

**FIELD NOTES DESCRIBING A 8,387 SQUARE FOOT (0.193 ACRE)
TRACT OF LAND IN THE CITY BLOCK 1451
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 8,387 square foot (0.193 acres) tract of land located in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, being a part of two tracts of land described in deed to City of Dallas, according to the deeds thereof recorded in Volume 5072, Page 112, and Volume 5107, Page 477, Deed Records of Dallas County, Texas (herein after referred to as D.R./D.C.T.), said tract being a portion of Lot 24, Block 1451, D. Rowen's Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 1, Page 18, of the Map Records of Dallas County, Texas (herein after referred to as M.R./D.C.T.), said 0.193 acre tract being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod set with cap marked "KSC 4125" in the northeasterly line of said Lot 24, the southwesterly line of Barry Avenue (called 50 foot right-of-way of said D. Rowen's Addition Volume 1, Page 18, M.R./D.C.T.), and the most north corner of a tract of land described in affidavit of heirship to Deenna Ashly Nelson, according to the affidavit of heirship thereof recorded in Instrument No. 202100257258 of the Official Public Records of Dallas County, Texas, from which two rods bears: (1) a 1/2 inch iron rod with cap marked "TXHS" found bears S. 45°16'37" E., 50.00 feet for the most east corner of said Nelson tract, (2) a 1/2 inch iron rod found bears S. 45°16'37" E., 251.09 feet for the most easterly corner of Lot 3A, Block 1451, Hernandez Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume 2005184, Page 29, of the Official Public Records of Dallas County, Texas;

THENCE S. 43°09'12" W., departing said Barry Avenue over and across said Lot 24 and with the common line of said City of Dallas tract (Vol. 5107, Page 477, D.R./D.C.T.) and said Nelson tract, a distance of 140.10 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for corner in the east line of Crosstown Expressway (called 90 foot right-of-way);

THENCE N. 02°48'31" W., with said east line of Crosstown Expressway, a distance of 137.13 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the south corner of a corner clip line of said Crosstown Expressway and said Barry Avenue (called 50 foot right-of-way at this point as shown on said City of Dallas Plat Book in Abstract No. 759 map received date 7-11-96);

THENCE N. 42°10'46" E., with said corner clip line a distance of 9.90 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the north corner of said corner clip line;

THENCE N. 87°10'04" E., with the south line of said Barry Avenue a distance of 11.83 feet to a 1/2 inch iron rod with cap marked "KSC 4125" set for the beginning of a curve to the right;

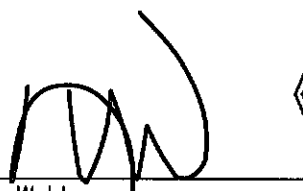
THENCE in a southeasterly direction with said south line of Barry Avenue and with said curve to the right having a radius of 88.72 feet for an arc length of 73.64 feet, a chord which bears S. 69°03'17" E., 71.54 feet and a central angle of 47°33'19", to a 1/2 inch iron rod with cap marked "KSC 4125" set for the end of said curve;

THENCE S. 45°16'37" E., with the said southwesterly line of Barry Avenue a distance of 24.30 feet to the **POINT OF BEGINNING** and containing 8,387 square feet or 0.193 acres of land, more or less.

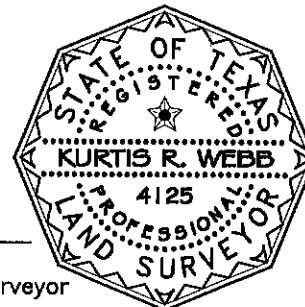
Surveyor's Notes:

1. C.M. ~ Denotes Controlling Monuments.
2. The basis of bearings for this survey is the State Plane Coordinate System, NAD83, Texas North Central Zone, 4202, based upon GPS measurements, according to the Leica GPS Reference Network.
3. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications, or other title matters affecting the subject property.

KEETON SURVEYING COMPANY		
H.B. KEETON	M.S. "STEVE" KEETON	
REGISTERED PROFESSIONAL LAND SURVEYORS		
2037 DALWORTH STREET GRAND PRAIRIE, TEXAS		
PHONE: (972) 641-0843 TBPELS FIRM NO. 10090500		
E-MAIL: ksc4019@abcglobel.net		
DATE: 01/17/2023	SCALE: 1"=20'	FILE: PT-24-
REV: 03/28/2023		
FOLDER:	CITY FILE NO.	
K-2023 LAND-PROJECTS/D ROWENS ADD		

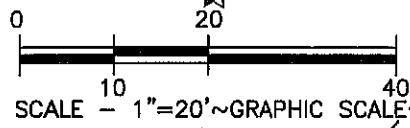


Kurtis R. Webb
Registered Professional Land Surveyor
Registration No. 4125



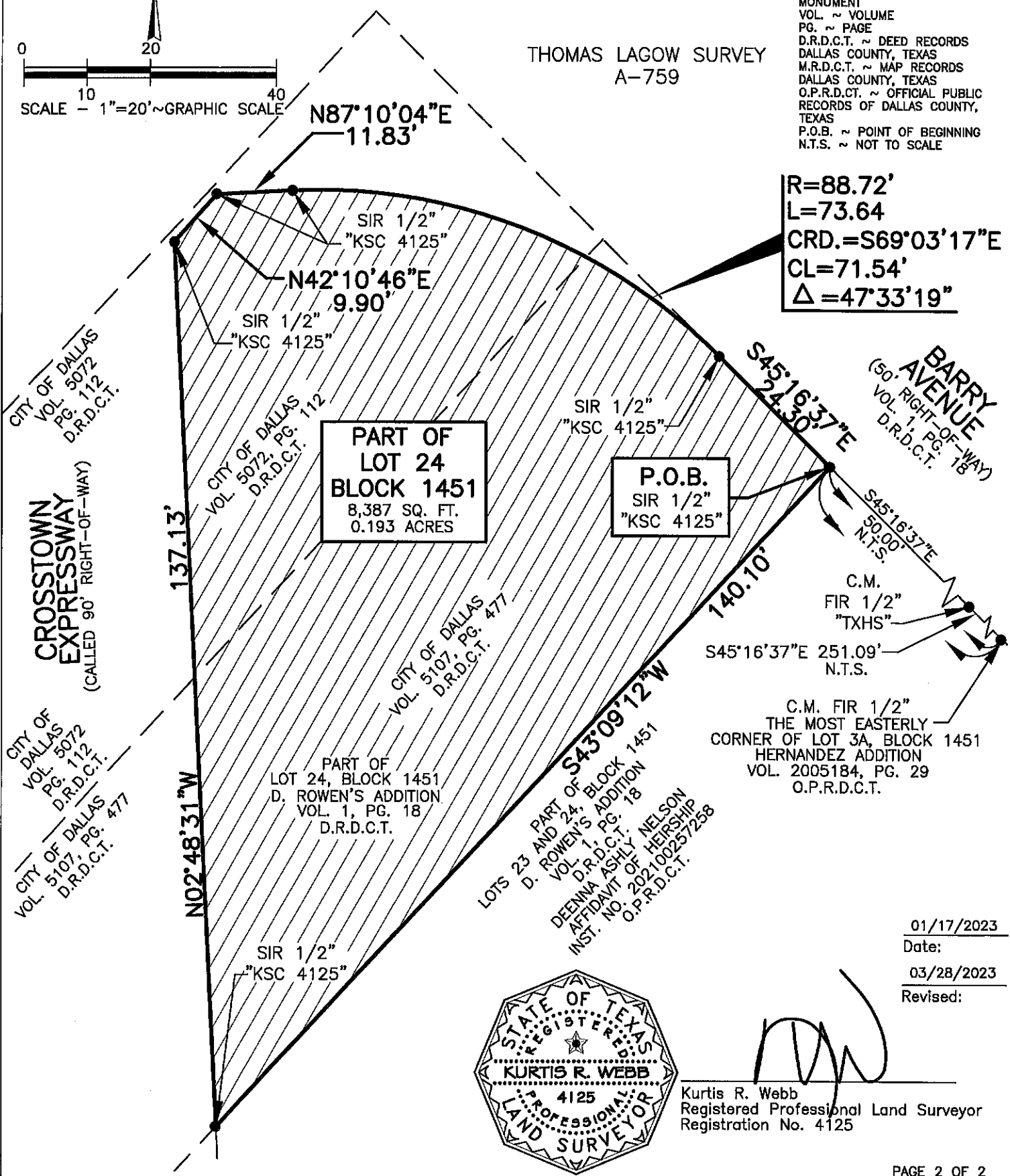
01/17/2023 03/28/2023
Date: Revised:

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TRACT OF LAND IN THE CITY BLOCK 1451
CITY OF DALLAS, DALLAS COUNTY, TEXAS



- Legend:**
 FIR ~ FOUND IRON ROD
 SIR ~ SET IRON ROD WITH
 "KSC 4125" ~ KEETON
 SURVEYING COMPANY R.P.L.S.
 4125
 C.M. ~ CONTROLLING
 MONUMENT
 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 OF DALLAS COUNTY,
 TEXAS
 P.O.B. ~ POINT OF BEGINNING
 N.T.S. ~ NOT TO SCALE

THOMAS LAGOW SURVEY
A-759



$R=88.72'$
 $L=73.64$
 $CRD.=S69^{\circ}03'17"E$
 $CL=71.54'$
 $\Delta=47^{\circ}33'19"$

**PART OF
LOT 24
BLOCK 1451**
8,387 SQ. FT.
0.193 ACRES

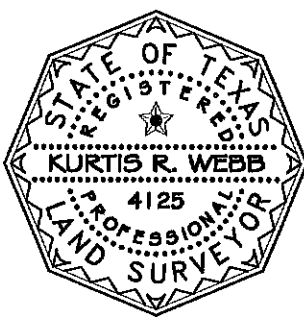
P.O.B.
SIR 1/2"
"KSC 4125"

PART OF
LOT 24, BLOCK 1451
D. ROWEN'S ADDITION
VOL. 1, PG. 18
D.R.D.C.T.

LOTS 23 AND 24, BLOCK 1451
D. ROWEN'S ADDITION
VOL. 1, PG. 18
D.R.D.C.T.
DEENNA ASHLY NELSON
AFFIDAVIT OF HEIRSHIP
INST. NO. 202-100257258
O.P.R.D.C.T.

C.M. FIR 1/2"
"THE MOST EASTERLY
CORNER OF LOT 3A, BLOCK 1451
HERNANDEZ ADDITION
VOL. 2005184, PG. 29
O.P.R.D.C.T.

01/17/2023
Date:
03/28/2023
Revised:



[Signature]
 Kurtis R. Webb
 Registered Professional Land Surveyor
 Registration No. 4125

LOCATOR MAP

