

**Field Notes Describing Easements to be Acquired
from the
Union Pacific Railroad Company
For Street Purposes**

TRACT NO. 1

BEING a 5,751 square foot (0.132 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, and situated in the John Beeman Survey, Abstract Number 209, Dallas County, Texas, and being a portion of the land conveyed by Sarah H. Cockrell to the Texas and Pacific Railway Company (predecessor in title to the Union Pacific Railroad Company) by Deed dated October 25, 1872, and recorded in Volume S, Page 412 of the Deed Records of Dallas County, Texas, and Deed dated September 4, 1880, and recorded in Volume 50, Page 99 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch diameter iron rod without cap (Controlling Monument) found in concrete at the intersection of the Northwest line of the above said Union Pacific Railroad property and the Southeast corner of Riverfront Boulevard Right-of-Way (originally called Industrial Boulevard), as shown on the "Street Dedication Map" recorded in Volume 5, Page 5 of the Map Records of Dallas County, Texas, and being also the Southwest corner of Lot 1, Block 6827 of the Stemmons Place Addition, an addition to the City of Dallas recorded in Volume 77136, Page 202 of the Deed Records of Dallas County, Texas and being also the Northeast corner of the herein described tract of land *from which* a 5/8-inch diameter uncapped iron rod (Controlling Monument) found at the intersection of the said Northwest line of the Union Pacific Railroad Company property with the West Right-of-Way line of Interstate Highway 35-East, and the Southeast corner of said Lot 1, Block 6827 bears North 75°06'25" East a distance of 313.21 feet:

THENCE South 15°07'20" East, over and across said Union Pacific Railroad property a distance of 147.01 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the Point of Curvature of a Curve to the Right:

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THENCE Southeasterly, continuing over and across said Union Pacific Railroad property and along said Curve (pass at 18.70 feet the Northwest corner of Lot 1, Block 6825 of the Dallas County Criminal Courts Facility Addition, an addition to the City of Dallas recorded in Volume 89122, Page 663 of the Deed Records of Dallas County, Texas, *from which* a ½-inch diameter iron rod found without cap bears North 73°35'47" West a distance of 2.76 feet), having a Radius of 1,211.28 feet, a Central Angle of 3°55'41", an Arc Length of 83.04 feet and a Chord which bears South 13°09'30" East a distance of 83.02 feet to a Mag Nail with washer marked "CITY OF DALLAS" set in concrete pavement at the intersection with the Southeast line of the said railroad property at the Northeast corner of said Riverfront Boulevard Right-of-Way, and being also the Southeast corner of the herein described tract of land:

THENCE South 75°06'25" West, departing the last said Northeast line of Riverfront Boulevard and with the said Southeast line of the Union Pacific Railroad property, over and across a portion Riverfront Boulevard a distance of 25.05 feet to the Southeast corner of an easement for street purposes conveyed to Dallas County by the Texas and Pacific Railway Company by agreement dated May 8, 1930 and recorded in the Minutes of the Clerk of the Commissioners' Court of Dallas County, Texas (not monumented):

THENCE Northerly, over and across the said Union Pacific Railroad property and with the East line of said street easement, along a Curve to the Left having a Radius of 1,186.28 feet, a Central Angle of 03°00'22", an Arc Length of 82.94 feet and a Chord which bears North 13°07'09" West a distance of 82.93 feet to the Point of Tangency (not monumented):

THENCE North 15°07'20" West, continuing over and across a portion of said Union Pacific property and with the East line of said street easement a distance of 147.01 feet to the intersection with the above said Northwest line of said railroad, being also the Southeast line of said Riverfront Boulevard (not monumented):

THENCE North 75°06'25" East with the Northwest line of said railroad a distance of 25.00 feet to the POINT OF BEGINNING, containing 5,751 Square Feet, or 0.132 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
e/7/19

Sheet 2 of 7



**Field Notes Describing Easements to be Acquired
from the
Union Pacific Railroad Company
For Street Purposes**

TRACT NO. 2

BEING a 5,751 square foot (0.132 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, and situated in the John Beeman Survey, Abstract Number 209, Dallas County, Texas, and being a portion of the land conveyed by Sarah H. Cockrell to the Texas and Pacific Railway Company (predecessor in title to the Union Pacific Railroad Company) by Deed dated October 25, 1872, and recorded in Volume S, Page 412 of the Deed Records of Dallas County, Texas, and Deed dated September 4, 1880, and recorded in Volume 50, Page 99 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northwest corner of an easement for street purposes conveyed to Dallas County by the Texas and Pacific Railway Company by agreement dated May 8, 1930 and recorded in the Minutes of the Clerk of the Commissioners' Court of Dallas County, Texas (not monumented), said corner lying on the Northwest line of the above said railroad property *from which* a ½-inch diameter iron rod without cap (Controlling Monument) found in concrete at the intersection of the Northwest line of the above said Union Pacific Railroad property and the Southeast corner of the riverfront Boulevard right-of-Way bears North 75°06'25" East a distance of 80.00 feet :

THENCE South 15°07'20" East with the West line of said street easement, over and across said railroad property a distance of 147.43 feet to the Point of Curvature of a Curve to the Right (not monumented):

THENCE Southeasterly, continuing over and across said railroad property and with the West line of said street easement and along said Curve, having a Radius of 1,106.28 feet, a Central Angle of 04°16'47", an Arc Length of 82.63 feet and a Chord which bears South 12°58'57" East a distance of 82.61 feet to the Southwest corner of said street easement, lying on the Southeast line of said railroad property, being also the North line of said Riverfront Boulevard (not monumented):

**Field Notes Describing Easements to be Acquired
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THENCE South $75^{\circ}06'25''$ West, departing the last said street easement and with the said Southeast line of said railroad property a distance of 25.06 feet to a Mag Nail with washer marked "CITY OF DALLAS" set in concrete pavement at the intersection with the Southwest line of Riverfront Boulevard, being also the Northeast line of Lot 1, Block 6826 of the said Dallas County Criminal Courts Facility Addition, and being the Southwest corner of the herein described tract of land, on a Curve to the Left:

THENCE Northwesterly, over and across said Union Pacific Railroad property and with the common line between said Lot 1, Block 6826 and the Southwest line of Riverfront Boulevard and along said Curve, having a Radius of 1,081.28 feet, a Central Angle of $4^{\circ}22'25''$, an Arc Length of 82.54 feet and a Chord which bears North $12^{\circ}56'08''$ West a distance of 82.52 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the Point of Tangency:

THENCE North $15^{\circ}07'20''$ West" East continuing with the common line between said Lot 1, Block 6826 and said railroad property, and continuing over and across said Union Pacific Railroad property for a total distance of 147.53 feet to the intersection with the above said Northwest line of the Union Pacific Railroad property, being also the South line of said Riverfront Boulevard (Not Monumented) being also the Northwest corner of the herein described tract of land, *from which* a 5/8-inch diameter iron rod found with cap marked "STANTEC" bears North $88^{\circ}26'36''$ East a distance of 1.17 feet:

THENCE North $75^{\circ}06'25''$ East, with the said South line of Riverfront Boulevard and with the said Northwest line of the Union Pacific Railroad property, over and across Riverfront Boulevard a distance of 25.00 feet to the **POINT OF BEGINNING**, containing 5,751 Square Feet, or 0.132 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
8/7/19



Stemmons Place Addition
Volume 77136, Page 202

505 Riverfront, Ltd.
Int. #201300117694

**JOHN BEEMAN SURVEY
ABSTRACT NO. 209**

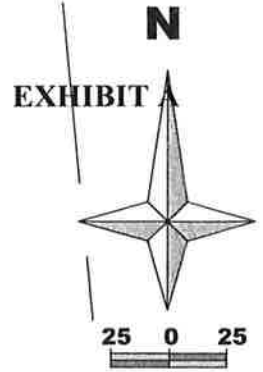
**LOT 1
BLOCK
6827**

**BLOCK
6828**

(Unplatted)

505 Riverfront, Ltd.
Int. #201200355763

RIVERFRONT (Industrial) BOULEVARD
130-FOOT RIGHT-OF-WAY
("Street Dedication Map"
Vol. 5, Pg. 5, Map Records)



**Tract 1, See Detail,
Sheet 6 of 6**

5/8 I.R.
Found
CONTROLLING
MONUMENT

313.21', N 75°06'25" E
(Volume 50, Page 99)

**UNION PACIFIC
(Texas & Pacific) Railroad
(Book S, Page 412)**

3/4" I.R.
Found
CONTROLLING
MONUMENT

INTERSTATE HIGHWAY 35E

80.00'
S 75°06'25" W

(Volume 50, Page 99)

5-Foot Sidewalk Easements
Dallas County Commissioner's
Court, May 8, 1930

Easement for
Street Purposes
Dallas County
Commissioner's Court
May 8, 1930

393.99'
S 74°52'40" W

U.P. RR
Mile Post 214

(Volume 50, Page 99)

294.70', N 75°06'25" E

**DALLAS COUNTY
Vol. 78085, Pg. 313**

36.21'
S 00°01'15" E

137.03'
S 01°31'15" W

99.50'
S 02°41'39" W

104.82'
S 03°58'27" W

19.69'
S 02°08'35" E

80.30'
S 75°06'25" W

**LOT 1
BLOCK
6825**

Dallas County Criminal
Courts Facility Addition
Volume 89122, Page 663

130.00'
(Typical)

**Tract 2, See Detail,
Sheet 6 of 6**

**LOT 1
BLOCK
6826**

**DALLAS COUNTY
Vol. 78085, Pg. 313**

Dallas County Criminal
Courts Facility Addition
Volume 89122, Page 663

Sheet 5 of 7

- ⊙ Indicates a 5/8" I.R. w/City of Dallas Cap
- ⊠ Indicates a Mag Nail w/City of Dallas Washer
- ⊙ Indicates a Type II TxDOT R/W Marker

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.

EASEMENTS FOR STREET PURPOSES			
Union Pacific Railroad at Riverfront Boulevard			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION: CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\TRINITY\Railroad Properties.dgn	As Noted	8-11-19
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	S. Holt	Riverfront Blvd.	311D-4361

BLOCK 6828

25.00' N 75°06'25" E

1/2" I.R. Found in Concrete CONTROLLING MONUMENT & POINT OF BEGINNING
N=6970718.26
E=2486837.96

UNION PACIFIC (Texas & Pacific) Railroad

UNION PACIFIC (Texas & Pacific) Railroad

147.01', S 15°07'20" E
5,751 Sq. Ft. (0.132 Ac.)
147.01', N 15°07'20" W

18.70'

DALLAS COUNTY Vol. 78085, Pg. 313

LOT 1 BLOCK 6825

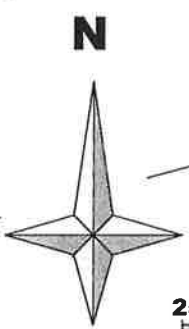
R= 1,186.28'
Δ = 3°00'22"
L= 82.94'
Ch: 82.93'
N 13°07'09" W

1/2" I.R. Found Bears 2.76' N 73°35'47" W

R= 1,211.28'
Δ = 3°55'41"
L= 83.04'
Ch: 83.02'
S 13°09'30" E

25.05' S 75°06'25" W

N:6970495.85
E:2486895.33



TRACT NO. 1

5/8" I.R. Found ("STANTEC") Bears 1.17', N 88°26'36" E

Not Monumented
N:6970685.18
E:2486712.46

25.00' N 75°06'25" E

1/2" I.R. Found in Concrete CONTROLLING MONUMENT

80.00'
POINT OF BEGINNING (not monumented)

UNION PACIFIC (Texas & Pacific) Railroad

UNION PACIFIC (Texas & Pacific) Railroad

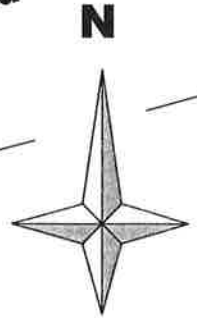
147.53', S 15°07'20" E
5,751 Sq. Ft. (0.132 Ac.)
147.43', S 15°07'20" E
147.53', N 15°07'20" W

R= 1,106.28'
Δ = 4°16'47"
L= 82.63'
Ch: 82.61'
S 12°58'57" E

R=1,081.28'
Δ=4°22'25"
L=82.54'
Ch:82.52'
N 12°56'08" W

N:6970462.37
E:2486769.42

25.06' S 75°06'25" W



TRACT NO. 2

			
EASEMENT FOR STREET PURPOSES			
Union Pacific Railroad at Riverfront Boulevard			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION: CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\TRINITY\Railroad Properties.dgn	As Noted	8-11-19
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	S. Holt	Riverfront Blvd.	311D-4361

505 Riverfront, Ltd.
Int. #201200355763

505 Riverfront, Ltd.
Int. #201300117694

**LOT 1
BLOCK
6827**

EXHIBIT A

(Volume 50, Page 99)

**UNION PACIFIC
(Texas & Pacific)
RAILROAD
(Book S, Page 412)**

Elev:
419.92

Elev:
420.40

East
Abutment

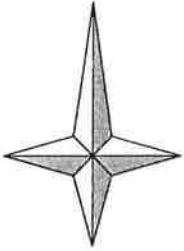
West
Abutment

**Union Pacific
Railroad Bridge**

Elev:
419.89

Elev:
420.37

N

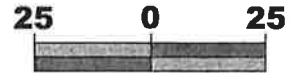


**NOTE: All elevations are to
bottom chord of girder;
NGVD '29, Mean Sea Level**

**DALLAS COUNTY
Vol. 78085, Pg. 313**

**LOT 1
BLOCK
6825**

(Volume 50, Page 99)



**RIVERFRONT
(Industrial) BOULEVARD
130-Foot Right-of-Way
("Street Dedication Map"
vol. 5, Pg. 5, Map Records)**

**LOT 1
BLOCK
6826**

**DALLAS COUNTY
Vol. 78085, Pg. 313**

Sheet 7 of 7



EASEMENTS FOR STREET PURPOSES

**Union Pacific Railroad
at
Riverfront Boulevard**

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION: CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
S. Holt	N:\ENGR\SURVEY\HOLT\TRINITY\Railroad Properties.dgn	As Noted	8-11-19
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	S. Holt	Riverfront Blvd.	311D-4361