

**Field Notes Describing a  
7,019 Sq. Ft. (0.161 Ac.)  
Tract of Land in Block 1/2189**

Being a 7,019 Square Foot (0.161 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 1/2189 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 2922, Page 438 of the Deed Records of Dallas County, Texas, and a portion of Lot 2 conveyed to the City of Dallas by deed recorded in Volume 90044, Page 3176 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 the common South corner of said Lot 2 and Lot 3 of Block 1/2189, lying on the North Right-of-Way line of Goodwin Street, a 50-foot-wide public street, *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 North line of Goodwin Street a distance of 50.00 feet, and a 5/8-inch diameter found at 0.17 feet from said common corner of Lots 2 and 3 bears South 67°35'21" West:

**THENCE** South 88°42'37" West with the said North line of Goodwin Street, *PASS AT* a distance of 50.00 feet the common South corner of said Lot 2 and Lot 1, *FROM WHICH* a 1/2-inch diameter iron rod found at 0.416 feet from said lot corner bears South 75°48'08" West, and continuing for a total distance of 55.10 feet to the Point of Curvature of a Curve to the Right (not monumented):

**THENCE** Northeasterly along said Curve, having a Radius of 15.00 feet, a Central Angle of 113°00'52", an Arc Length of 29.59 feet and a Chord which bears North 34°46'57" West a distance of 25.02 feet to the Point of Tangency lying on the Southeast Right-of-Way line of Central Expressway (U.S. Highway 75; a variable width Right-of-Way) (not monumented)

**THENCE** North 21°43'29" East with the said Southeast line of Central Expressway, *PASS AT* 49.36 feet 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 at a common North corner of said Lot 2 and Lot 1, and continuing for a total distance of 157.52 feet to a 5/8" I.R. w/COD Cap set at the intersection with the South line of a variable width alley :

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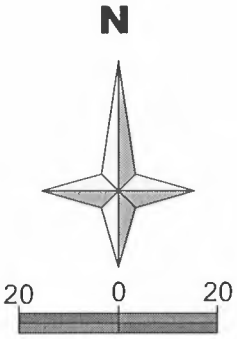
**THENCE** North 88°42'37" East, departing the last said Southeast line of Central Expressway and with the South line of said alley a distance of 8.29 feet to a 5/8" I.R. w/COD Cap set at the common North corner of said Lots 2 and 3:

**THENCE** South 00°57'23" East with common line of said Lots 2 and 3 a distance of 165.85 feet to the **POINT OF BEGINNING**, containing 7,019 Square Feet, or 0.161 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*





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

**BLOCK  
U/2189**

Hilltop Section  
Greenland Hills  
Vol. 2, Pg. 383

**7,019 Square Foot,  
0.161 Acre Tract**

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

**BLOCK  
1/2189**

Vickery Place  
Revised  
Vol. 2, Pg. 294

CITY OF DALLAS  
Vol. 90044  
Pg. 3176

CITY OF DALLAS  
Vol. 2922, Pg. 438

5/8" I.R. Found  
Brs. 0.17'  
S 67°35'21" W  
N=6986846.57  
E=2495479.71

5/8" I.R. Found  
N=6986847.82  
E=2495529.88

**R= 15.00'**  
**Δ= 113°00'52"**  
**L= 29.59'**  
**Ch. Brs: 25.02'**  
**N 34°46'57" W**


1/2" I.R. Found  
Brs. 0.415'  
S 75°48'08" W  
N=6986845.40  
E=2495429.48

**GOODWIN STREET**  
50-Foot Right-of-Way

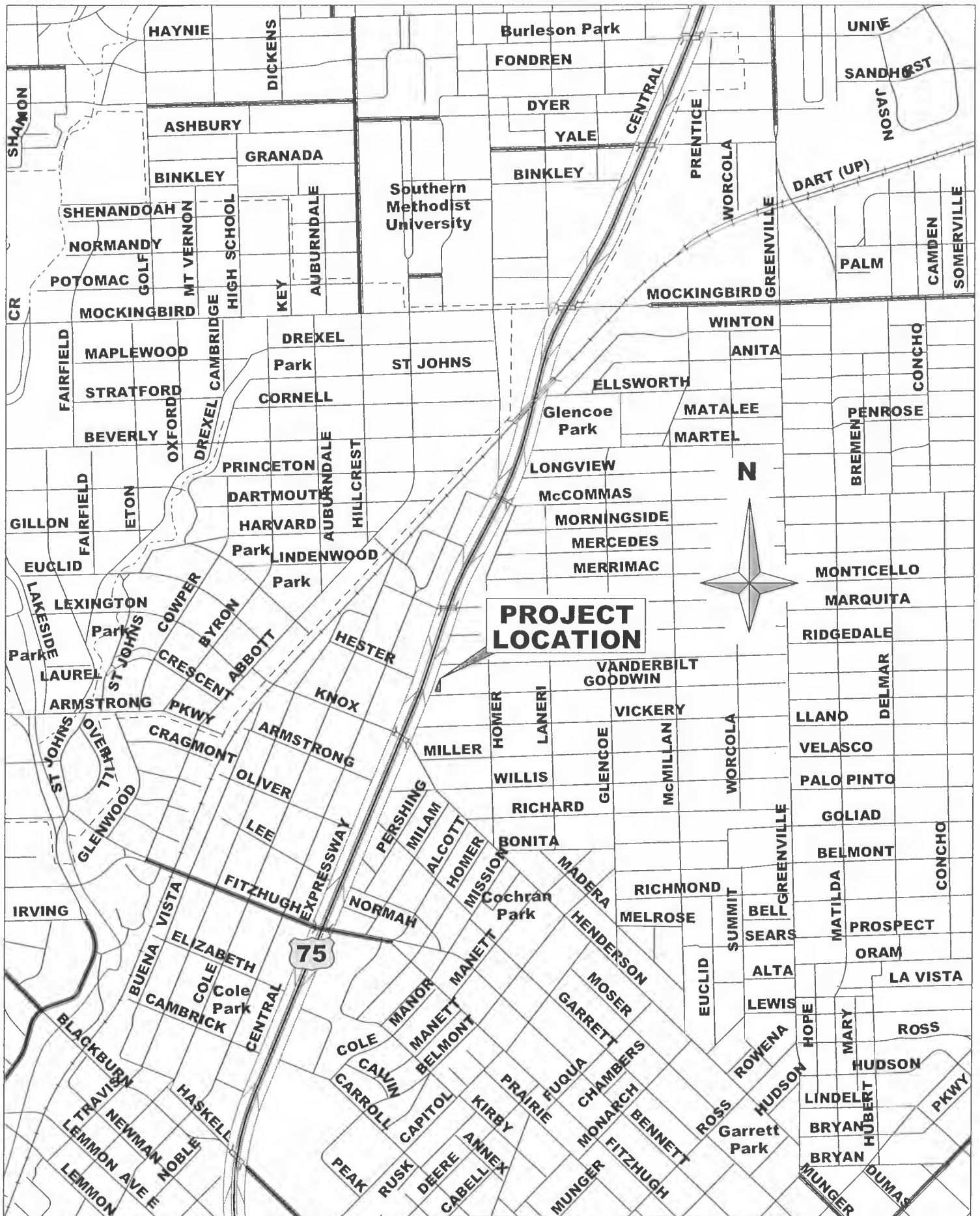
**POINT OF BEGINNING**

**CONTROLLING MONUMENT**

**BLOCK  
2/1950**

			
<b>5109 GOODWIN AVENUE SURPLUS PROPERTY</b>			
TRANSPORTATION AND PUBLIC WORKS SURVEY DIVISION, CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N\ENGR\SURVEY\HOLT\Real Estate Request\Angela Rodriguez\Bryn Mawr	AS Noted	5-02-25
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 1/2189	041D-120

⊗ 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.



**5109 GOODWIN STREET: SURPLUS PROPERTY**