

**PARTIAL CITY OF DALLAS  
EASEMENT ABANDONMENT**

Part of Oak Cliff Addition  
Part of Lots 1, 2 and Lot 3, Block 25/3006  
Elizabeth Robertson Survey, Abstract No. 1211,  
*City of Dallas, Dallas County, Texas*

**DESCRIPTION**, of a 8,246 square foot (0.189 acres) tract of land situated in Elizabeth Robertson Survey, Abstract No. 1211, Dallas County, Texas; said tract being part of Lots 1, 2 and part of Lot 3, Block 25/3006, Oak Cliff Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 89, Page 1, transcribed to Volume 3, Page 516 of the Deed Records of Dallas County, Texas; said tract also being part of the certain tract of land described as "TRACT 2" in Special Warranty Deed to IC Properties II, LLC recorded in Instrument No. 201400254038 of the Official Public Records of Dallas County, Texas; said tract also being part of City of Dallas Slope Easement, recorded in Volume 79224, Page 2691 of said Deed Records; said a 8,246 square foot (0.189 acres) tract being more particularly described as follows:

**BEGINNING**, at a 3 1/4-inch aluminum disk stamped "PACHECO KOCH – O.F." found for corner "Controlling Monument" at the intersection of the east right-of-way line of Jefferson Boulevard (a variable width right-of-way) as dedicated in said Oak Cliff addition and Volume 349, Page 90 of the said Deed records and the north right-of-way line of Colorado Boulevard (a variable width right-of-way) as dedicated in said Oak Cliff plat and Volume 2003053, Page 9338 of the said Deed records;

**THENCE**, along the said east line of Jefferson Boulevard the following two (2) calls:

North 32 degrees, 54 minutes, 05 seconds West, a distance of 54.34 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH – O.F." found for corner; said point being the beginning of a tangent curve to the right;

In a northerly direction and along said curve to the right, having a central angle of 09 degrees, 20 minutes, 09 seconds, a radius of 1,382.69 feet, a chord bearing and distance of North 28 degrees, 14 minutes, 01 seconds West, 225.05 feet, an arc distance of 225.30 feet to a point for corner;

**THENCE**, departing the said east line of Jefferson Boulevard and into and across the said IC Properties II, LLC tract, the following five (5) calls:

North 88 degrees, 56 minutes, 23 seconds East, a distance of 30.93 feet to a point for corner;

South 38 degrees, 34 minutes, 04 seconds East, a distance of 44.73 feet to a point for corner;

South 23 degrees, 17 minutes, 27 seconds East, a distance of 142.63 feet to a point for corner;

South 26 degrees, 31 minutes, 18 seconds East, a distance of 45.00 feet to a point for corner;

(For SPRG use only)	
Reviewed By:	<u>    A.G    </u>
Date:	<u>    2.28.2025    </u>
SPRG NO:	<u>    6840    </u>

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South 32 degrees, 54 minutes, 32 seconds East, at a distance of 39.31 passing a 3 1/4-inch aluminum disk stamped "PACHECO KOCH – O.F." found in the said north line of Colorado Blvd, continuing a total distance of 45.00 feet to a 3 1/4-inch aluminum disk stamped "PACHECO KOCH – O.F." found for corner in said north line of Colorado Boulevard;

**THENCE**, South 88 degrees, 56 minutes, 25 seconds West, along the said north line of Colorado Boulevard , a distance of 23.78 feet to the **POINT OF BEGINNING**;

**CONTAINING**: 8,246 square feet or 0.189 acres of land, more or less.

(Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011), Distance shown have been scaled by applying the Dallas County TxDOT surface Scale Factor of 1.000136506.)

*(A survey plat of even survey date herewith accompanies this description.)*

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

  
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Kyle Coleman Harris  
Registered Professional Land Surveyor No. 6266  
Westwood Professional Services, Inc.  
7557 Rambler Road, Suite 1400, Dallas TX 75231  
(972) 235-3031  
TX Reg. Surveying Firm LS-10074301

2/26/2025

Date



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(For SPRG use only)	
Reviewed By:	<u>AG</u>
Date:	<u>2.26.2025</u> <sup>6840</sup>
SPRG NO:	<u>6840</u>



