EASEMENT**  
26,972 SQ. FT.  
0.6192 ACRES

BLOCK 2999

CITY OF DALLAS  
453.2 Acre "First Tract"  
VOL. 469, PG. 293  
D.R.D.C.T.

- LEGEND:**
- FIR FOUND IRON ROD
  - SIR SET 1/2" IRON ROD W/ YELLOW "GLD" CAP
  - (CM) CONTROLLING MONUMENT
  - D.R.D.C.T. Deed Records Dallas County Texas
  - M.R.D.C.T. Map Records Dallas County Texas
  - PG. PAGE
  - SQ. FT. SQUARE FEET
  - UTS UNABLE TO SET (POINT FOR CORNER)
  - VOL. VOLUME

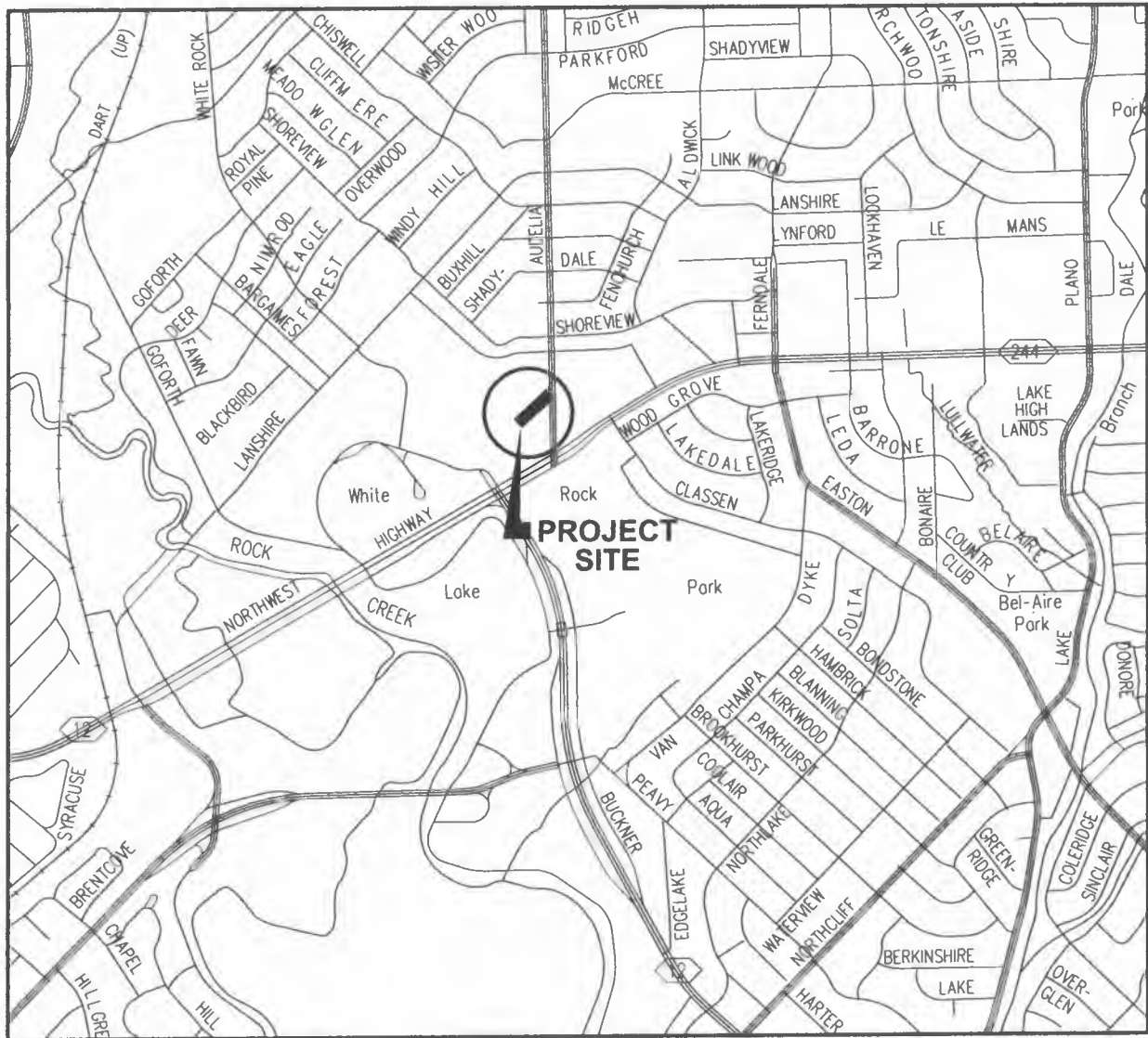
**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. ALL DISTANCES ARE SURFACE VALUES.

*R. M. Salinas*

**FIELD NOTES DESCRIBING  
A 26,972 SQUARE FOOT (0.6192 ACRE)  
DRAINAGE EASEMENT IN CITY BLOCK 2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

	<b>Garcia Land Data, Inc.</b>	DATE: 5/31/2023
	T 214-987-0149 6210 Campbell Rd., Ste. 110 F 214-987-4026 Dallas, TX 75248-1388 TBPLS Firm No. 10136500	PROJ: 5747
		PAGE 3 OF 3



**LOCATION MAP**  
**NOT TO SCALE**





**FIELD NOTES DESCRIBING  
A 5,905 SQUARE FOOT (0.1356 ACRE)  
TEMPORARY WORKSPACE EASEMENT IN CITY BLOCK A/2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**BEING** a 5,905 square foot (0.1356 acre) tract of land in the D. A. Murdock Survey, Abstract Number 997, and in the City of Dallas, Dallas County, Texas, said tract being parts of Lot 1 and the northeast area designated as "Park Purposes" in City of Dallas Block Number A/2999, Northeast Police Substation Facility Site, an addition to the City of Dallas as shown on plat thereof recorded in Volume 86233, Page 2961, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being a part of a 4.32 acre tract of land described in deed to the City of Dallas, as recorded in Volume 726, Page 523, D.R.D.C.T., and also a part of a 15,423 square foot tract of land described in deed to the City of Dallas, as recorded in Volume 4235, Page 473, D.R.D.C.T., and being more particularly described as follows:

**BEGINNING** at a chiseled "X" set in concrete for the northwest corner of the herein described tract and the northwest corner of said Lot 1 and said "Park Purposes" area, said corner being on the intersection of the east right-of-way line of Audelia Road (a variable width right-of-way; no deed of record found) and the south right-of-way line of a 15 foot wide alley dedicated by plat of the Third Installment of Lake Ridge Estates, an addition to the City of Dallas, as recorded in Volume 26, Page 167, of the Map Records of Dallas County, Texas, and from which a 1/2-inch found iron rod (controlling monument) for the northwest corner of Lot 1, Block N/7478, of said Third Installment of Lake Ridge Estates addition bears North 00 degrees 58 minutes 07 seconds West, a distance of 145.01 feet;

**THENCE** North 89 degrees 35 minutes 53 seconds East, with the north line of said "Park Purposes" area and said south right-of-way line, a distance of 47.94 feet to a point for corner;

**THENCE** South 00 degrees 24 minutes 07 seconds East, departing the north line of said "Park Purposes" area and said south right-of-way line, a distance of 133.80 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 45 degrees 27 minutes 53 seconds West, a distance of 30.00 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** South 44 degrees 32 minutes 07 seconds West, a distance of 17.16 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the beginning of a tangent curve to the left, having a radius of 75.00 feet and a chord which bears South 36 degrees 01 minute 42 seconds West, a distance of 22.19 feet;

**THENCE**, with said curve, through a central angle, or delta, of 17 degrees 00 minutes 50 seconds, for an arc length of 22.27 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the end of said curve, said corner being on the west line of said Lot 1 and said east right-of-way line of Audelia Road, and from which a 3/8-inch found iron rod (controlling monument) for the north corner of the southwest area designated as "Park Purposes" of said Lot 1 bears South 00 degrees 58 minutes 07 seconds East, a distance of 112.72 feet;

**THENCE** North 00 degrees 58 minutes 07 seconds West, with the west line of said Lot 1 and said east right-of-way line of Audelia Road a distance of 142.62 feet to the **POINT OF BEGINNING** and **CONTAINING** 5,905 square feet, or 0.1356 acres of land.

**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

  
René M. Salinas, R.P.L.S. No. 6093

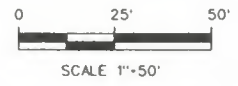


4/19/2023

*Draft Host*  
FIELD NOTES APPROVED:  
6/11/2023  

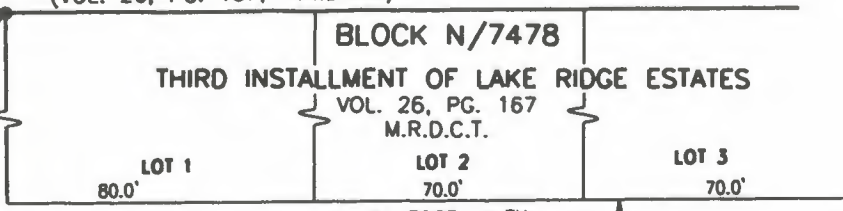

**SHOREVIEW ROAD**

(50' RIGHT-OF-WAY)  
(VOL. 26, PG. 167, M.R.D.C.T.)



1/2" FIR  
(CM)

N00°58'07"W  
145.01'



**LINE TABLE**

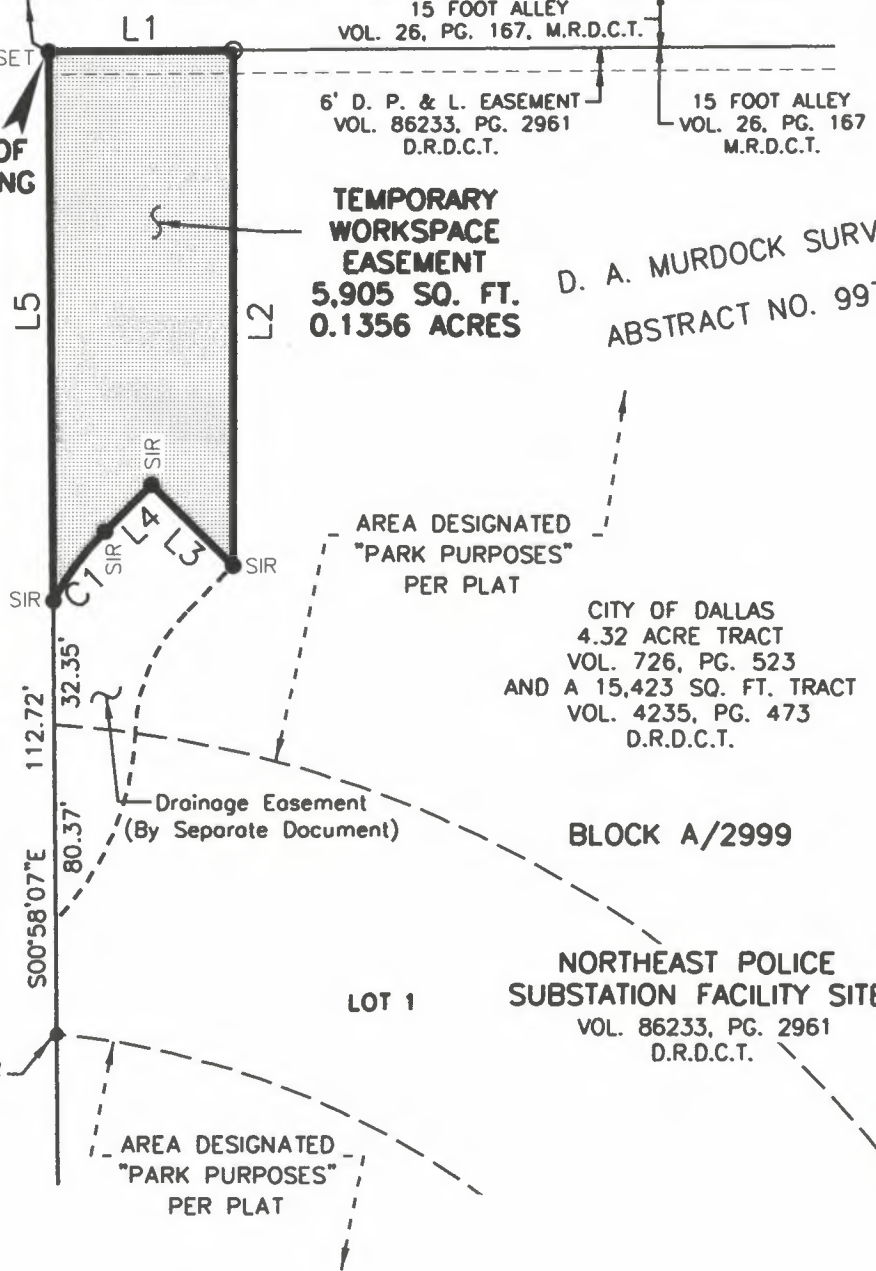
- L1 = N89°35'53"E, 47.94'
- L2 = S00°24'07"E, 133.80'
- L3 = N45°27'53"W, 30.00'
- L4 = S44°32'07"W, 17.16'
- L5 = N00°58'07"W 142.62'

**CURVE DATA**

- Δ=17°00'50"
- R=75.00'
- L=22.27'
- LC=S36°01'42"W, 22.19'

POINT OF BEGINNING

**AUDELIA ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(NO DEED OF RECORD FOUND)



**LEGEND:**

- FIR FOUND IRON ROD
- SIR SET 1/2" IRON ROD W/ YELLOW "GLD" CAP
- "X" SET "X" IN CONCRETE SET
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. Deed Records Dallas County Texas
- M.R.D.C.T. Map Records Dallas County Texas
- O.P.R.D.C.T. Official Public Records Dallas County Texas
- PG. PAGE
- SQ. FT. SQUARE FOOT
- VOL. VOLUME

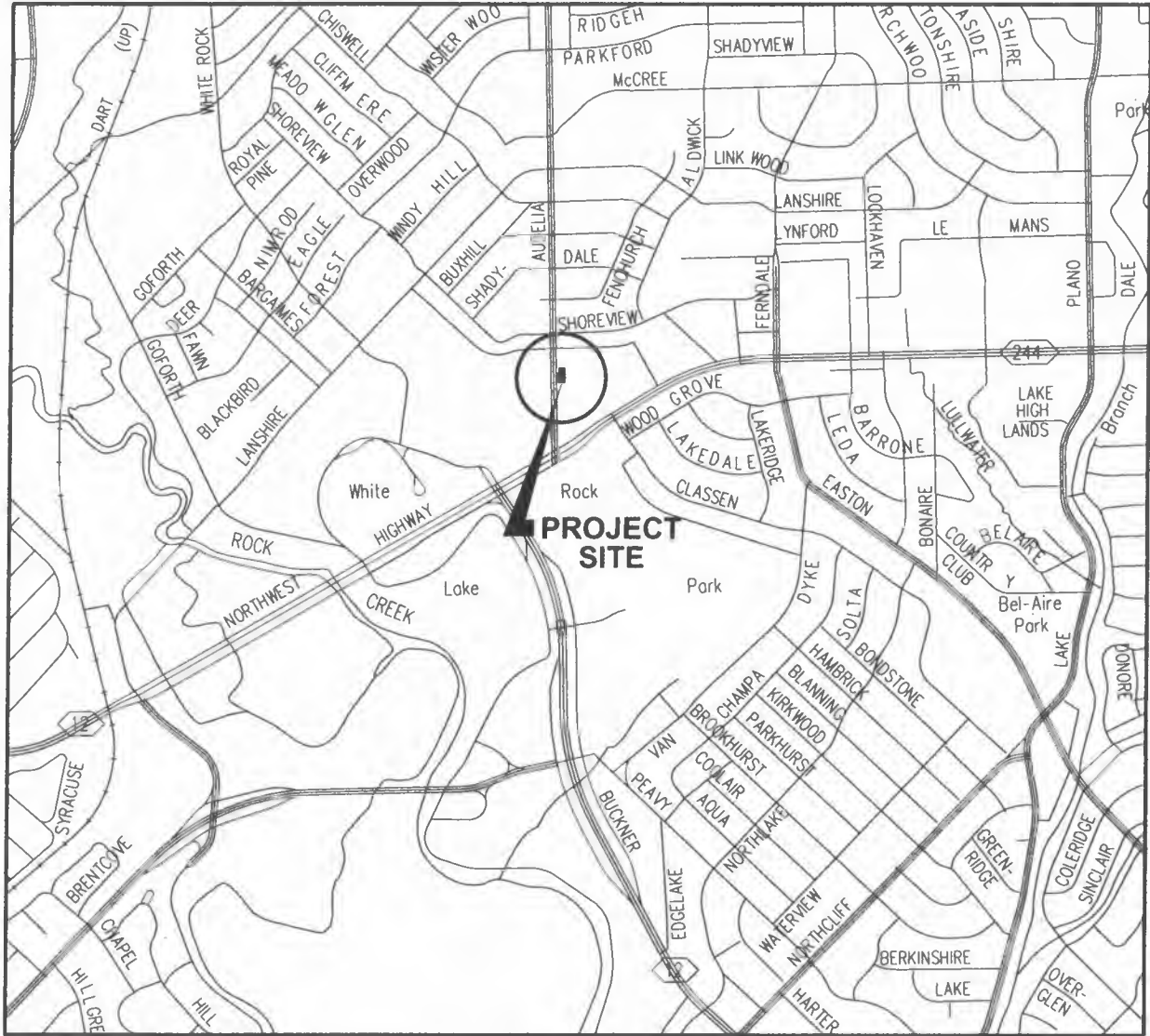
**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. ALL DISTANCES ARE SURFACE VALUES.

**FIELD NOTES DESCRIBING  
A 5,905 SQUARE FOOT (0.1356 ACRE)  
TEMPORARY WORKSPACE EASEMENT IN CITY BLOCK A/2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**



	<b>Garcia Land Data, Inc.</b>	DATE: 5/23/2023
	T 214-987-0149 6210 Campbell Rd., Ste. 110 F 214-987-4026 Dallas, TX 75248-1388	PROJ: 5747
	TBPLS Firm No. 10136500	PAGE 2 OF 2



**LOCATION MAP**  
**NOT TO SCALE**

**FIELD NOTES DESCRIBING  
A 11,209 SQUARE FOOT (0.2573 ACRE)  
TEMPORARY WORKSPACE EASEMENT IN CITY BLOCK 2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**BEING** a 11,209 square foot (0.2573 acre) tract of land in the D. A. Murdock Survey, Abstract Number 997, and in the City of Dallas, Dallas County, Texas, said tract being a part of City of Dallas Block Number 2999, said tract also being a part of a 453.2 acre tract of land, designated as "First Tract," described in Deed to the City of Dallas, as recorded in Volume 469, Page 293, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2-inch set iron rod with yellow cap stamped "GLD" on the south corner of Lot 9, Block F/7477, First Cumberland Presbyterian Church, an addition to the City of Dallas as shown on plat thereof recorded in Volume 48, Page 161, of the Map Records of Dallas County, Texas (M.R.D.C.T.), from which a 1/2-inch found iron rod (controlling monument) for the southeast corner of Lot 16, Block E/7477, White Rock North, Second Installment, an addition to the City Dallas as shown on plat thereof recorded in Volume 48, Page 131, M.R.D.C.T., bears North 14 degrees 30 minutes 28 seconds West, a distance of 467.90 feet, and a 5/8-inch found iron rod (controlling monument) for an angle point on the northwesterly line of said Lot 9 bears North 11 degrees 12 minutes 12 seconds East, a distance of 543.85 feet;

**THENCE** North 87 degrees 02 minutes 17 seconds East, over and across said City of Dallas tract, a distance of 79.22 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** South 45 degrees 25 minutes 54 seconds East, a distance of 39.01 feet to a point for corner;

**THENCE** South 37 degrees 36 minutes 52 seconds West, a distance of 70.74 feet to a point for corner;

**THENCE** South 42 degrees 47 minutes 45 seconds West, a distance of 94.61 feet to a point for corner;

**THENCE** South 58 degrees 49 minutes 22 seconds West, a distance of 60.54 feet to a point for corner;

**THENCE** South 89 degrees 30 minutes 20 seconds West, a distance of 27.93 feet to a point for corner;

**THENCE** North 41 degrees 33 minutes 21 seconds West, a distance of 19.29 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 50 degrees 35 minutes 22 seconds East, a distance of 71.41 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 39 degrees 43 minutes 28 seconds East, a distance of 51.88 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner;

**THENCE** North 45 degrees 27 minutes 53 seconds West, a distance of 18.20 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for corner and the beginning of a non-tangent curve to the right having a radius of 72.50 feet and a chord which bears North 58 degrees 57 minutes 33 seconds East, a distance of 30.28 feet;

*Christina Hoel*  
FIELD NOTES APPROVED:  
6/19/23  


**FIELD NOTES DESCRIBING  
A 11,209 SQUARE FOOT (0.2573 ACRE)  
TEMPORARY WORKSPACE EASEMENT IN CITY BLOCK 2999  
CITY OF DALLAS, DALLAS COUNTY, TEXAS.**

**THENCE**, with said curve, through a central angle, or delta, of 24 degrees 06 minutes 17 seconds for an arc length of 30.50 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for the end of said curve and the beginning of a tangent curve to the left having a radius of 104.50 feet and a chord which bears North 57 degrees 47 minutes 24 seconds East, a distance of 47.80 feet;

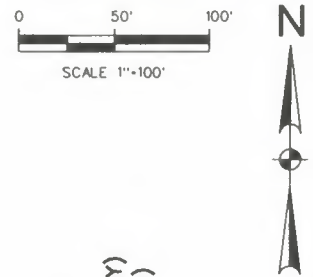
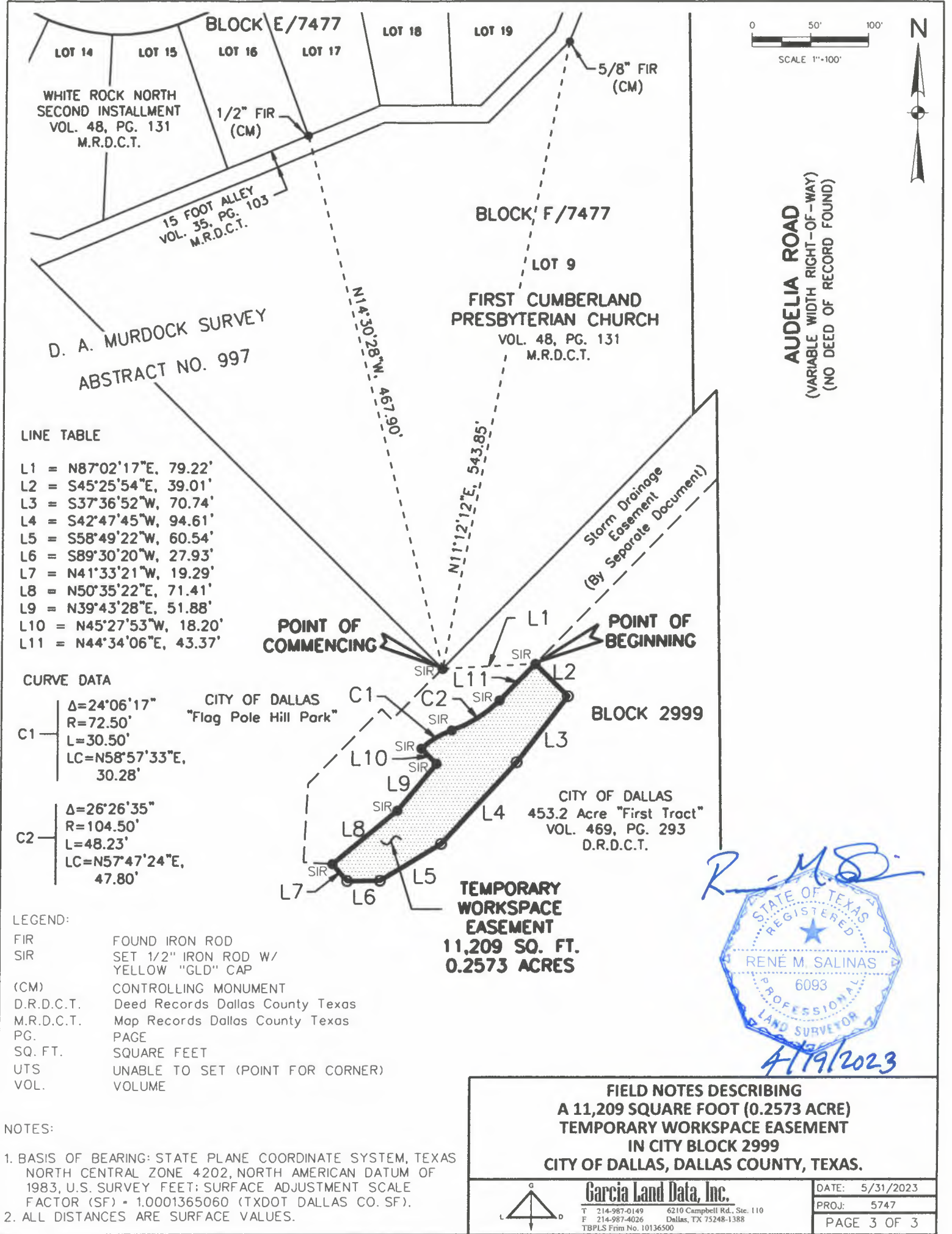
**THENCE**, with said curve, through a central angle, or delta, of 26 degrees 26 minutes 35 seconds for an arc length of 48.23 feet to a 1/2-inch set iron rod with yellow cap stamped "GLD" for the end of said curve;

**THENCE** North 44 degrees 34 minutes 06 seconds East, a distance of 43.37 feet to the **POINT OF BEGINNING** and **CONTAINING** 11,209 square feet, or 0.2573 acres of land.

**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

  
Rene M. Salinas, R.P.L.S. No. 6093





**AUDELIA ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(NO DEED OF RECORD FOUND)

**LINE TABLE**

- L1 = N87°02'17"E, 79.22'
- L2 = S45°25'54"E, 39.01'
- L3 = S37°36'52"W, 70.74'
- L4 = S42°47'45"W, 94.61'
- L5 = S58°49'22"W, 60.54'
- L6 = S89°30'20"W, 27.93'
- L7 = N41°33'21"W, 19.29'
- L8 = N50°35'22"E, 71.41'
- L9 = N39°43'28"E, 51.88'
- L10 = N45°27'53"W, 18.20'
- L11 = N44°34'06"E, 43.37'

**CURVE DATA**

- C1**
  - Δ=24°06'17"
  - R=72.50'
  - L=30.50'
  - LC=N58°57'33"E, 30.28'
- C2**
  - Δ=26°26'35"
  - R=104.50'
  - L=48.23'
  - LC=N57°47'24"E, 47.80'

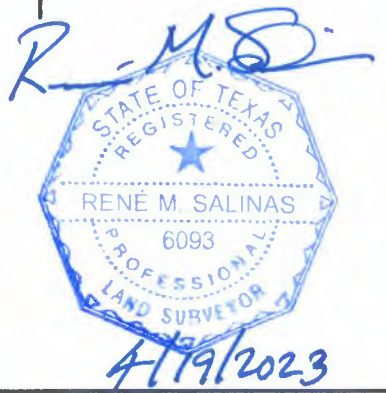
**LEGEND:**

- FIR FOUND IRON ROD
- SIR SET 1/2" IRON ROD W/ YELLOW "GLD" CAP
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. Deed Records Dallas County Texas
- M.R.D.C.T. Map Records Dallas County Texas
- PG. PAGE
- SQ. FT. SQUARE FEET
- UTS UNABLE TO SET (POINT FOR CORNER)
- VOL. VOLUME

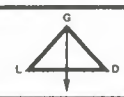
**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. ALL DISTANCES ARE SURFACE VALUES.

**TEMPORARY WORKSPACE EASEMENT**  
**11,209 SQ. FT.**  
**0.2573 ACRES**

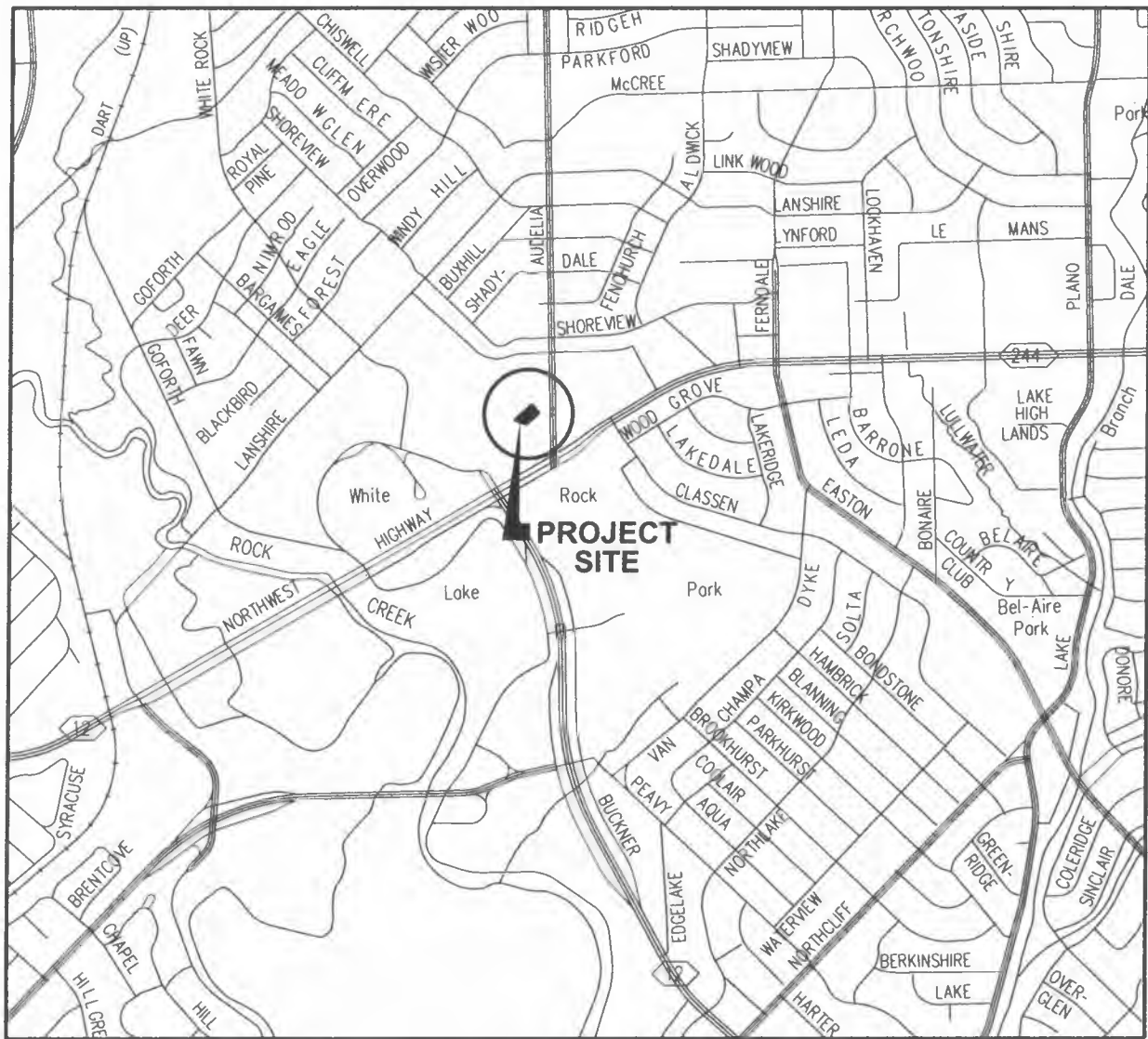


**FIELD NOTES DESCRIBING**  
**A 11,209 SQUARE FOOT (0.2573 ACRE)**  
**TEMPORARY WORKSPACE EASEMENT**  
**IN CITY BLOCK 2999**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS.**



**Garcia Land Data, Inc.**  
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TBPLS Firm No. 10136500

DATE:	5/31/2023
PROJ:	5747
PAGE 3 OF 3	



**LOCATION MAP**  
**NOT TO SCALE**