

Parcel #4
Field Notes Describing a 72,525 Square Foot (1.6649 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Mustang Masonry

Being a 72,525 Square Foot (1.6649 Acre) Tract of land situated in the John S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, Texas, and being a portion of Block 5828 (Official City of Dallas Block Numbers), of the "Revised Plat Part of 19.92 Acre Tract", an addition to the City of Dallas dated May 8, 1950, recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Mustang Masonry as described in Warranty Deed with Vendor's Lien dated November 5, 1984 and recorded in Volume 84229, Page 340 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Note: Listed coordinates are State Plane (grid) values. Distances and areas are surface values, using TXDOT scale factor of 1.000136506.

BEGINNING at the most Northeast corner of the herein described tract of land, (not monumented, N=6970002.71, E=2525289.68) being the Northeast corner of the said Mustang Masonry tract, same being the Southeast corner of the property conveyed to Philip Allen Beshear (Tract 2) as described in Warranty Deed recorded in Instrument number 200900161021 of the Official Public Records of Dallas County, Texas, lying on the West line of Scottsdale Drive (60-foot wide Right-of-Way), same being also the East line of "Revised Plat Part of 19.92 Acre Tract", an addition to the City of Dallas, recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, in Block 5828, from which a 1-inch iron pin found bears South 60°21'47" West, a distance of 1.05 feet;

THENCE South 0°19'53" East, with said common line of the East line of said "Revised Plat Part of 19.92 Acre Tract" addition and the West line of said Scottsdale Drive, a distance of 350.01 feet to a MAG nail with washer stamped "City of Dallas" set (N=6969652.23, E=2525290.75) at the most Southerly East corner of the herein described tract of land, same being the Northeast corner of a tract of land conveyed to John R. Keller Masonry, Inc., recorded in Volume 2001193, Page 10691 of the above said Deed Records;

THENCE North 89°57'09" West, departing said common line of said subdivision and Scottsdale Drive, a distance of 260.30 feet over and across a portion of said Block 5828 and said Addition, along the common line of said Mustang and John R. Keller Masonry tracts, to a 5/8-inch iron rod set with cap stamped "City of Dallas" (N=6969652.45, E=2525030.48), lying on the East line of a tract of land (also referred to as railroad spur), conveyed to the Union Pacific Railway Company (successor in title to the Texas & Pacific Railway Company) and recorded in Volume 3120, Page 281 of said Deed Records;

Exhibit A

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THENCE North $0^{\circ}12'07''$ West, with the said East line of the railroad spur, same being the West line of the above described tract, a distance of 3.56 feet (not monumented) to the Point of Beginning of a Curve to the Right;

THENCE in the Northeasterly direction along said Curve to the Right and the said East line of the railroad spur and a tract of land conveyed to Philip Allen Beshear by Instrument number 200900161020 of the said Official Public Records, having a radius of 437.09 feet, a Central Angle of $52^{\circ}35'02''$ and a Chord which bears North $26^{\circ}35'53''$ East, a distance of 387.21 feet for an Arc distance of 401.19 feet to a 5/8-inch iron rod with cap stamped "City of Dallas" set at the intersection with the common line of said Mustang Masonry and Philip Allen Beshear tracts (recorded in Instrument number 200900161021, Tract 2)

THENCE North $90^{\circ}0'0''$ East, departing said arc and following said common line of the Masonry and Beshear (Tract 2) tracts a distance of 84.95 feet to the **POINT OF BEGINNING**, containing 72,525 Square Feet, or 1.6649 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.



Ilona E. Rossato
5-10-18

Union Pacific Railroad Right-of-Way
(predecessor in title to the Texas & Pacific Railroad)

