



LEGAL DESCRIPTION

Tract I

SITUATED in the State of Texas, County of Dallas, being a part of Lot 19, Block M of Revised First Section of University Heights, an addition to the City of University Park as recorded in Volume 3, Page 383 of the Dallas County Map Records, being that same tract of land described in a Special Warranty Deed recorded in Volume 93253, Page 6222 of the Dallas County Land Records and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the curving southeast right-of-way of Turtle Creek Boulevard (80' right-of-way), marking the northwest corner of a part of said Lot 19 as described in Warranty Deed to Margaret Foster in Volume 83014, Page 3363 of the Dallas County Land Records and the northeast corner of the herein described premises;

THENCE departing right-of-way of said Turtle Creek Boulevard, with the west line of said Foster Lot and the east line of said premises, South 02°26'20" West, 58.34 feet to an X set in concrete marking the southwest corner of said premises, the southeast corner of the Foster Lot, being in the north line of a 10 foot alley right-of-way and from which a 1/2-inch iron rod found marking the southeast corner of a part of said Lot 19 as described in General Warranty Deed to Elyse Demaio in Volume 97121, Page 2497 of the Dallas County Land Records bears, East, 205.00 feet;

THENCE with the south line of said premises and the north line of said alley right-of-way, West, 188.90 feet to a Roome capped iron rod set marking the southwest corner of said premises and being in the southeast right-of-way of the aforementioned Turtle Creek Boulevard;

THENCE with the northwest line of said premises and the southwest right-of-way of said Turtle Creek Boulevard as follows: North 73°40'50" East, 113.20 feet to the beginning of a curve to the left; northeasterly along said curve to the left having a central angle of 03°28'55" and a radius of 1398.00 feet (chord=North 71°52'55" East, 84.95 feet) for an arc length of 84.96 feet to the place of beginning and containing 5,327 square feet or 0.12 acre of land.

TRACT II

SITUATED in the State of Texas, County of Dallas, being a part of Turtle Creek Boulevard (80' right-of-way) as shown on the Revised First Section of University Heights, an addition to the City of University Park as recorded in Volume 3, Page 383 of the Dallas County Map Records and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the curving southeast right-of-way of said Turtle Creek Boulevard, marking the northwest corner of a part of Lot 19, Block M of said Revised First Section of University Heights as described in Warranty Deed to Margaret Foster in Volume 83014, Page 3363 of the Dallas County Land Records, the northeast corner of a part said Lot 19, Block M of said addition as described in Special Warranty Deed to Jean Connell in Volume 93253, Page 6222 of the Dallas County Land Records and the southeast corner of the herein described premises;

THENCE with the southeast line of said premises, the northwest line of said Connell tract and the southeast right-of-way line of said Turtle Creek Boulevard as follows: southwesterly along a curve to the right having a central angle of 03°28'55" and a radius of 1398.00 feet (chord=South 71°52'55" West, 84.95 feet) to a point for corner; South 73°37'23" West, 113.20 feet to a Roome capped iron rod found marking the southwest corner of the premises and the southwest corner of said Connell tract;

THENCE departing the southeast right-of-way line and across said Turtle Creek Boulevard, North, 10.42 feet to a point marking the northwest corner of said premises;

THENCE with the northwest line of said premises as follows: North 73°37'23" East, 110.26 feet to a point for corner marking the beginning of a curve to the left; northeasterly along said curve to the left having a central angle of 03°38'05" and a radius of 1388.00 feet (North 71°48'20" East, 88.04 feet to a point marking the northeast corner of the premises;

THENCE with the east line of said premises, South 00°26'20" West, 10.67 feet to the place of beginning and containing 1,982.4 square feet of land.

