

EXHIBIT "E"
FIELD NOTE DESCRIPTION
OF A 0.0386 ACRE TRACT OF LAND SITUATED IN THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS

BEING A 0.0386 ACRE (1,680 SQUARE FEET) TRACT OF LAND SITUATED IN THE WILLIAM LARNER SURVEY, ABSTRACT NUMBER 799, CITY OF CARROLLTON, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF A 20-FOOT ALLEY DEDICATED BY D.C. PERRY'S ADDITION, AN ADDITION TO THE CITY OF CARROLLTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 274, PAGE 75, MAP RECORDS OF DALLAS COUNTY, TEXAS, (M.R.D.C.T.); SAID 0.0386 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BW2" FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 16, BLOCK A OF SAID D.C. PERRY'S ADDITION, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF LOT 15, BLOCK A OF SAID D.C. PERRY'S ADDITION, AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BELTLINE ROAD, (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00°11'46" WEST, ALONG THE COMMON LINE OF SAID LOT 15, BLOCK A AND SAID LOT 16, BLOCK A, A DISTANCE OF 105.50 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK A, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 16, BLOCK A, BEING IN THE NORTH LINE OF SAID 20-FOOT ALLEY, AND FROM WHICH A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BW2" FOUND FOR THE NORTHEAST CORNER OF LOT 7, BLOCK A OF SAID D.C. PERRY'S ADDITION, SAME BEING THE NORTHWEST CORNER OF LOT 8, BLOCK A OF SAID D.C. PERRY'S ADDITION, BEARS SOUTH 00°11'46" WEST, A DISTANCE OF 20.00 FEET;

THENCE, SOUTH 89°48'14" EAST, ALONG THE COMMON LINE OF SAID 20-FOOT ALLEY AND SAID LOT 15, BLOCK A, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** BEING THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK A, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF LOT 1, BLOCK A OF NEIGHBORHOOD SERVICE CENTER, AN ADDITION TO THE CITY OF CARROLLTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 86054, PAGE 1060, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.);

THENCE, SOUTH 89°48'14" EAST, ALONG THE COMMON LINE OF SAID 20-FOOT ALLEY AND SAID LOT 1, BLOCK A, A DISTANCE OF 168.00 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID 20-FOOT ALLEY THE FOLLOWING CALLS:

SOUTH 00°11'46" WEST, A DISTANCE OF 10.00 FEET TO A POINT FOR CORNER;

NORTH 89°48'14" WEST, A DISTANCE OF 168.00 FEET TO A POINT FOR CORNER;

NORTH 00°11'46" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING CONTAINING A COMPUTED AREA OF 1,680 SQUARE FEET OR 0.0386 ACRES OF LAND.

NOTES:

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GERO SYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985686993.



JOSHUA B. LEE SURVEY
ABSTRACT NO. 798
WILLIAM LARNER SURVEY
ABSTRACT NO. 799

BELT LINE ROAD

(VARIABLE WIDTH R.O.W.)

APPROXIMATE LOCATION OF SURVEY LINE
ORIGINAL CENTERLINE OF BELT LINE RD.

POC
1/2" CIRCF "BW2" (CM)

CALLED 1,080 SQ. FT.
PARCEL 10-S
CITY OF CARROLLTON
VOL. 97061, PG. 694
D.R.D.C.T.

CALLED 1,820 SQ. FT.
PARCEL 11-S
CITY OF CARROLLTON
VOL. 97147, PG. 6065
D.R.D.C.T.

CALLED 1,337 SQ. FT.
PARCEL 12-S
CITY OF CARROLLTON
VOL. 99116, PG. 4595
D.R.D.C.T.

1" = 60'



DRAINAGE EASEMENT
CITY OF CARROLLTON
VOL. 97061, PG. 708,
D.R.D.C.T.
REMAINDER
LOT 18
REMAINDER
LOT 17
BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

REMAINDER
LOT 16
CALLED 6,330 SQ. FT.
CITY OF CARROLLTON
INST. NO. 201400180055
D.R.D.C.T.

REMAINDER
LOT 15
TODD BASCOU, ET UX
VOL. 97182, PG. 330
D.R.D.C.T.

REMAINDER OF
LOT 1, BLOCK A
NEIGHBORHOOD SERVICE CENTER
VOL. 86054, PG. 1060, D.R.D.C.T.

CALLED 0.440 ACRE
MOHAMMAD S. WALIZADA
AND RONA WALIZADA
VOL. 2005187, PG. 13292
D.R.D.C.T.

PROPOSED
RIGHT-OF-WAY LINE

PROPOSED CENTERLINE

J.B. LESLEY'S ADDITION
VOL. 5, PG. 377
D.R.D.C.T.

20' ALLEY
VOL. 5, PG. 377, D.R.D.C.T.

LEGEND

CIRCF CARPENT IRON ROD FOUND
D.R.D.C.T. DEED RECORDS OF DALLAS
COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF
DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS OF
DALLAS COUNTY, TEXAS
VOL., PG. VOLUME, PAGE
INST. NO. INSTRUMENT NUMBER
R.O.W. RIGHT-OF-WAY
(CM) CONTROLLING MONUMENT
POC POINT OF COMMENCING
POB POINT OF BEGINNING

MYERS STREET

(VARIABLE WIDTH R.O.W.)

0.0386 ACRE
1,680 SQUARE FEET

BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

N 00°11'46" E
10.00'

S 00°11'46" W
20.00'

1/2" CIRCF
"BW2" (CM)

REMAINDER
LOT 16
CALLED 6,330 SQ. FT.
CITY OF CARROLLTON
INST. NO. 201400180055
D.R.D.C.T.

REMAINDER
LOT 17
BLOCK A
D.C. PERRY'S ADDITION
VOL. 274, PG. 75
M.R.D.C.T.

DRAINAGE EASEMENT
CITY OF CARROLLTON, TEXAS
DOC. NO. 200600205045
O.P.R.D.C.T.

DRAINAGE EASEMENT
CITY OF CARROLLTON, TEXAS
DOC. NO. 200600205045
O.P.R.D.C.T.

PROPOSED
RIGHT-OF-WAY LINE

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RIGHT-OF-WAY LINE

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE
SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS
SMARTNET NETWORK. DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED
SCALE FACTOR OF 0.99985686993.



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EXHIBIT "E"

0.0386 ACRE TRACT OF LAND SITUATED IN THE
WILLIAM LARNER SURVEY, ABSTRACT NO. 799
CITY OF CARROLLTON, DALLAS COUNTY, TEXAS



DATE: 06-20-2017

SCALE: 1" = 60'

DRAWN BY: RB

PROJECT NO: 222210578

SHEET NO 2 OF 2

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724