

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	3028.19'	391.03'	7°23'55"	390.76'	S 86°42'52" E
C2	7128.63'	274.77'	2°12'30"	274.75'	N 88°28'55" E



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SYMBOLLOGY

⊙ = CALCULATED POINT

ABBREVIATIONS

O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS
 DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS DALLAS
 COUNTY, TEXAS

INST.# = INSTRUMENT NUMBER

VOL. = VOLUME

PG. = PAGE

BEARING BASIS NOTE:

THE BEARINGS INDICATED HEREON ARE BASED
 UPON THE DEED INST.#201500175566 OFFICIAL
 PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

WILLIAM COOMBS SURVEY
 ABSTRACT NO. 290

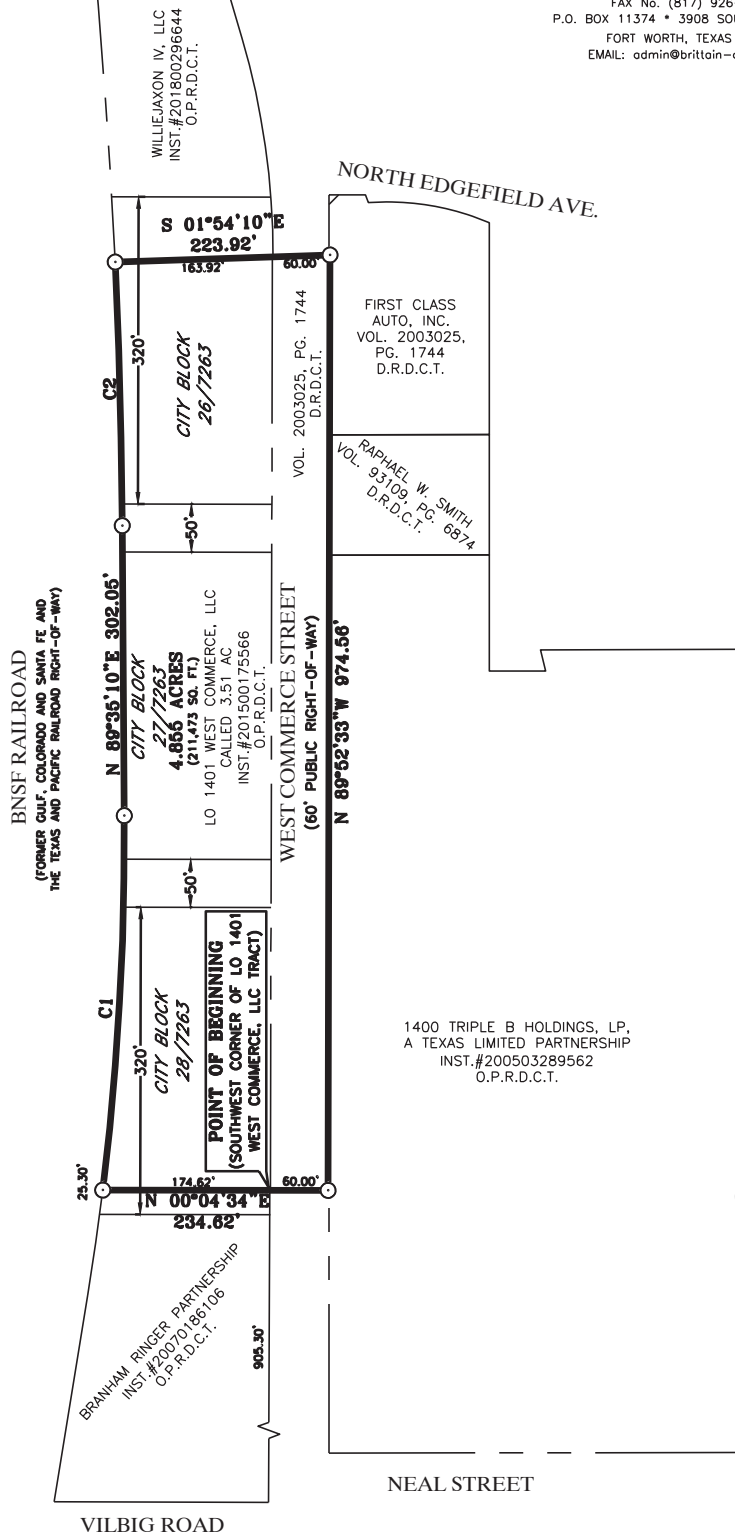


DECEMBER 8, 2022



SCALE 1"=200'

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Field Notes Describing a 211,473 Square Foot (4.855 acre) Municipal Setting Designation Survey Situated in City of Dallas Blocks 26/7263, 27/7263, 28/7263, Rights-of-Way Between City of Dallas Blocks 26/7263, 27/4263, 28/7263, and a portion of the Right-of-Way for West Commerce Street, City of Dallas, Dallas County, Texas

Field Notes Describing a 211,473 Square Foot (4.855 acre) Municipal Setting Designation Survey Situated in City of Dallas Blocks 26/7263, 27/7263, 28/7263, Rights-of-Way Between City of Dallas Blocks 26/7263, 27/4263, 28/7263, and a portion of the Right-of-Way for West Commerce Street, City of Dallas, Dallas County, Texas

BEING 4.855 acres of land located in the WILLIAM COOMBS SURVEY, Abstract No. 290, being Block 27, and part of Blocks 26 and 28, City Block 7263, of West Dallas, a subdivision in the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 106, Page 170, Deed Records of Dallas County, Texas, and being a 3.51 acre tract of land conveyed to LO 1401 West Commerce, LLC, by the deed recorded in County Clerk's File No. 201500175566, of the Official Public Records of Dallas County, Texas, and also a portion of the 60 foot wide public right-of-way for West Commerce Street. Said 4.855 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southwest corner of aforesaid LO 1401 West Commerce, LLC Tract, lying in the North right-of-way line of West Commerce Street (a 60 foot wide public right-of-way), and said POINT OF BEGINNING being located 905.30 feet East of the East right-of-way line of Vilbig Road as it intersects said West Commerce Street;

THENCE N 00° 04' 34" E, 174.62 feet, along the West boundary line of said LO 1401 West Commerce, LLC Tract, to a point at the Northwest corner of said LO 1401 West Commerce, LLC Tract, lying in the South right-of-way line of the Burlington Northern Santa Fe Railroad right-of-way (former Gulf, Colorado and Santa Fe and the Texas and Pacific Railroad right-of-way);

THENCE along the North boundary line of said LO 1401 West Commerce, LLC Tract and the South right-of-way line of said Burlington Northern Santa Fe Railroad, as follows:

1. SOUTHEASTERLY, 391.03 feet, along a curve to the left, having a radius of 3028.19 feet, a central angle of 07° 23' 55", and a chord bearing S 86° 42' 52" E 390.76 feet, to a point at the end of said curve;
2. N 89° 35' 10" E, 302.05 feet, to a point at the beginning of another curve to the left;
3. NORTHEASTERLY, 274.77 feet, along said curve to the left, having a radius of 7128.63 feet, a central angle of 02° 12' 30", and a chord bearing N 88° 28' 55" E 274.75 feet, to the Northeast corner of said LO 1401 West Commerce, LLC Tract;

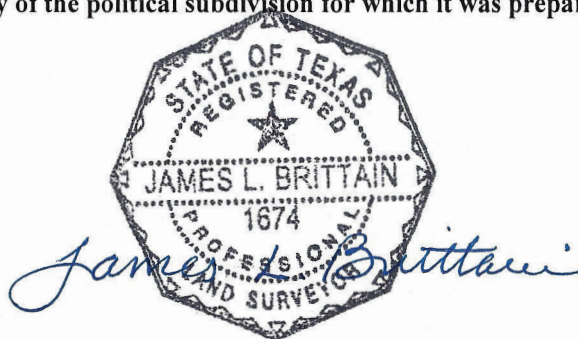
THENCE S 01° 54' 10" E, running along the East boundary line of said LO 1401 West Commerce, LLC Tract, at 163.92 feet passing the Southeast corner of said LO 1401 West Commerce, LLC Tract and the North right-of-way line of said West Commerce Street, and continuing over and across said West Commerce Street in all 223.92 feet, to a point in the South right-of-way line of said West Commerce Street;

THENCE N 89° 52' 33" W, 974.56 feet, along the South right-of-way line of said West Commerce Street, to a point;

THENCE N 00° 04' 34" E, 60.00 feet, over and across said West Commerce Street, to the POINT OF BEGINNING containing 4.855 acres (211,473 Square Feet) of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

December 8, 2022



FIELD NOTES APPROVED C.E.C. 4-11-2024

