

**Field Notes Describing a
6,482 Sq. Ft. (0.149 Ac.)
Tract of Land in Block 2/1950**

Being a 6,482 Square Foot (0.149 Acre) tract of land lying in the John W. Smith Survey, Abstract No. 1334, City of Dallas, Dallas County, Texas, being a portion of Lots 1 and 2, Block 2/1950 of Vickery Place Revised, an addition to the City of Dallas recorded in Volume 2, Page 294 of the Map Records of Dallas County, Texas, and being a part of Lot 1 conveyed to the City of Dallas by deed recorded in Volume 2953, Page 104 of the Deed Records of Dallas County, Texas, and a part of Lot 2 conveyed to the City of Dallas by deed recorded in Volume 88205, Page 2828 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

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

BEGINNING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set on the South Right-of-Way line of Goodwin Street, a 50-foot-wide public street by said Vickery Place addition, at the intersection with the Southeast Right-of-Way line of Central Expressway (U.S. Highway 75; a variable width Right-of-Way), at the common North corner of said Lot 2 and Lot 3, *FROM WHICH* a 5/8-inch diameter iron rod (Controlling Monument)(N=6986847.82; E=2495529.88) found on the North line of Goodwin Street, at the common South corner of Lots 3 and 4 of Block 1/2189 of said Vickery Place addition bears North 88°42'37" East along the said South line of Goodwin Street a distance of 150.29 feet, and North 01°17'23" West over and across Goodwin Street a distance of 50.00 feet:

THENCE South 00°57'23" East, departing the last said South line of Goodwin Street and with the common lot line between said Lots 2 and 3 a distance of 160.00 feet to a 5/8" I.R. w/COD Cap set at the common South corner of said Lots 2 and 3 on the North line of a 15-foot-wide alley:

THENCE South 88°42'37" West with the common line between Lots 1 and 2 and said alley, *PASS AT* 50.00 feet to a 5/8" I.R. w/COD Cap set at the common South line of said Lot 2 and Lot 1 and continuing for a total distance of 81.03 feet to the intersection with the above reference Southeast line of Central Expressway (not monumented):

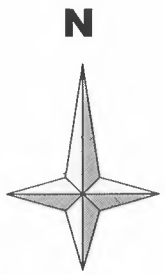
**Field Notes Describing a
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THENCE North 25°50'00" East with said Southeast line of Central Expressway, *PASS AT* 68.84 feet a 5/8" I.R. w/COD Cap set at a common North corner of said Lots 1 and 2 and continuing for a total distance of 179.77 feet to the **POINT OF BEGINNING**, containing 6,482 Square Feet, or 0.149 Acres of land:

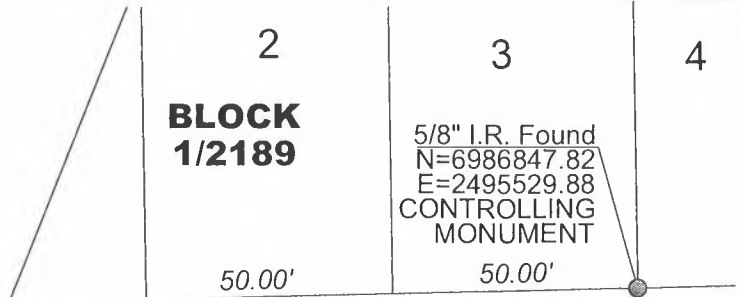
BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

*Scott Holt
5/19/2025*

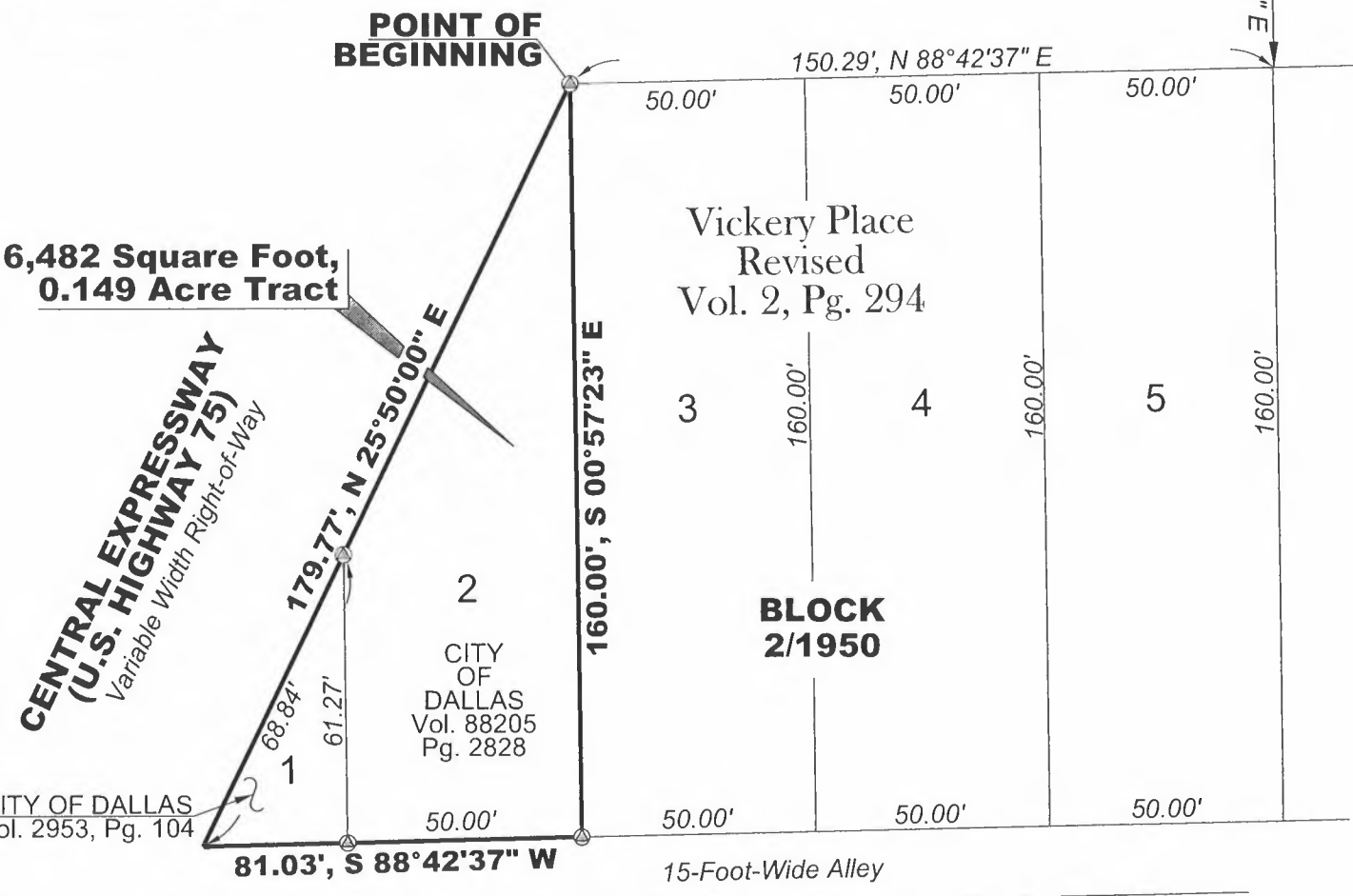




**John W. Smith
Survey
Abstract No. 1334**



GOODWIN STREET
50-Foot Right-of-Way



**6,482 Square Foot,
0.149 Acre Tract**

**CENTRAL EXPRESSWAY
(U.S. HIGHWAY 75)**
Variable Width Right-of-Way

Vickery Place
Revised
Vol. 2, Pg. 294

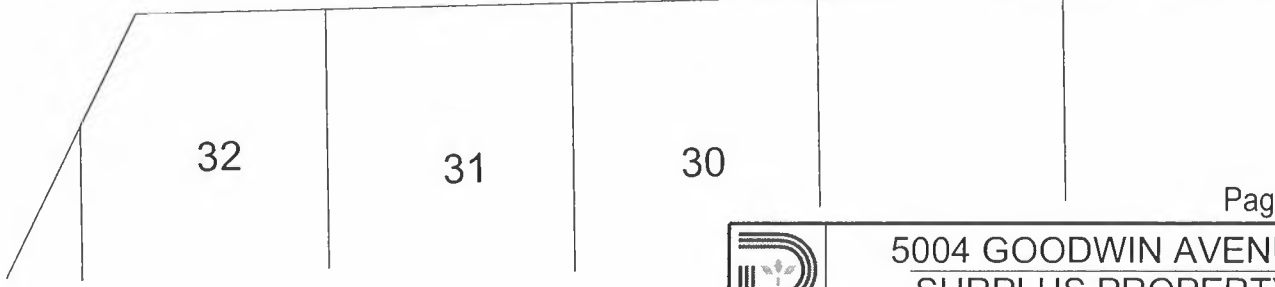
**BLOCK
2/1950**

CITY OF DALLAS
Vol. 88205
Pg. 2828

CITY OF DALLAS
Vol. 2953, Pg. 104

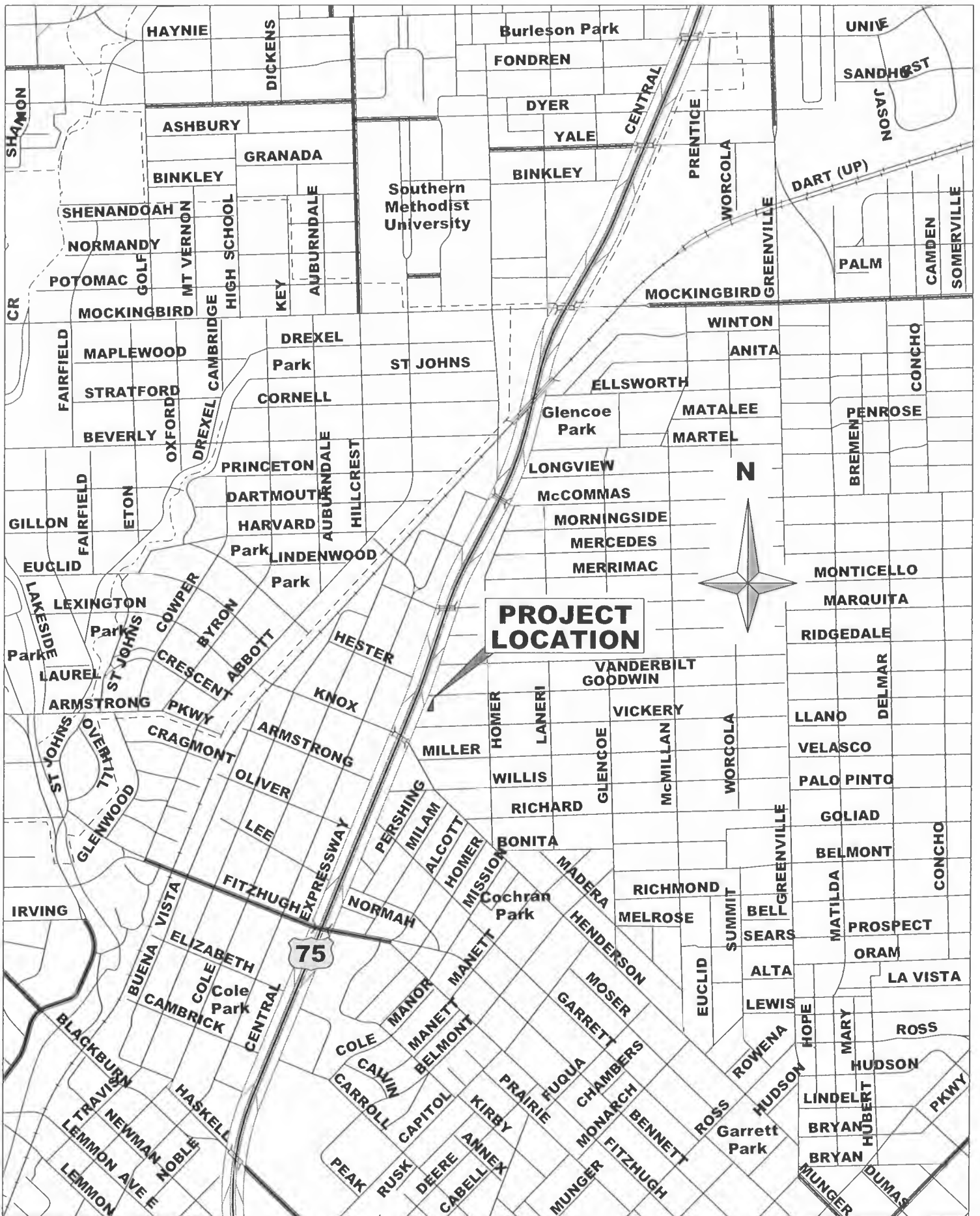
81.03', S 88°42'37" W

15-Foot-Wide Alley



⊗ Indicates a 5/8" I.R. Set w/COD Cap
Basis of Bearings: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment Realization of 2011.

5004 GOODWIN AVENUE SURPLUS PROPERTY			
TRANSPORTATION AND PUBLIC WORKS SURVEY DIVISION, CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	NIENGRISURVEY\HOLT\Real Estate Request\Angela Rodriguez\Goodwin	As Noted	5-02-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 2/1950	041D-119



PROJECT LOCATION

75

5004 GOODWIN STREET: SURPLUS PROPERTY