

VARIABLE WIDTH
PORTION OF TURTLE CREEK BOULEVARD
1,693 SQUARE FEET
SCURLOCK ABSTRACT No. 1351
CITY OF UNIVERSITY PARK, DALLAS COUNTY, TEXAS
BRAD K. HEPPNER, TRUSTEE

BEING A 1,693 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN SCURLOCK SURVEY, ABSTRACT No. 1351, DALLAS COUNTY, TEXAS, AND BEING A PART OF TURTLE CREEK BOULEVARD (AN 80' RIGHT-OF-WAY) AS SHOWN ON THE REVISED PLAT OF UNIVERSITY PARK ESTATES, AN ADDITION TO THE CITY OF UNIVERSITY PARK BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 189, MAP RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH UNCAPPED IRON ROD FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID TURTLE CREEK BOULEVARD AND THE EAST LINE OF VASSAR DRIVE (A 50' RIGHT-OF-WAY), ALSO MARKING THE NORTH WEST CORNER OF LOT 6R-1, BLOCK 13, BROOKSIDE ESTATES ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK BY THE MAP OR PLAT THEREOF RECORDED BY INSTRUMENT No. 201200124072, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, BEING THE SAME LOT AS DESCRIBED IN DEED TO BRAD K. HEPPNER, TRUSTEE FOR THE HEPPNER FAMILY TRUST, RECORDED BY INSTRUMENT No. 201800051192, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS:

THENCE, N20°15'26"E, ACROSS THE SAID TURTLE CREEK BOULEVARD, A DISTANCE OF 13.10 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1430.50 FEET, A CENTRAL ANGLE OF 07°44'09", AND A CHORD BEARING AND DISTANCE OF N56°38'28"E, 192.99 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 193.14 FEET TO A POINT FOR CORNER;

THENCE, S42°34'11"E, ACROSS THE SAID TURTLE CREEK BOULEVARD, A DISTANCE OF 8.54 FEET TO A 1 INCH IRON PIPE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID TURTLE CREEK BOULEVARD ALSO MARKING THE NORTH EAST CORNER OF THE SAID LOT 6R-1, BLOCK 13, AND THE NORTH WEST CORNER OF LOT 5, BLOCK 13 OF THE BROOKSIDE ADDITION, AN ADDITION TO THE CITY OF UNIVERSITY PARK BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 84, MAP RECORDS, DALLAS COUNTY, TEXAS AND REVISED AS RECORDED IN VOLUME 5. PAGE 129, MAP RECORDS, DALLAS COUNTY, TEXAS, SAID POINT BEING IN A CURVE TO THE RIGHT, WITH A RADIUS OF 1440.00, HAVING A CENTRAL ANGLE OF 08°09'37", AND CHORD BEARING AND DISTANCE OF S56°49'27"W, 204.92 FEET;

ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH LINE OF SAID TURTLE CREEK BOULEVARD, BEING THE NORTH LINE OF SAID LOT 6R-1, BLOCK 13, AN ARC DISTANCE OF 205.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,693 SQUARE FEET OR 0.039 ACRES OF LAND.