

Field Notes Describing a 1,692 Square Foot (0.039 Acre)
Excess Tract of Land in City Block 5/7075

Being a 1,692 Square Foot (0.039Acre) excess tract of land lying in the City of Dallas, Dallas County, Texas, being a part of the A. J. Clark Survey, Abstract No. 286 and being a part of Lots 19 through 23, Block 5/7075 Official City of Dallas Block Numbers of the plat of Lincoln Manor No. 3 Addition, an addition to the City of Dallas recorded in Volume 2, Page 255 of the Map Records of Dallas County, Texas and being more particularly described as follows:

Note: All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection

BEGINNING at a 5/8-inch diameter iron rod with plastic cap marked "COD" (hereinafter referred to as 5/8 COD Rod) set for the Northwest corner of the herein described tract of land, said point being the Northeast corner of Lot 16:

THENCE North $86^{\circ}17'23''$ East, a distance of 36.16 feet to a 5/8 COD Rod marking the Northeast corner of the herein described tract of land, said corner being the beginning of a non-tangent curve to the left with a radius of 141.43 feet, a central angle of $34^{\circ}28'39''$ and a chord that bears S $25^{\circ}11'26''$ W, 84.12 feet long:

THENCE Along the said curve to the left, a distance of 85.42 feet to a 5/8 COD Rod marking the most Southerly corner of the herein described tract of land:

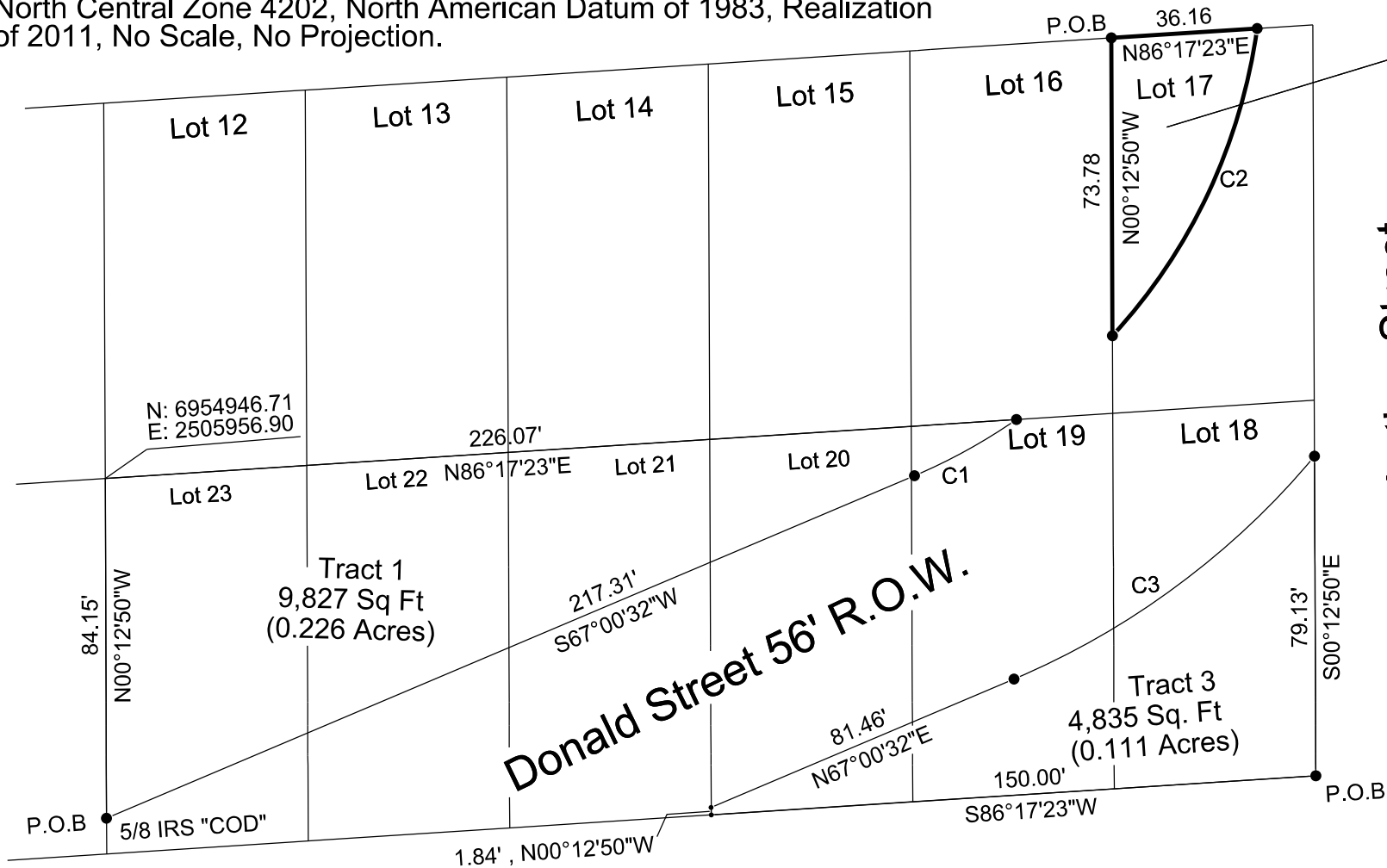
THENCE North $00^{\circ}12'50''$ West along the East Boundary line of Lot 16, a distance of 73.78 feet to the **POINT OF BEGINNING**, containing 1,692 square feet, or 0.039 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

Rogers Street

Note: All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011, No Scale, No Projection.

Tract 2
1,692 Sq. Ft
(0.039 Acres)




C1
Δ = 11°38'16"
R = 141.43'
L = 28.86'
Ch. Brs: 28.81'
S 61°09'44"W

C2
Δ = 34°28'39"
R = 141.43'
L = 85.42'
Ch. Brs: 84.12'
S 25°11'26"W

C3
Δ = 26°29'39"
R = 197.43'
L = 93.51'
Ch. Brs: 92.64'
N 53°26'26"E

• = 5/8 IRS "COD"

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

			
REAL ESTATE DIVISION			
Donald Street Surplus Property Acreage			
CITY OF DALLAS			
DEPT. OF PUBLIC WORKS & TRANSPORTATION			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
M. Ndlovu	N:\ENGR\SURVEY\Mandla\Projects\Donald Street Real Estate.dgn	As Noted	1/13/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E.Prunty	M. Ndlovu	Blocks 5/7075	