

**FIELD NOTES DESCRIBING A 1,645 SQUARE FOOT (0.0377 ACRE)
SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE
TO 30' BELOW SURFACE IN CITY BLOCK 418
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 2,497 square foot (0.0573 acre) tract of land situated in City Block 418 and the John N. Bryan Survey, Abstract Number 149, City of Dallas, Dallas County, Texas, said tract being part of the remainder of that certain called 643,132 square foot tract of land conveyed to City of Dallas by Quitclaim Deed as recorded in Volume 80060, Page 1286 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also part of that certain tract of land described as Tract 7 conveyed to the City of Dallas and the City of Fort Worth by Deed as recorded in Volume 84017, Page 4116, D.R.D.C.T., also being part of that certain tract of land described as Tract 7 conveyed to the City of Dallas by Deed Without Warranty as recorded in Volume 99251, Page 3719, D.R.D.C.T., said 2,497 square foot (0.0573 acre) tract being more particularly described as follows:

COMMENCING at a PK nail found (controlling monument) in the existing northwest right of way line of Interstate Highway 30 (variable width right of way as described in the deed recorded in Instrument Number 201300091358 of the Official Public Records of Dallas County (O.P.R.D.C.T.));

THENCE North 53 degrees 11 minutes 37 seconds East, along the existing northwest right of way line of said Interstate Highway 30, a distance of 118.04 feet to a mag nail with washer stamped "AZ&B" set for the **POINT OF BEGINNING**;

THENCE North 32 degrees 58 minutes 15 seconds East, departing the existing northwest right of way line of said Interstate Highway 30, over and across said City of Dallas and City of Fort Worth tracts, pass at a distance of 5.23 feet the southwest right of way line of Hotel Street, an improved street within said City of Dallas and City of Fort Worth tracts as recorded in Volume 99251, Page 3719, D.R.D.C.T., pass at a cumulative distance of 69.24 feet the northeast right of way line of said Hotel Street, in all a total distance of 146.12 feet to a 5/8 inch iron rod set with a yellow cap stamped "AZ&B" on a non-tangent curve to the right in the southwest line of that certain tract of land conveyed to Union Pacific Railroad, Et Al (no deed of record found);

THENCE Southeasterly, along the southwest line of said Union Pacific Railroad, Et Al tract, along said non-tangent curve to the right having a central angle of 00 degrees 26 minutes 34 seconds, a radius of 2,789.93 feet and an arc length of 21.56 feet, the chord bears South 52 degrees 41 minutes 41 seconds East, a distance of 21.56 feet to a 5/8 inch iron rod set with a yellow cap stamped "AZ&B", from which a 5/8 inch iron rod found (controlling monument) in the existing northwest right of way line of said Interstate Highway 30 bears southeasterly, along said non-tangent curve to the right having a central angle of 00 degrees 38 minutes 03 seconds, a radius of 2,789.93 feet and an arc length of 30.87 feet, the chord bears South 52 degrees 09 minutes 23 seconds East, a distance of 30.87 feet;

Scott Holt
FIELD NOTES APPROVED:
3/30/2023



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THENCE South 32 degrees 58 minutes 15 seconds West, departing the southwest line of said Union Pacific Railroad, Et Al tract, over and across said City of Dallas and City of Fort Worth tracts, pass at a distance of 75.66 feet the northeast right of way line of said Hotel Street, in all a total distance of 86.13 feet to a mag nail with washer stamped "AZ&B" set in the existing northwest right of way line of said Interstate Highway 30;

THENCE South 53 degrees 11 minutes 37 seconds West, along the existing northwest right of way line of said Interstate Highway 30, a distance of 62.20 feet to the **POINT OF BEGINNING**, containing 2,497 Square Feet, or 0.0573 Acres of land OF WHICH 852 Square Feet are in the existing Right-of-Way of Hotel Street, and having a net area of 1,645 Square Feet, or 0.0377 Acres of land in this easement.

Basis of bearings is the Texas State Plane Coordinate System of 1983, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the ALLTERRA CENTRAL VRS Network. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

Heath W. Brown

Heath W. Brown
Registered Professional Land Surveyor
No. 6189

3-28-2023

Date



FIELD NOTES DESCRIBING A 1,645 SQUARE FOOT (0.0377 ACRE)
SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE
TO 30' BELOW SURFACE IN CITY BLOCK 418
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DISTANCE
C1	00° 26' 34" (RT)	2,789.93'	21.56'	S52° 41' 41" E	21.56'
C2	00° 38' 03" (RT)	2,789.93'	30.87'	S52° 09' 23" E	30.87'

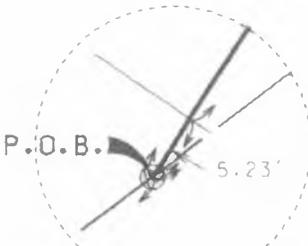
CITY OF DALLAS
VOL. 80060, PG. 1286
D.R.D.C.T.
(REM. OF A CALLED 643.132 S.F.)

CITY OF DALLAS AND
CITY OF FORT WORTH
VOL. 84017, PG. 4116
D.R.D.C.T.
(TRACT 7)

CITY OF DALLAS
VOL. 99251, PG. 3719
D.R.D.C.T.
(TRACT 7)

BLOCK 418
HOTEL STREET
(IMPROVED STREET)
VOL. 99251, PG. 3719
D.R.D.C.T.

JOINT FACILITY R.O.W. DISTRICT
(NO DEED OF RECORD FOUND)
UNION PACIFIC RAILROAD ET AL



DETAIL "A"
N.T.S.



Heath W. Brown 3-28-2023
HEATH W. BROWN, R.P.L.S. DATE
TEXAS REGISTRATION NO. 6189

EXISTING R.O.W. LINE
N53° 11' 37" E 118.04'
SUBSURFACE ONCOR EASEMENT FROM 12'
SURFACE TO 30' BELOW SURFACE
2,497 S.F. (0.0573 ACRE)
AREA IN HOTEL ST. R.O.W.
852 S.F. (0.0196 ACRE)
NET AREA IN THIS EASEMENT
1,645 S.F. (0.0377 ACRE)
STATE OF TEXAS
INST. NO. 201300091358
O.P.R.D.C.T.
(CALLED 1.2535 AC.)

I.H. 30
(VARIABLE WIDTH R.O.W.)

JOHN N. BRYAN SURVEY
ABSTRACT NO. 149



LEGEND

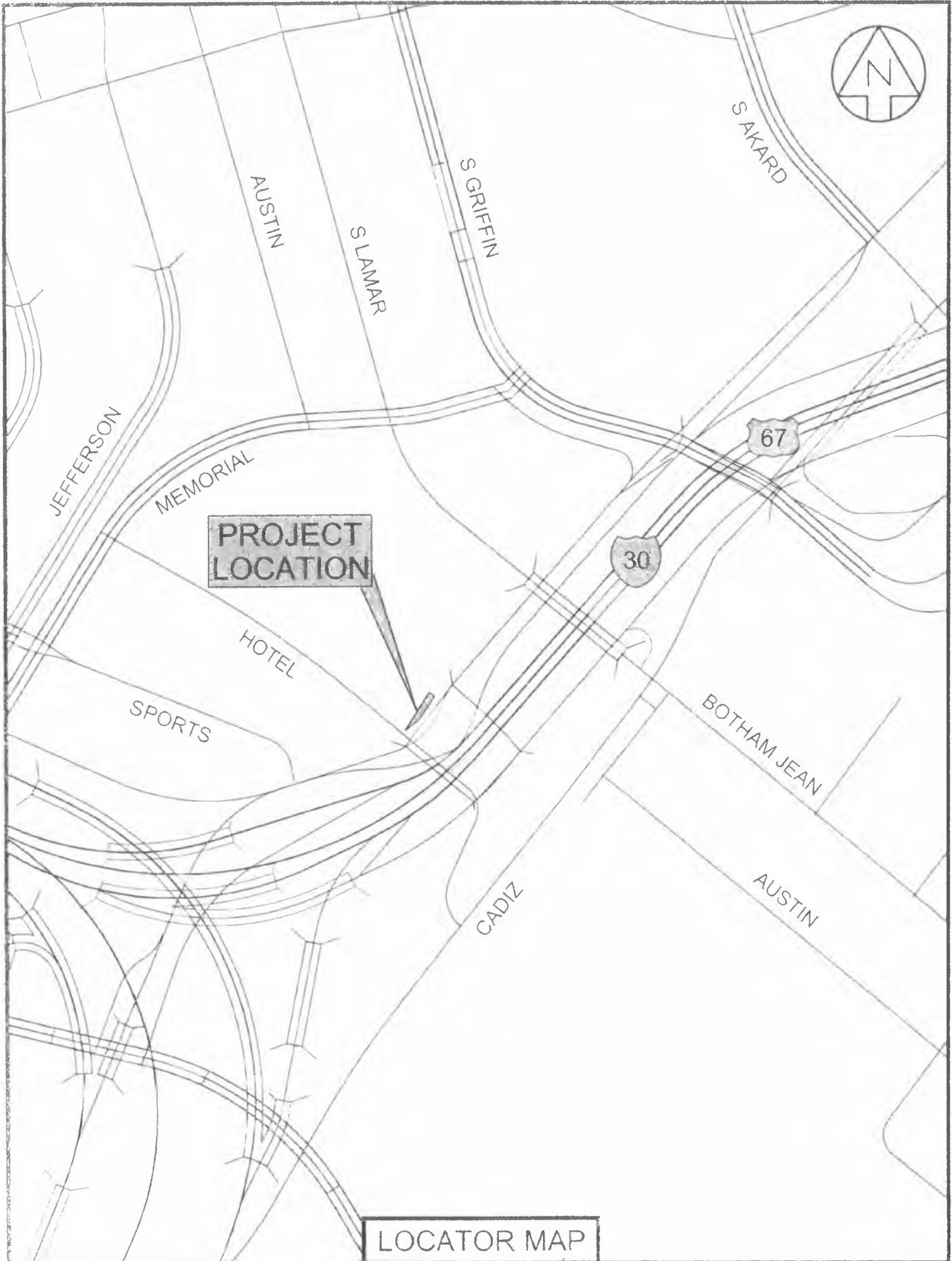
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- I.R.F. IRON ROD FOUND
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- VOL. VOLUME
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- ⊙ MAG NAIL WITH WASHER STAMPED "AZ&B" (UNLESS OTHERWISE NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

NOTES:

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE NO. 4202, AS DETERMINED BY GPS OBSERVATIONS USING THE ALLTERRA CENTRAL VRS NETWORK. DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE BY APPLYING THE DALLAS COUNTY TxDOT COMBINATION FACTOR OF 1.000136506.

COMPLETED	RLD	CKD	RME	REVISION	
DRAWN	RLD	CKD	RME	DATE	DESCRIPTION
SUPERVISOR	H. BROWN			03-20-2023	DEPTH REVISIONS
DATE	11-18-22			03-21-2023	GENERAL REVISIONS
SCALE	1" = 40'			03-24-2023	GENERAL REVISIONS

AZ&B
ARREDONDO, ZEPEDA & BRUNZ, INC
11355 MCCREE ROAD
DALLAS, TX 75238
PH: 214-341-9900
FAX: 214-341-9925
e-mail: office@az&b-efors.com



**PROJECT
LOCATION**

LOCATOR MAP