

Property Description

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS Highland Park Independent School District, is the sole owner of a tract of land situated in the Simcoe Popplewell Survey, Abstract No. 1145, City of University Park, Dallas County, Texas, being all of Lots 7, 8, 9, 10, 11, 18, 19, 20, 21, and 22 of John S. Troth Subdivision of Lots 7 to 22, Inclusive, Block 2 of Preston Heights Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 5, Page 443, Map Records, Dallas County, Texas, being all of a tract of land referred to as Tract 1 by Special Warranty Deed Recorded in Instrument Number 201600169346, Official Public Records, Dallas County, Texas, being all of an abandoned alley by Instrument Number 201500152742 and being more particularly described as follows:

BEGINNING at a ½” iron rod with yellow plastic cap stamped “RLG INC” set at the intersection of the south right-of-way line of Hyer Street (50’ right-of-way) and the west line of a 21’ alley, said being the northeast corner of said Tract 1;

THENCE South 00°27’52” East along the west line of said 21’ alley, passing at a distance of 300.46 feet an iron rod with orange plastic cap stamped “P&C”, continuing a total distance of 300.68 feet to a point for corner at the intersection of the west line of said 21’ alley and the north right-of-way line of Grassmere Lane (50’ right-of-way), said point being the southeast corner of said Lot 18;

THENCE South 89°28’08” West along the north right-of-way line of said Grassmere Lane a distance of 269.00 feet to a ½” iron rod with yellow plastic cap stamped “RLG INC” set, said rod being the southwest corner of said Lot 22 and the southeast corner of Lot 23, Block 2, J.W. Halsell Addition, an addition to the City of University Park, Dallas County, Texas according to the plat recorded in Volume 3, Page 28, Map Records, Dallas County, Texas;

THENCE North 00°27’52” West, departing the north line of said Grassmere Lane, passing at a distance of 0.33 feet an iron rod with orange plastic cap stamped “P&C”, continuing a total distance of 300.68 feet to a ½” iron rod with yellow plastic camp stamped “RLG INC” set on the south right-of-way line of said Hyer Street, said rod being the northwest corner of said Lot 7 and the northeast corner of Lot 6, said J.W. Halsell Addition;

THENCE North 89°28’08” East along the south line of said Hyer Street a distance of 269.00 feet to the POINT OF BEGINNING, containing 80,883 square feet or 1.8568 acres, more or less.