

**Field Notes Describing a 171,576 Square Foot (3.939 Acre)
Tract of Unplatted Land to Be Acquired in Block 6129**

Being a 171,576 Square Foot (3.939 Acre) Tract of unplatted land situated in the D.A. Murdock Survey, Abstract No. 998, City of Dallas, Dallas County, Texas, lying in Dallas City Block 6129, and being a portion of the property conveyed to UHS of Timberlawn, Inc. and recorded in Volume 96174, Page 7523 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a Type I concrete Texas Department of Transportation monument found on the North property line of said UHS of Timberlawn, Inc. property, being also on the South Right-of-Way line of Samuell Boulevard (a 120-foot wide public street), at the Point of Tangency of a curve to the Northwest, from which a 5/8-inch diameter iron rod found bears North 08°29'01" West, a distance of 0.48 feet;

THENCE South 81°57'10" East with the common line between Samuell Boulevard and said UHS property a distance of 458.90 feet to the Northwest corner of a tract of land conveyed to MM Tennyson Village, LLC by deed recorded in Instrument Number 201900326291 of the Official Public Records of Dallas County, Texas, being also the Northeast corner of the herein described tract of land and falling on the Northeast corner column of a rock wall (not monumented):

THENCE South 05°20'59" West, departing the last said South line of Samuell Boulevard and with the common line between said UHS and MM Tennyson Village properties, a distance of 317.35 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the Southeast corner of the herein described tract of land:

THENCE North 81°57'10" West, departing the common line between said UHS and MM Tennyson properties, over and across a portion of said UHS tract a distance of 223.33 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

THENCE North 08°00'02" East, continuing over and across a portion of said UHS tract a distance of 12.00 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

THENCE North 81°57'10" West, continuing over and across a portion of said UHS tract a distance of 314.32 feet to a 5/8" I.R. w/COD Cap set at the intersection with the East Right-of-Way line of Grove Hill Road (a 50-foot wide public street), being also the West property line of said UHS property and the Southwest corner of the herein described tract of land:

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THENCE North $00^{\circ}56'46''$ West with the common line between said UHS property and Grove Hill Road a distance of 306.54 feet to a $5/8''$ I.R. w/COD Cap set at the intersection with the said South line of Samuell Boulevard, at the non-tangent beginning of a Curve to the Right:

THENCE Southeasterly along said Curve, having a Radius of 2,804.79 feet, a Central Angle of $02^{\circ}17'00''$, an Arc Length of 111.77 feet and a Chord which bears South $83^{\circ}05'40''$ East a distance of 111.76 feet to the **POINT OF BEGINNING**, containing 171,576 Square Feet, or 3.939 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, Realization of 2011.

*Scott Holt
4/5/2022*





Type I TxDOT
Monument
**CONTROLLING
MONUMENT &
POINT OF BEGINNING**
N=6976188.65
E=2516445.51

N=6976202.09
E=2516334.58

SAMUELL BOULEVARD
(120-Foot Right-of-Way)

458.90', S 81°57'10" E

N=6976124.42
E=2516899.83

R = 2,804.79'
Δ = 02°17'00"
L = 111.77
Ch. Brs: 111.76'
S 83°05'40" E

UHS of Timberlawn, Inc.
Vol. 96174, PG. 7523

**BLOCK
6129**
Unplatted

Unplatted

**BLOCK
6130**

171,576 Sq. Ft.
(3.939 Acre)
Tract to be Acquired

N=6975895.63
E=2516339.64

SCI Texas
Funeral Services, Inc.

306.54', N 00°56'46" W

GROVE HILL ROAD
(50-Foot Right-of-Way)

314.32' N 81°57'10" W

UHS of Timberlawn, Inc.
Vol. 969174, PG. 7523

Unplatted
**BLOCK
6129**

223.33'
N 81°57'10" W

MM Tennyson
Village, LLC
Int. #201900326291

317.35', S 05°20'59" W

N=6975808.50
E=2516870.25

**BLOCK
6129**

Unplatted

N=6975851.64
E=2516650.82

12.00'
N 08°00'02" E


N=6975839.75
E=2516649.15

D.A. MURDOCK SURVEY
Abstract No. 998

Sheet 3 of 3

5/8" I.R. w/COD Cap Set

Basis of Bearings: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.
All Coordinates shown are State Plane values
No Scale, No Projection.

				PROPERTY ACQUISITION			
				Dallas Park & Recreation			
4600 Samuel Boulevard				PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS							
OPER.NAME	DESIGN FILE NAME		SCALE	DATE			
Holt	N:\ENGR\SURVEY\HOLT\Timberlawn.dgn		As Noted	3-15-22			
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.				
Prunty	Holt	Block 2/416	N/A				