

**Field Notes Describing a
6,117 Sq. Ft. (0.140 Ac.)
Tract of Land in Block 3477**

Being a 6,117 Square Foot (0.140 Acre) tract of land lying in the Aaron Overton Survey, Abstract No. 1101, City of Dallas, Dallas County, Texas, lying in Block 3477 of the Second Installment of Sunrise Slope Addition, an addition to the City of Dallas recorded in Volume 2, Page 133 of the Map Records of Dallas County, Texas and being a part of Lots 10, 11 and 12 conveyed to the City of Dallas as follows:

Lot 10 – Volume 760, Page 1744

Lot 11 – Volume 397, Page 318

Lot 12 – Volume 409, Page 893

and being more particularly described as follows:

All Coordinates shown are On Datum, 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 (Controlling Monument) found at the intersection of the South line of said Lot 12 with the Southeast Right-of-Way line of Polk Street (a 60-foot wide Right-of-Way) being also the North line of a 15-foot-wide alley and the Southwest corner of the herein described tract of land (N=6960032.02; E=2479188.65):

THENCE North 36°34'14" East with the said Southeast line of Polk Street a distance of 159.28 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (N=6960159.94; E=2479283.55) set at the intersection of the said Southeast line of Polk Street with the West line of a 15-foot-wide alley, *FROM WHICH* a 1/2-inch diameter iron rod (Controlling Monument) found at an outside corner of the Tyler Polk Townhomes Addition, an addition to the City of Dallas recorded in Instrument Number 202100092290 of the Official Public Records of Dallas County, Texas bears North 36°34'14" East a distance of 24.83 feet:

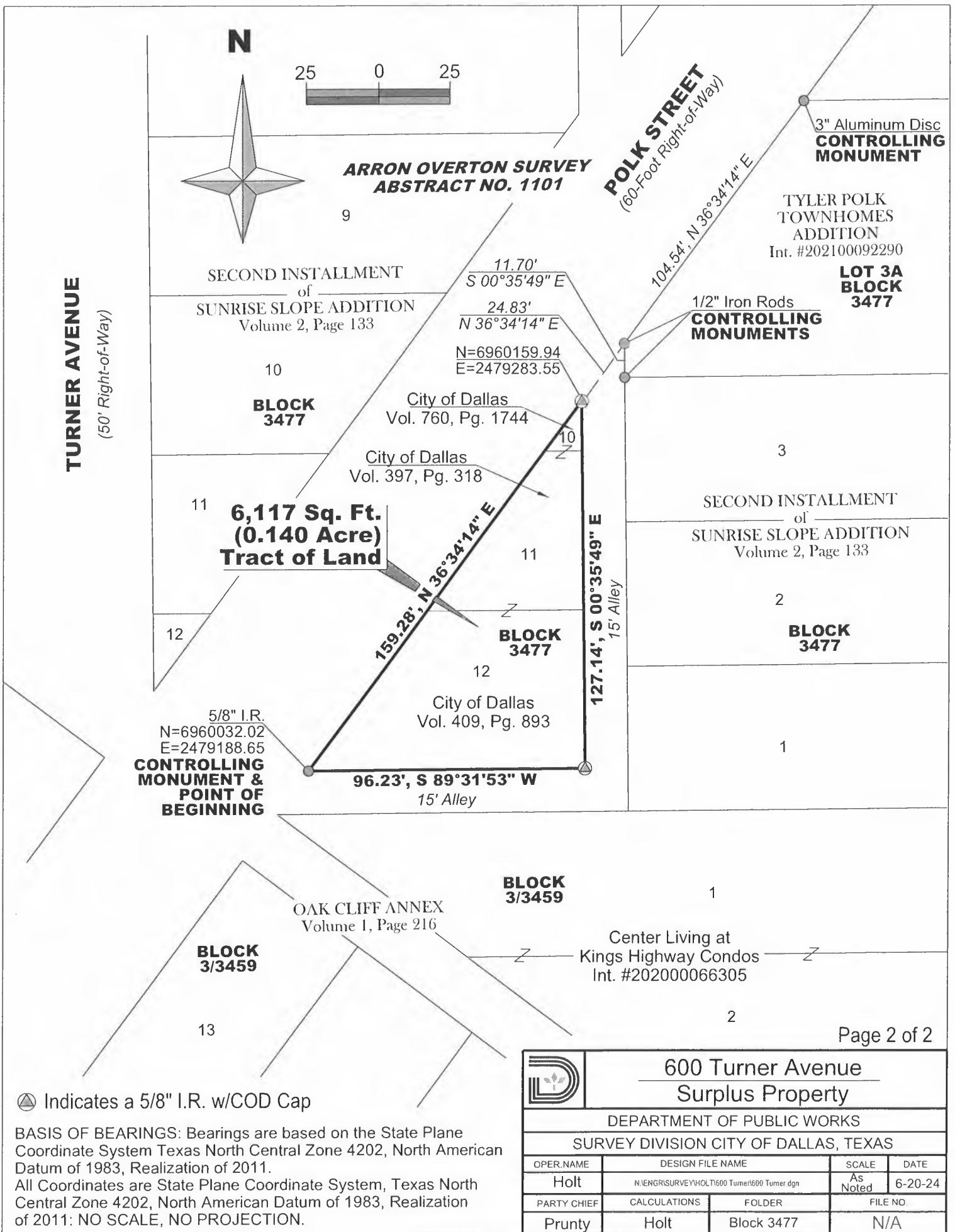
THENCE South 00°35'49" East with the West line of said alley a distance of 127.14 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the Southeast corner of said Lot 12, being also the Southeast corner of the herein described tract of land:

THENCE South 89°31'53" West with the said South line of Lot 12 and the North line of the above referenced alley a distance of 96.23 feet to the **POINT OF BEGINNING**, containing 6,117 Square Feet, or 0.140 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.

Scott Holt
6/24/2024




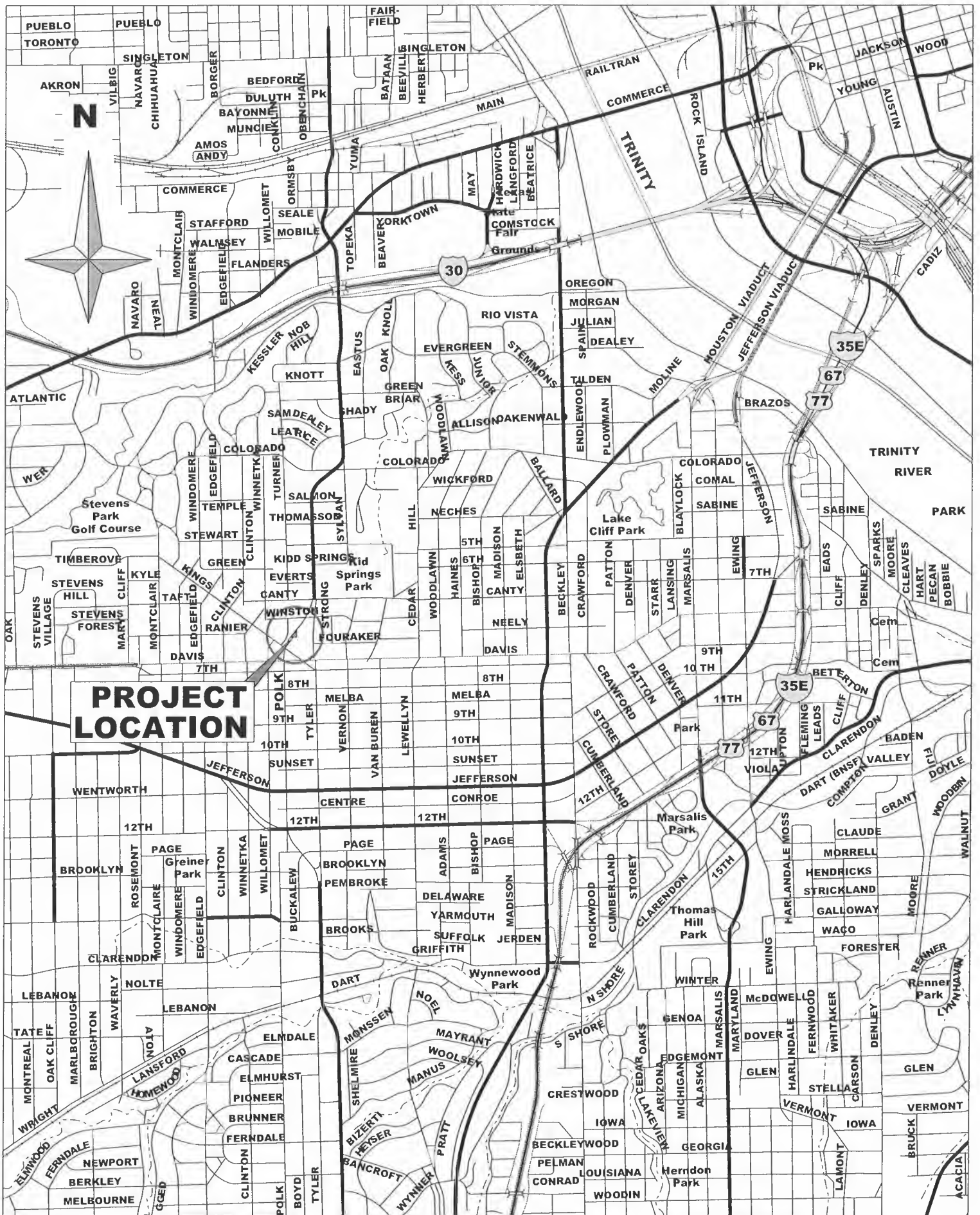


⊗ Indicates a 5/8" I.R. w/COD Cap

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All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011: NO SCALE, NO PROJECTION.

 600 Turner Avenue Surplus Property			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\600 Turner\600 Turner.dgn	As Noted	6-20-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 3477	N/A



600 TURNER AVENUE: SURPLUS PROPERTY