

STREET RIGHT-OF-WAY
FLANDER'S HEIGHTS ADDITION
LOT 1, BLOCK 15
CITY BLOCK 15/3976
WILLIAM COOMBS SURVEY, ABSTRACT NUMBER 290
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 6,751 square foot or 0.155 of an acre tract of land situated in the William Coombs Survey, Abstract Number 290, City of Dallas, Dallas County, Texas, being a portion of Lot 1, Block 15, Flander's Heights Addition, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 90, Page 20, Map Records, Dallas County, Texas, same being in Block 15/3976 Official City of Dallas Block Number and also being a portion of that certain called 3.6587 acre tract of land (Tract 1) and a portion of that certain called 0.2064 acre tract of land (Tract 2) described in special warranty deed to Stewart Shaw Family Partnership, Ltd., as recorded in Instrument Number 202000299461, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of the west Right-of-Way line of Windomere Avenue (a 66' Right-of-Way dedicated as Maggie Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas) and the existing northerly Right-of-Way line of Fort Worth Avenue (an existing 100' Right-of-Way dedicated as Dallas Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas, no width specified), said iron rod also being the southeast corner of said Tract 1;

THENCE N 01°27'11"W, a distance of 462.17 feet along the common line of the east line of said Tract 1 also the east line of Lot 2 said Flander's Heights Addition and the west Right-of-Way line of said Windomere Avenue to a 1/2 inch iron rod found for the northeast corner of said Tract 1 and said Lot 2, said iron rod being at the intersection of the south Right-of-Way line of Castle Street (a 66' Right-of-Way dedicated as Louis Ave. in Volume 90, Page 20, Map Records, Dallas County, Texas) and the west Right-of-Way line of said Windomere Avenue;

THENCE S 89°14'51"W, a distance of 269.39 feet along the common line of the south Right-of-Way line of said Castle Street and the north lot lines of said Lots 1 and 2, Flander's Heights Addition to a 1/2 inch iron rod with cap stamped "Pierce Murray" set for the POINT OF BEGINNING of the herein described tract;

THENCE S 46°34'01"W, a distance of 14.68 feet to a 1/2 inch iron rod with cap stamped "Pierce Murray" set;

THENCE S 03°53'11"W, a distance of 577.16 feet to a Mag Nail set;

THENCE S 52°54'30"E, a distance of 16.43 feet to a Mag Nail set in the common line of the south line of said Tract 1 and the northerly Right-of-Way line of said Fort Worth Avenue and being the beginning of a non-tangent curve to the right;

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THENCE along the common line of the south line of said Tract 1 and said northerly Right-of-Way line and with said non-tangent curve to the right an arc distance of 16.92 feet, through a central angle of $1^{\circ}04'17''$, having a radius of 904.93 feet and a long chord of which bears $S 70^{\circ}21'28''W$, a distance of 16.92 feet to a Mag Nail set at the southerly end of an existing corner clip recorded in Volume 5438, Page 209, Deed Records, Dallas County, Texas at the intersection of said northerly Right-of-Way line and the easterly Right-of-Way line of Montclair Avenue (an existing 39 foot Right-of-way, the easterly 8.0 feet recorded in Volume 745, Page 885, Deed Records, Dallas County, Texas);

THENCE $N 52^{\circ}27'09''W$, a distance of 11.09 feet along said corner clip to a Mag Nail set in the east Right-of-Way line of said Montclair Ave., said nail being the southwest corner of said Tract 1 and said Lot 1;

THENCE $N 03^{\circ}53'11''E$, a distance of 595.86 feet along the common line of the west line of Tracts 1 and 2, and said Lot 1, and said east Right-of-Way line to a 5/8 inch iron rod found, said iron rod being the northwest corner of said Tract 2 and said Lot 1 and being at the intersection of the east Right-of-Way line of said Montclair Ave. and the south Right-of-Way line of the aforementioned Castle Street;

THENCE $N 89^{\circ}14'51''E$, a distance of 21.02 feet along the common line of the north line of said Tract 2 and said Lot 1 and the south Right-of-Way line of said Castle Street, returning to the Point of Beginning and containing 6,751 square feet or 0.155 acres of land, more or less.

BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT REALIZATION 2011.



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EXHIBIT C

LOT 2, BLOCK 12/3973
FLANDER'S HEIGHTS
ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

LOTS 1 & 2
BLOCK 11/3972
FLANDER'S HEIGHTS ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

CASTLE STREET
(A 66' RIGHT-OF-WAY)
(VOL. 90, PG. 20 M.R.D.C.T.)
(ORIGINALLY PLATTED AS LOUIS AVE.)

100' 0' 100'
SCALE 1"=100'

LINE	BEARING	DISTANCE
L1	S 46°34'01" W	14.68'
L2	S 03°53'11" W	577.16'
L3	S 52°54'30" E	16.43'
L4	N 52°27'09" W	11.09'
L5	N 03°53'11" E	595.86'
L6	N 89°14'51" E	21.02'

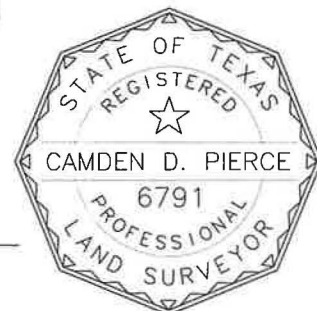
L=16.92'
R=904.93'
C1 = Δ=1°04'17"
CB=S 70°21'28" W
CL=16.92'

LOTS 1 & 2
BLOCK 16/3977
FLANDER'S HEIGHTS
ADDITION
VOLUME 90, PAGE 20
M.R.D.C.T.

LEGEND:

- ▲ = 1/2" IRON ROD WITH CAP STAMPED "PIERCE MURRAY" SET
- = MAG NAIL SET
- = CONTROLLING MONUMENT
- = INSTRUMENT NUMBER
- VOL. = VOLUME
- PG. = PAGE
- D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

MERTH SUPELVEDA
INST. NO.
201300375342
O.P.R.D.C.T.



CAMDEN D. PIERCE, RPLS
DATED: 12-02-20
REVISED: 01-19-21
REVISED: 02-26-21

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CITY BLOCK 15/3976
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

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NORTH CENTRAL ZONE 4202, NORTH
AMERICAN DATUM OF 1983,
ADJUSTMENT REALIZATION 2011.

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LOT 4, BLOCK B/3958
WILLIE ROUSE'S SUBDIVISION
VOL. 12, PG. 7
M.R.D.C.T.

LOT 5, BLOCK B/3958
WILLIE ROUSE'S SUBDIVISION
VOL. 12, PG. 7
M.R.D.C.T.

TOMMY L. JONES
PROBATE 12-01097-3
O.P.R.D.C.T.

JACK M. JONES
(NO RECORDING
DATA FOUND)

TOMMY L. JONES
(NO RECORDING
DATA FOUND)

SILVERIO MARTINEZ
INST. NO.
201000315025
O.P.R.D.C.T.

MICHAEL AND CAROL RUIZ
VOL. 2002155, PG. 5863
D.R.D.C.T.

ROSALINDA BARAJAS
VOL. 2001100, PG. 8999
D.R.D.C.T.

NECTALI BARAJAS AND
WIFE, ROSALINDA BARAJAS
VOL. 2001072, PG. 5661
D.R.D.C.T.

RAMIRO PLAZA
VOL. 97122, PG. 4660
D.R.D.C.T.

ADC FORT WORTH, LLC
TRACT 3
INST. NO. 201900271144
O.P.R.D.C.T.

ADC FORT WORTH, LLC
TRACT 2
INST. NO. 201900271144
O.P.R.D.C.T.

CITY OF DALLAS
VOL. 5438, PG. 209
D.R.D.C.T.

L. GONZALEZ
ENTERPRISES
INC. INST. NO.
20080213956
O.P.R.D.C.T.

LOT 1, BLOCK B/3956
SELF STORAGE
SOLUTIONS ADDITION
INST. NO. 201800030354
O.P.R.D.C.T.

NISHA HOSPITALITY
LLC
INST. NO.
201400130456
O.P.R.D.C.T.

PIERCE-MURRAY
LAND SOLUTIONS

Engineering & Surveying
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TYLER, TEXAS 75703
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(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437