

Field Notes Describing Land in Block 11/8725

Being situated in the Collin County School Land Survey, Abstract No. 169, Collin County, Texas, and being all of Lot 3, Block 11/8725 of the Morse Addition, an addition to the City of Dallas Recorded in Volume K, Page 38 of the Plat Records of Collin County, Texas, and being a portion of the property conveyed to The City of Dallas by deed recorded in Instrument Number 20090501000520130 of the Official Public Records of Collin County, Texas and containing 141,415 Square Feet, or 3.246 Acres of land, according to the map or plat thereof; **SUBJECT TO** a 5,261 Square Foot (0.1208 Acre) street easement and a 2,856 Square Foot (0.0656 Acre) water and wastewater easement, reserved to the City of Dallas, as shown on the drawing attached hereto and made a part hereof.

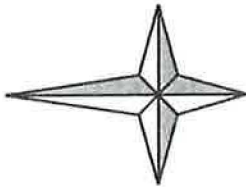
This description is approved as to form.



Scott Holt, RPLS
Survey Program Manager

3/15/2021
Date:

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Plano Independent School District
Clerk's File 96-0095043

Collin County
School Land
Abstract No. 169

City of Dallas
Int. #20090501000520130

Dickerson St.

141,415 Square Foot
3.246 Acre Lot

City of Dallas
Int. #20090501000520130

LOT 3
BLOCK
11/8725

MORSE ADDITION
Volume K, Page 38
Collin County Plat Records

LOT 4

BSFR Enterprises LLC
Vol. 4760, Pg. 2103
210.94'
100.00'
211.88'
Bellar Communications, Inc.
Bellar Vol. 2581, Pg. 349

5,261 Square Foot Street
Easement to be Reserved.

2,856 Square Foot Water
& Wastewater Easement
to be Reserved.

622.04'

Dickerson Road Right-of-Way
Dedication, by Plat

Bellar Communications, Inc.
Volume 2581, Page 353

20' Ingress/Egress Easement: Vol. 2670, Pg. 398
Dallas Area Rapid Transit
Vol. 3424, Pg. 126

Dickerson
St.

		CITY OF DALLAS	
Park & Recreation		Dickerson St. @ D.A.R.T. Line	
DEPARTMENT OF PUBLIC WORKS		SURVEY DIVISION CITY OF DALLAS, TEXAS	
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	HC20090501000520130 Morse Addition Plat.dwg	As Noted	3-10-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	S. Holt	BLOCK 11/8725	044D-35