



**MUNICIPAL SETTING DESIGNATION**

SHEET 2 OF 2

**GOOD LATIMER EXPRESSWAY**

Being a 224,027 square foot (5.143 Acre), tract of land located in the JOHN GRIGSBY SURVEY, ABSTRACT NO. 495, City of Dallas, Dallas County, Texas, and being part of City Blocks 44/176 and 43/177, of the revised map, Rail Road Addition, an addition to the City of Dallas, Dallas County, Texas, according to the map thereof, recorded in Volume 4, Page 350, Map Records, Dallas County, Texas, and being part of Good Latimer Expressway, a variable width right-of-way, and being part of Taylor Street, an 80' right-of-way, and being part of Runnels Street (closed), an 80' right-of-way, and being part of a 20' alley (closed) located in said Block 44/176, and being part of a 20' alley (closed) located in said Block 43/177, and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the Southwest line of Good Latimer Expressway, a variable width right-of-way, with the Northwest line of Taylor Street, an 80' right-of-way;

Thence North  $53^{\circ}45'18''$  East, along said Northwest line, passing at a distance of 80.00' the Northeast line of said Good Latimer Expressway, and continuing a total distance of 350.73' to a point in the present Southwest line of North Central Expressway, a variable width right-of-way;

Thence along said Southwest line of North Central Expressway, the following seven (8) course and distances;

- 1) Thence South  $51^{\circ}23'10''$  East, passing at a distance of 82.88' the Southeast line of said Taylor Street, same being the Northwest line of said Block 44/176, and continuing a total distance of 176.11' to a point for corner;
- 2) Thence South  $05^{\circ}54'42''$  West, a distance of 62.91' to a point for corner;
- 3) Thence South  $20^{\circ}11'12''$  East, a distance of 65.94' to a point in the Southeast line of said Block 44/176, same being the Northwest line of Runnels Street, an 80' right-of-way;
- 4) Thence South  $39^{\circ}09'44''$  East, a distance of 80.10' to a point in the Southeast line of said Runnels Street, same being the Northwest line of said Block 43/177;
- 5) Thence South  $40^{\circ}44'50''$  East, a distance of 90.28' to a point in the Northwest line of a 20' alley;
- 6) Thence South  $30^{\circ}35'58''$  East, a distance of 20.10' to a point in the Southeast line of said 20' alley;
- 7) Thence South  $33^{\circ}07'06''$  East, a distance of 90.13' to a point in the Northwest line of Paris Street, a 80' right-of-way;
- 8) Thence South  $06^{\circ}55'49''$  East, a distance of 91.75' to a point in the Southeast line of said Paris Street;

Thence South  $53^{\circ}45'18''$  West, along said Southeast line, passing at a distance of 250.00' to the present Southwest corner of said Block 43/177, and being the intersection of the said Northwest line of Paris Street, with the Northeast line of said Good Latimer Expressway, and continuing a total distance of 295.10' to a point in the said Southwest line of Good Latimer Expressway;

Thence North  $36^{\circ}18'00''$  West, along said Southwest line a distance of 640' to the PLACE OF BEGINNING and containing 224,027 square feet or 5.143 acres of land.

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The courses and distances shown here on were derived from TXDOT maps of I-20, CSJ# I-20-5(20) 463, Dated 8-25-68, Tax Maps and Deed pertaining to the subject property

06-22-2022



*John S. Turner*  
John S. Turner, R.P.L.S. #5310



1413 E. IH30 Suite #3  
Garland, Texas 75043  
tel: 214-341-1501  
fax: 214-341-1640  
Lrfrisbie@metroinfrastructure.com  
Registered Engineering Firm #6939  
Registered Surveying Firm #10186700

**A&W SURVEYORS, INC.***Professional Land Surveyors*

TEXAS REGISTRATION NO. 100174-00

P.O. BOX 870029, MESQUITE, TX. 75187

PHONE: (972) 681-4975 FAX: (972) 681-4954

WWW.AWSURVEY.COM

Job Number: 21-0256

Date: 05-26-2022

Drafter: 444

**"A professional company operating in your best interest"**