

Field Notes Describing a 41,926 Square Foot (0.962 Acre)
Tract of Land in City Block 27/3008
To Be Acquired from
IC Properties II, LLC

Being a 41,926 Square Foot (0.962 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, being a part of Block 27/3008 (Official City of Dallas Block Numbers), and a part of the Elizabeth Robertson Survey, Abstract No. 1211, containing portions of Lots 6,7,8 and 9 of said Block 27/3008 of the Oak Cliff Addition, an addition to the City of Dallas recorded in Volume 89, Page 1 of the Deed Records of Dallas County Texas, and transcribed in to Volume 3, Page 516 of the Map Records of Dallas County, Texas, and containing a portion of the Alley in said Block 27/3008 abandoned by Ordinance Number 3, and recorded in Volume 1164, Page 309 of the Deed Records of Dallas County, Texas, and being a portion of the property conveyed to IC Properties II, LLC by deed recorded in Instrument Number 201400254038 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch diameter iron rod (Controlling Monument) found at the Northeast corner of said Lot 8 and Block 27/3008, at the intersection of the South line of Brazos Street (formerly First Street) a 60-foot wide Right-of-Way as shown on said Oak Cliff Addition plat, with the West line of Fleming Street (Abandoned by said Ordinance No. 3), a 60-foot wide Right-of-Way as shown on said Oak Cliff Addition plat :

THENCE South 01°00'50" East, with the said West line of Fleming Street and the East line of said Lots 8 and 9 a distance of 191.32 feet to a 5/8-inch diameter iron rod with a 3-inch diameter aluminum disc stamped "COD CHARLIE" (hereinafter referred to as "5/8 I.R. w/COD Disc") set at the Southeast corner of the herein described tract of land:

THENCE South 90°00'00" West, over and across a portion of said Lot 9 a distance of 85.23 feet to a 5/8 I.R. w/COD Disc set at an outside corner of the herein described tract of land, said corner being the Non-Tangent beginning of a Curve to the Left:

THENCE Northwesterly, continuing over and across a portion of said Lot 9 and along said Curve, having a Radius of 160.00 feet, a Central Angle of 12°21'09", an Arc Length of 34.49 feet and a Chord which bears North 51°54'43" West a distance of 34.43 feet to a 5/8 I.R. w/COD Disc set at the Point of Tangency:

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THENCE North 58°05'17" West, over a portion of Lot 9, the above said abandoned alley, and portions of Lots 6 and 7 a distance of 155.17 feet to a 5/8 I.R. w/COD Disc set at the Point of Curvature of a Curve to the Left:

THENCE Northwesterly, continuing over and across a portion of said Lot 7 and along said Curve, having a Radius of 90.00 feet, a Central Angle of 28°33'32", an Arc Length of 44.86 feet and a Chord which bears North 72°22'03" West a distance of 44.40 feet to a 5/8 I.R. w/COD Disc set at the Point of Tangency:

THENCE North 86°38'48" West, continuing over and across a portion of said Lot 7 a distance of 20.75 feet to a 5/8 I.R. w/COD Disc set at the most Westerly Southwest corner of the herein described tract of land:

THENCE North 00°00'00" East, continuing over and across a portion of said Lot 7 a distance of 67.99 feet to a 5/8 I.R. w/COD Disc set at the intersection with the South line of said Brazos Street:

THENCE North 88°59'10" East, with the said South line of Brazos Street, being also the North line of said Lots 7 and 8 a distance of 303.74 feet to the **POINT OF BEGINNING**, containing 41,926 Square Feet, or 0.962 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (Realization of 2011).

Scott Holt
3/14/2018



City of Dallas
 Vol. 74029, Pg. 777
 Elizabeth Robertson
 Survey
 Abstract No. 1211

41,926 Sq. Ft.
 0.962 Acres
 To Be Acquired

Oak Cliff Addition Boundary

BRAZOS (FIRST) STREET

(60-Foot ROW)

303.74', N 88°59'10" E

N:6963931.2530
 E:2487691.2074

12" I.R. Found
 CONTROLLING
 MONUMENT &
 POINT OF
 BEGINNING
 N = 6963936.837
 E = 2487994.479

OAK STREET

ABANDONED
 Ordinance No. 3
 Vol. 1164, Pg. 309

67.99'
 N 00°00'00" E

20.75'
 N 86°38'48" W

N:6963863.2718
 E:2487691.2074

R = 90.00'
 Δ = 28°33'32"
 L = 44.86'
 Ch. Brs = 44.40'
 N 72°22'03" W

ALLEY

BLOCK
 27/3008

FLEMING STREET

Right-of-Way Easement
 State of Texas
 Int. No. 2016300267561

191.32', S 01°00'50" E

N:6963745.3613
 E:2487998.2372

INTERSTATE HIGHWAY 32-E

IC Properties II, LLC
 Int. No. 201400254038

BLOCK
 27/3008

R = 160.00'
 Δ = 12°21'09"
 L = 34.49'
 Ch. Brs = 34.43'
 N 51°54'43" W

N

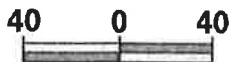
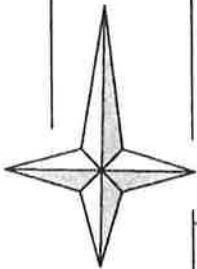
Oak Cliff Addition
 Volume 89, Page 1 (Deed Records)
 Volume 3, Page 516 (Map Records)

4

ABANDONED:
 Ord. No. 3;
 Vol. 1164, Pg. 309


11

GRTP, Ltd.
 Vol. 97039, Pg. 3052



⊙ Indicates 58" I.R. With 3" Aluminum Disc
 Stamped "COD CHARLIE"

BASIS OF BEARINGS: Bearings are Based on the
 State Plane Coordinate System, North Central Texas
 Zone 4202, North American Datum of 1983 (2011).

			
CHARLIE PUMP STATION			
Trinity Watershed Management			
Property Acquisition; 27/3008			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Trinity\Charlie Pump Station.dgn	As Noted	3-7-18
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block 2/416	041D-84