

CITY HALL TRACT

1.3387 Acres

Part of Block 8

University Park Estates

John Scurlock Survey, Abstract No. 1351

City of University Park, Dallas County, Texas

Being a tract of land situated in the John Scurlock Survey, Abstract No. 1351, City of University Park, Dallas County, Texas, and being part of the "Second Tract" of land conveyed to the City of University Park by deed recorded in Volume 1299, Page 331, part of Block 8, University Park Estates, an addition to the City of University Park according to the plat recorded in Volume 2, Page 189, Map Records of Dallas County, Texas, as conveyed to the City of University Park by deed recorded in Volume 2512, Page 107, and being more particularly described as follows:

BEGINNING at chiseled "X" in concrete set for corner at the intersection of the northwesterly line of Haynie Avenue (a 50' right-of-way) with the north line of University Boulevard (a variable width right-of-way);

THENCE South 89° 21' 16" West along the north line of said University Boulevard, passing the southeast corner of said Block 8, continuing along the north line of said University Boulevard and along the south line of said Block 8 a distance of 193.75 feet to a point for corner;

THENCE North 00° 38' 44" West departing the north line of said University Boulevard and the south line of said Block 8, a distance of 16.15 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 90.78 feet to a point for corner;

THENCE North 78° 32' 52" West a distance of 10.17 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 44.67 feet to a point for corner;

THENCE North 78° 32' 52" West a distance of 8.00 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 37.33 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 8.00 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 22.33 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 3.33 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 7.85 feet to a point for corner;

THENCE North 78° 32' 52" West a distance of 9.97 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 19.15 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 54.97 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 13.42 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 44.77 feet to a point for corner;

THENCE North 11° 27' 08" East a distance of 28.94 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 34.00 feet to a point for corner;

THENCE South 11° 27' 08" West a distance of 10.13 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 84.01 feet to a point for corner;

THENCE South 08° 19' 34" East a distance of 31.05 feet to a point for corner;

THENCE North 87° 03' 34" East a distance of 22.04 feet to a point for corner;

THENCE South 78° 32' 52" East a distance of 48.89 feet to a point for corner;

THENCE South 42° 08' 58" East a distance of 17.72 feet to a point for corner in the northwesterly line of said Haynie Avenue and the southeasterly line of said "Second Tract", said point being in a non-tangent curve to the left;

THENCE in a southwesterly direction along the common line between said Haynie Avenue and said "Second Tract", and along said non-tangent curve to the left whose chord bears South 39° 17' 25" West a distance of 220.83 feet, having a radius of 741.80 feet, a central angle of 17° 07' 14", and an arc length of 221.66 feet to the **POINT OF BEGINNING** and containing 58,315 square feet or 1.3387 acres of land, more or less.