

Field Notes Describing a 72,559 Square Foot (1.6657 Acre)
Tract of Land in City Block 7015
To Be Acquired from
Peterson Lane Partners, LLC

Being a 72,559 Square Foot (1.6657 Acre) tract of unplatted land lying in the City of Dallas, Dallas County, Texas, being a part of Block 7015 (Official City of Dallas Block Numbers), and a part of the Hiram Wilburn Survey, Abstract No. 1567, and being all of that tract of land described in Special Warranty Deed with Vendor's Lien to Peterson Lane Partners, LLC. as recorded in Document No. 201600303966 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "RLG" (Controlling Monument) found at the northeast corner of the Sunscape Addition, an addition to the City of Dallas, recorded in Volume 77251, Page 10 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said corner being in the south right-of-way line of Peterson Lane, a 60 foot width right-of-way, said corner being the common southwest corner of that tract of land described in Right-of-Way Deed to the County of Dallas recorded in Volume 3222, Page 607, D.R.D.C.T. and the southeast corner of that tract of land described in Warranty Deed-Peterson Lane #601, to the County of Dallas recorded in Volume 3067, Page 224, D.R.D.C.T (N=7,025,616.63; E=2,486,222.92).;

THENCE North 89°29'47" East, along said south right-of-way line of Peterson Lane, a distance of 152.34 feet to the northwest corner of that tract of land described in Special Warranty Deed, Bill of Sale and Assignment, to Montfort Valley View Shopping Center, LLC, recorded in Document No. 201300241623, O.P.R.D.C.T. from which a 1/2-inch iron rod with cap stamped "RLG" bears North 80°25'45" East, a distance of 0.26 feet, said corner being the common southeast corner of that tract of land described in Right-of-Way Deed to the County of Dallas recorded in Volume 3222, Page 607, D.R.D.C.T. and the southwest corner of that tract of land described in Right-of-Way Deed, to the County of Dallas recorded in Volume 3222, Page 608, D.R.D.C.T.;

THENCE South 00°51'00" East, departing said south right-of-way line of Peterson Lane and along the west line of said Montfort Valley View Shopping Center, LLC tract, a distance of 473.98 feet to a 1/2-inch iron rod with cap stamped "RLG" (Controlling Monument) found at the southwest corner of said Montfort Valley View Shopping Center, LLC tract, said corner being in the north line of Lot 1-D of the Subdivision of Lot 1-A, Block A/7020, Target North Addition, an addition to the City of Dallas recorded in Volume 80124, Page 5, D.R.D.C.T., said corner being in the north right-of-way line of James Temple Drive, a variable width right-of-way described in Easement to the City of Dallas, recorded in Volume 93138, Page 739, D.R.D.C.T. ;

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THENCE South 89°28'46" West, departing said Montfort Valley View Shopping Center, LLC tract, and along said north line of Lot 1-D of Target North Addition and along the said north line of James Temple Drive, a distance of 153.82 feet to the southeast corner of said Sunscape Addition, from which a 5/8-inch iron rod found bears South 00°40'15" East, a distance of 0.32 feet;


THENCE North 00°40'15" West, departing said north line of Lot 1-D of Target North Addition and said north line of James Temple Drive, along the east line of said Sunscape Addition, a distance of 474.02 feet to the **POINT OF BEGINNING**, and containing 72,559 square feet, or 1.6657 acres of land.

NOTES:

Record information hereon is based on a public records search by the surveyor.

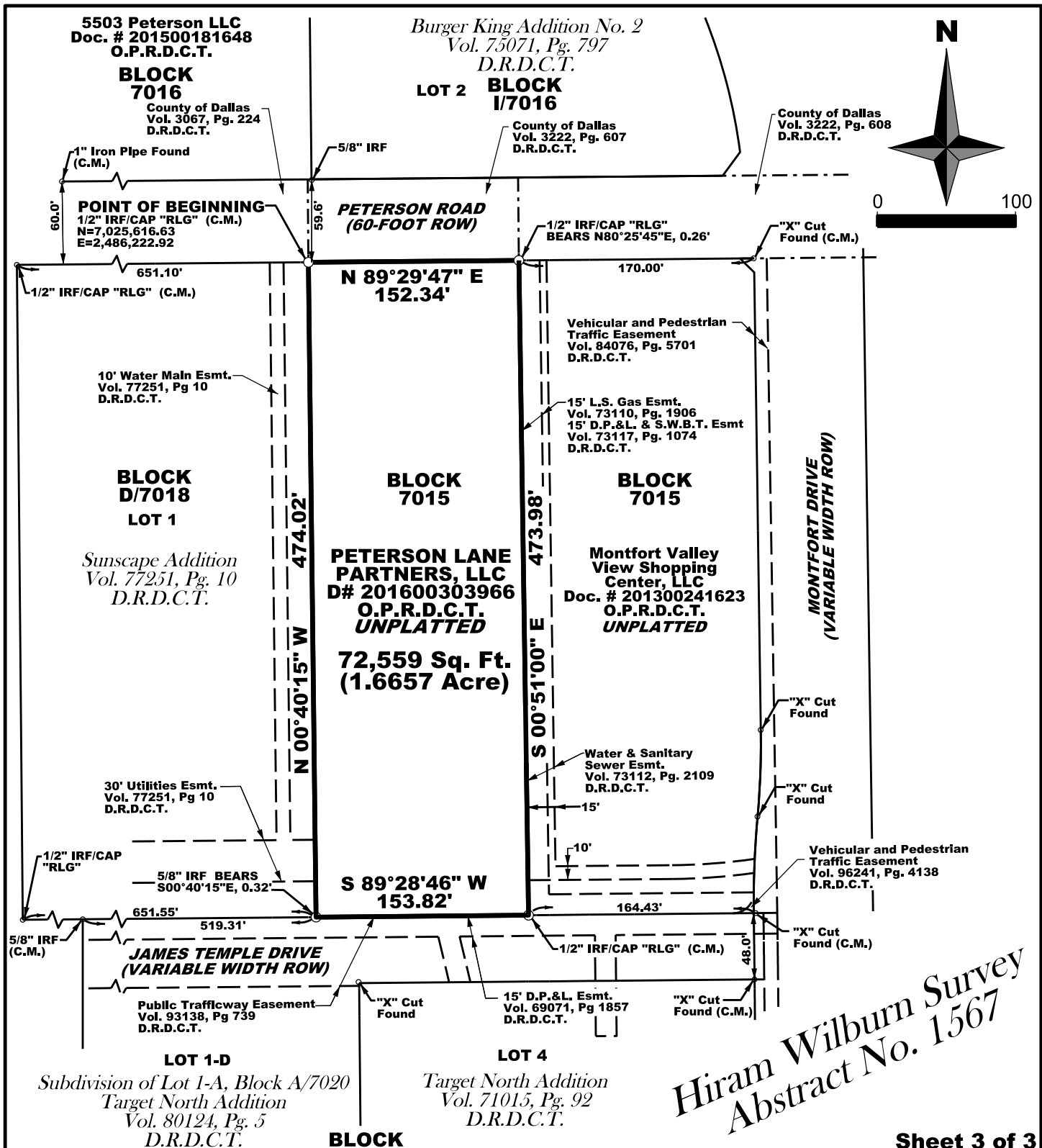
The Basis of bearings and coordinates shown hereon are derived from the Texas State Plane Coordinate System (1983), North Central Zone (4202), North American Datum 1983 (NAD83) 2011 adjustment, EPOCH 2010. Unless otherwise noted, all distances shown hereon are surface and may be converted to grid by dividing by the scale factor of 1.000136506.

A survey plat with even date herewith accompanies the legal description.

By:  Date: April 8, 2021

Surveyor's Name: Gregory Scott Kays
Registered Professional Land Surveyor
Texas No. 5040





Hiram Wilburn Survey
Abstract No. 1567

Sheet 3 of 3

LEGEND


C.M.	Controlling Monument
IRF	Iron Rod Found
Vol. XX, Pg. XXX	Volume XX, Page XXX
Doc.#	Document Number
D./M./O.P.R.D.C.T.	Deed/Map/Official Public Records of Dallas County, Texas

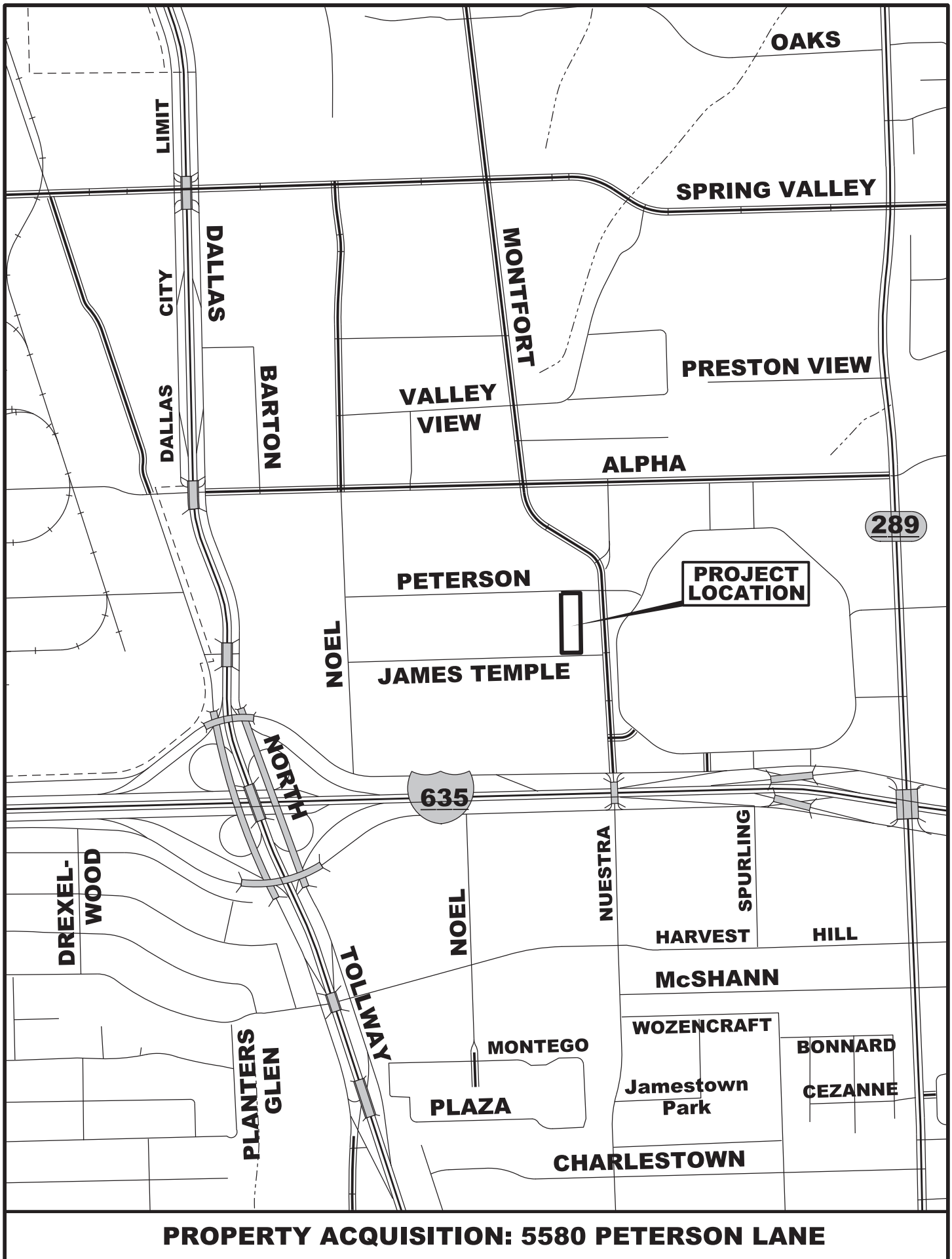
Notes:

A legal description with even date herewith accompanies this survey plat.

The Basis of bearings and coordinates shown hereon are derived from the Texas State Plane Coordinate System (1983), North Central Zone (4202), North American Datum 1983 (NAD83) 2011 adjustment, EPOCH 2010.

All distances shown hereon are surface, unless otherwise noted, and may be converted to grid by dividing by the scale factor of 1.000136506.

 5580 PETERSON LANE			
Property Acquisition			
For: Park & Recreation Department			
By: DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
G. Kays	5580 Peterson Ln-S.dgn	1" = 100'	04-08-21
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	G. Kays	Block 7015	043D-97



PROPERTY ACQUISITION: 5580 PETERSON LANE