

**Parcel #5B
Field Notes Describing a 15,065 Square Foot (0.3459 Acre)
Tract of Land to Be Acquired
in City Block 5828
From Alfred A. Lander, Alfred A. Lander, Jr.
and Betty Lander**

Being a 15,065 Square Foot (0.3459 Acre) Tract of land situated in the John S. Beeman Survey, Abstract No. 100, City of Dallas, Dallas County, Texas, and being a portion of Block 5828 (Official City of Dallas Block Numbers), of Lander Industrial Park, an addition to the City of Dallas dated October 18, 1948 and recorded in Volume 13, Page 91 of the Map Records of Dallas County, Texas, and being all of the property of Alfred A. Lander, Alfred A. Lander Jr. and Betty Lander as described in Warranty Deed dated January 17, 1958 and recorded in Volume 4835, Page 55 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Note: Listed coordinates are State Plane coordinate (grid) values. Distances and areas are surface values, using TXDOT scale factor of 1.000136506.

BEGINNING at a point (N=6,970,041.39, E=2,525,348.49, corner not monumented), lying on the East line of Scottsdale Drive (60-foot wide Right-of-Way) at its intersection with the North line of a tract of land conveyed to Lawshe Realty, LLC as described in Special Warranty Deed with Vendor's Lien recorded in Instrument number 200600264389 of the Official Public Records of Dallas County, Texas, from which a 5/8-inch iron rod found bears South 89°30'07" West, a distance of 1.52 feet;

THENCE North 0°19'53" West, with said East line of Scottsdale Drive, a distance of 50.09 feet to a 5/8-inch iron rod set with cap stamped "City of Dallas", lying on the South line of a tract of land conveyed to the Union Pacific Railroad Company (successor in title to the Texas & Pacific Railroad Company, recorded in Volume 3120, Page 275 and 279 of the Deed Records of Dallas County, Texas, 115-foot wide at this point) at its intersection with the said East line of Scottsdale Drive (N=6,970,091.53, E=2,525,347.95);

THENCE North 88°53'07" East, with the said South line of railroad Right-of-Way and the North line of said Block and Addition, a distance of 291.80 feet to a 5/8-inch iron rod with cap stamped "City of Dallas" set at the Northeast corner of the herein described tract of land and of said Lander Industrial Park Addition, being the Northwest corner of an Unplatted tract of land conveyed to Best Trucking Company, Inc. (Tract 2) described in Warranty Deed with Vendor's Lien, recorded in Volume 93075, Page 1147 of the Deed Records of Dallas County, Texas (N=6,970,097.21, E=2,525,639.65);

Alfred A. Lander & Betty Lander: Parcel #5B (041D-81D)

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THENCE South 0°0'0" East, departing said South line of the railroad and said North line of Addition and with the common line between a tract of land acquired by Alfred A. Lander, Jr. and Betty Lander by deed recorded in Volume 4835, Page 55 of said Deed Records and a tract of land acquired by Best Trucking Company, Inc. (Tract 2), same being the East line of said Addition, a distance of 53.23 feet to its intersection with the North line of said Lawshe Realty, LLC tract (N=6,970,043.92, E=2,525,639.94, corner not monumented);

THENCE South 89°30'07" West, departing said common line between the Lander and Trucking Company tracts and with the said North line of the Lawshe Realty, LLC tract, a distance of 291.46 feet to the **POINT OF BEGINNING**, containing 15,065 Square Feet, or 0.3459 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.

Scott Holt
3/9/2022



Union Pacific Railroad Right-of-Way

(predecessor in title to the Texas & Pacific Railroad)

40'
35'
T. & P. Railroad Co.
(from Margaret & Albert A. Lander)
Vol. 2968, Pg. 13

Parcel #5B
15,065 sq ft = 0.3459 acres
to be acquired from
Alfred A. Lander, Alfred A. Lander, Jr.
and Betty Lander
Vol. 4835, Pg. 55

T & P Railroad Co.
(from Maggie McNeill)
Vol. 2968, Pg. 11

Philip Allen Beshear
Instr. #200900161021
(Tract 1)

P. A. Beshear
(Tract 2)

50.09'
N 0°19'53" W

291.80', N 88°53'07" E

5/8" iron rod set with cap
stamped "City of Dallas"
N=6,970,091.53
E=2,525,347.95

5/8" iron rod set with cap
stamped "City of Dallas"
N=6,970,097.21
E=2,525,639.65

POINT OF BEGINNING
corner not monumented
N=6,970,041.39
E=2,525,348.49
5/8" iron rod found
bears 1.52'
S 89°30'07" W

not monumented
N=6,970,043.92
E=2,525,639.94

Lawshe Realty, LLC
Instr. #200600264389

BLOCK
5828

Mustang Masonry
Vol. 84229, Pg. 340

Revised Plat Part of
19.67 Acre Tract
Vol. 1967, Pg. 1950
(August 2, 1950)

MAG nail with washer set
stamped "City of Dallas"
N=6,969,652.23
E=2,525,290.75

subdivision boundary

Scottsdale Drive

(60' wide Right-of-Way
Vol. 13, Pg. 91)

MAG nail
with washer set
stamped
"City of Dallas"
N=6,969,812.17
E=2,525,618.66

MAG nail set with washer
stamped "City of Dallas"
N=6,969,922.63
E=2,525,349.21

1/2" iron rod found
bears 3.92'
S 21°16'05" E
N=6,989,919.04
E=2,525,350.33

Wm. H. LaDEW, Inc.
Vol. 69236, Pg. 184

BLOCK
5828
Lander Industrial
Park Addition
Vol. 13, Pg. 191
(October 18, 1948)

area to be acquired

53.23'
S 0°0'0" E

Best Trucking
Company, Inc.
(Tract 2)
Vol. 93075,
Pg. 1147

Best Trucking, Inc.
Tract 1
Vol. 93075, Pg. 1147

corner not monumented
N=6,969,926.81
E=2,525,639.94
5/8" iron rod found
with cap stamped "DCA"
bears 1.35'
S 89°24'31" E

Buckner Industrial
District A, Addition
Vol. 40, Pg. 113
(Sept. 2, 1965)

Comers are monumented with 5/8" iron rods
with caps marked "City of Dallas",
unless otherwise noted.

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

John S. Beeman Survey
Abstract #100

Sheet 3 of 3



Property Acquisition		SCALE	DATE
Parcel #5B		NTS	9/28/2017
Alfred A. Lander & Betty Lander		FOLDER	FILE NO.
PUBLIC WORKS DEPARTMENT		SURVEY DIVISION	
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SURVEY\New\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn	NTS	9/28/2017
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	I. Rossato	Scottsdale Avenue	041D-81D

subdivision boundary

Union Pacific Railroad Company (successor in title
to the Texas & Pacific Railway Company
Vol. 3120, Pg. 275 and Vol. 3120, Pg. 279)



Exhibit A