

**ACQUISITION AREA
PART OF BLOCK 5720
MILES BENNETT SURVEY, ABSTRACT NO. 52
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Deed Hall
FIELD NOTES APPROVED:
01/12/2021



BEING a 7,649 square foot (0.1756 acre) tract of land situated in the Miles Bennett, Abstract Number 52, City of Dallas, Dallas County, Texas, being a part of a called 18,127 square foot tract of land described in Warranty Deed to City of Dallas, recorded in Volume 67206, Page 1514, Deed Records of Dallas County, Texas (D.R.D.C.T.), and part of a called 6,540 square foot tract of land described in Quitclaim Deed and Release of Easement to City of Dallas, recorded in Instrument Number 201000021236, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), being in City Block 5720, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow plastic cap stamped "Halff" (hereafter referred to as "with Halff cap") set on the northwesterly line of said 18,127 square foot tract, and being on the common southeasterly line of a tract of land described in Deed to Dallas Area Rapid Transit, recorded in Volume 88083, Page 4905, D.R.D.C.T., and being the most northerly corner of "Tract 1" a called 0.271 acre tract of land described in Special Warranty Deed to Viceroy Triangle, L.P., recorded in Instrument Number 201600074176, O.P.R.D.C.T.;

THENCE North 44 degrees 00 minutes 55 seconds East, along said common Dallas Area Rapid Transit southeast line, and 18,127 square foot tract northwest line, a distance of 40.10 feet to a 5/8-inch found iron rod for the most northerly corner of said 18,127 square foot tract, and being the most westerly corner of Lot 1, Block B/5720 of the Carlisle Cedar Springs Addition, an addition to the City of Dallas, recorded in Instrument Number 201200341026, O.P.R.D.C.T.;

THENCE South 46 degrees 09 minutes 26 seconds East, departing said common line, and along the common southwest line of said Lot 1, Block B/5720 and northeast line of said 18,127 square foot tract, a distance of 175.00 feet to a 1/2-inch iron rod found for the south corner of said Lot 1, Block B/5720, said point being the most northerly corner of a called 0.230 acre tract of land described in Quitclaim Deed and Release of Easement to Sewell Village Cadillac Company, Inc., recorded in Instrument Number 201100147260, O.P.R.D.C.T., and the northerly corner of said 6,540 square foot City of Dallas tract;

THENCE South 14 degrees 53 minutes 20 seconds West, departing said common line and along the common westerly line of said 0.230 acre tract and easterly line of said 6,540 square foot tract, a distance of 45.83 feet to a 1/2-inch iron rod with an illegible cap found for a southwesterly corner of said 0.230 acre tract and southeast corner of said 6,540 square foot tract, same being an angle point in the northerly line of a called 0.288 acre tract of land described in Quitclaim Deed and Release of Easement to Viceroy Delivery, L.P., recorded in Instrument Number 20080280191, O.P.R.D.C.T.;

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THENCE North 86 degrees 53 minutes 23 seconds West, along the common northerly line of said 0.288 acre tract and southerly line of said 6,540 square foot tract, a distance of 116.85 feet to a 1/2-inch iron rod with Halff cap set for an angle point in the north line of said 0.288 acre tract, said point also being an angle point in the south line of "Tract 2" a called 0.125 acre tract of land described in said Special Warranty Deed to Viceroy Triangle, L.P., recorded in Instrument Number 201600074176, O.P.R.D.C.T.;

THENCE South 88 degrees 29 minutes 18 seconds East, departing the north line of said 0.288 acre tract and along the south line of said 0.125 acre tract, a distance of 113.23 feet to a 1/2-inch iron rod with Halff cap set for the most easterly corner of said 0.125 acre tract;

THENCE North 46 degrees 09 minutes 26 seconds West, along the northeast line of said 0.125 acre tract, passing at a distance of 42.62 feet the most northeasterly corner of said 0.125 acre tract, same being the most easterly corner of the aforementioned "Tract 1" 0.271 acre tract, and continuing along north northeast line of said 0.271 acre tract, in all a total distance of 192.47 feet to the POINT OF BEGINNING AND CONTAINING 7,649 square feet or 0.1756 acres of land, more or less.

Basis of Bearing is observations utilizing the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, adjustment realization 2011.

Andrew J. Shafer 7/27/2021
ANDREW J. SHAFER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5017
TBPELS FIRM NO. 10029600



