

**FIELD NOTES DESCRIBING A 9,220 SQUARE FOOT (0.2117 ACRE)
SUBSURFACE ONCOR EASEMENT FROM 12' BELOW SURFACE
TO 30' BELOW SURFACE IN CITY BLOCK A/419
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 9,220 square foot (0.2117 acre) tract of land situated in City Block A/419 and the John Neeley Bryan Survey, Abstract Number 149, City of Dallas, Dallas County, Texas; said tract being part of that certain called 31,261 square foot tract of land conveyed to City of Dallas by Deed Without Warranty as recorded in Volume 99251, Page 3719 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of that certain called 7.3860 acre tract of land conveyed to City of Dallas by Final Judgment as recorded in Volume 92008, Page 6535 of said Deed Records, same being Lot 1, Block A/419 of Dallas Convention Center Expansion, an addition to the City of Dallas, according to the plat thereof recorded in Volume 93248, Page 4820 of said Deed Records, said 9,220 square foot tract being more particularly described as follows:

COMMENCING at a 5/8" iron rod 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 Volume 5598, Page 167 of said Deed Records) for the south corner of said Lot 1, the south corner of said 7.3860 acre City of Dallas tract and the east corner of said 31,261 square foot City of Dallas tract, from which a 5/8" iron rod found (controlling monument) in the existing northwest right of way line of Interstate Highway 30 for an interior southeast corner of said Lot 1 bears North 43 degrees 38 minutes 49 seconds East, a distance of 46.80 feet and North 03 degrees 34 minutes 28 seconds East, a distance of 79.93 feet:

THENCE South 43 degrees 38 minutes 49 seconds West, along the existing northwest right of way line of Interstate Highway 30 and the southeast line of said 31,261 square foot City of Dallas tract, a distance of 17.20 feet to the south corner of said 31,261 square foot City of Dallas tract and the east corner of that certain tract of land conveyed to Union Pacific Railroad, Et Al (no deed of record found);

THENCE North 57 degrees 03 minutes 55 seconds West, along the common line of said 31,261 square foot City of Dallas tract and said Union Pacific Railroad, Et Al tract, a distance of 154.11 feet to a mag nail with washer stamped "AZ&B" set for the **POINT OF BEGINNING**;

THENCE North 57 degrees 03 minutes 55 seconds West, continuing along the common line of said 31,261 square foot City of Dallas tract and said Union Pacific Railroad, Et Al tract, a distance of 39.89 feet to a mag nail with washer stamped "AZ&B" set;

THENCE, departing the common line of said 31,261 square foot City of Dallas tract and said Union Pacific Railroad, Et Al tract, over and across said 31,261 square foot City of Dallas tract and said Lot 1, the following eight (8) courses and distances:

Dee Holt
FIELD NOTES APPROVED:
3/30/2023



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North 32 degrees 58 minutes 16 seconds East, pass at a distance of 37.08 feet the common line of said 31,261 square foot City of Dallas tract, the aforementioned Lot 1 and the aforementioned 7.3860 acre City of Dallas tract, in all a total distance of 58.94 feet to a mag nail with washer stamped "AZ&B" set;

South 57 degrees 01 minutes 44 seconds East, a distance of 24.08 feet to a mag nail with washer stamped "AZ&B" set;

North 37 degrees 05 minutes 23 seconds East, a distance of 145.23 feet to a mag nail with washer stamped "AZ&B" set;

North 52 degrees 54 minutes 42 seconds West, a distance of 3.50 feet to a mag nail with washer stamped "AZ&B" set;

North 37 degrees 05 minutes 23 seconds East, a distance of 15.00 feet to a mag nail with washer stamped "AZ&B" set;

South 52 degrees 54 minutes 37 seconds East, a distance of 3.50 feet to a mag nail with washer stamped "AZ&B" set;

North 37 degrees 05 minutes 23 seconds East, a distance of 120.13 feet to a mag nail with washer stamped "AZ&B" set;

North 40 degrees 46 minutes 10 seconds East, a distance of 52.31 feet to a mag nail with washer stamped "AZ&B" set in the existing southwest right of way line of South Lamar Street (variable width right of way as described in the deed recorded in Volume 186, Page 255 of said Deed Records) and the northeast line of said Lot 1 and said 7.3860 acre City of Dallas tract, from which a 2" brass disk found (controlling monument) for an interior northeast corner of said Lot 1 and said 7.3860 acre City of Dallas tract bears North 50 degrees 45 minutes 24 seconds West, a distance of 315.93 feet;

THENCE South 50 degrees 45 minutes 24 seconds East, along the existing southwest right of way line of South Lamar Street and the northeast line of said Lot 1 and said 7.3860 acre City of Dallas tract, a distance of 20.01 feet to a mag nail with washer stamped "AZ&B" set;

THENCE, departing the existing southwest right of way line of South Lamar Street and the northeast line of said Lot 1 and said 7.3860 acre City of Dallas tract, over and across said Lot 1 and said 31,261 square foot City of Dallas tract, the following six (6) courses and distances:

South 40 degrees 46 minutes 10 seconds West, a distance of 52.20 feet to a mag nail with washer stamped "AZ&B" set;

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South 37 degrees 05 minutes 23 seconds West, a distance of 128.75 feet to a 5/8" inch iron rod set with a yellow cap stamped "AZ&B";

South 52 degrees 54 minutes 40 seconds East, a distance of 4.00 feet to a 5/8" inch iron rod set with a yellow cap stamped "AZ&B";

South 37 degrees 05 minutes 23 seconds West, a distance of 15.00 feet to a mag nail with washer stamped "AZ&B" set;

North 52 degrees 54 minutes 35 seconds West, a distance of 4.00 feet to a 5/8" inch iron rod set with a yellow cap stamped "AZ&B";

South 37 degrees 05 minutes 23 seconds West, pass at a distance of 159.63 feet the common line of the aforementioned 31,261 square foot City of Dallas tract and the aforementioned 7.3860 acre City of Dallas tract, in all a total distance of 193.61 feet to the **POINT OF BEGINNING** and containing 9,220 square feet [0.2117 Acres of land, more or less].

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
Registered Professional Land Surveyor
No. 6189

3-28-2023
Date



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TO 30' BELOW SURFACE IN CITY BLOCK A/419
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MATCHLINE (SEE SHEET 5 OF 5)

JOHN NEELEY BRYAN SURVEY
ABSTRACT NO. 149

LOT 1
BLOCK A/419

CITY OF DALLAS
VOL. 92008, PG. 6535
(CALLED 7.3860 AC.)

SUBSURFACE ONCOR EASEMENT
FROM 12' BELOW SURFACE
TO 30' BELOW SURFACE
9,220 S.F.
(0.2117 ACRE)

DALLAS CONVENTION CENTER EXPANSION
VOL. 93248, PG. 4820
D.R.D.C.T.

STATE OF TEXAS
VOL. 5254, PG. 116
D.R.D.C.T.

STATE OF TEXAS
VOL. 5647, PG. 406
D.R.D.C.T.

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

STATE OF TEXAS
VOL. 5598, PG. 167
D.R.D.C.T.

10' GASLINE EASEMENT
VOL. 93248, PG. 4820
D.R.D.C.T.

EXISTING
R.O.W. LINE

P.O.B.

P.O.C.



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
G.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 1x00T
COMBINATION FACTOR OF 1.000136506.

AZ&B
ARREDONDO ZEPEDA
& BRUNZ INC
11355 WATCHEE ROAD
DALLAS, TX 75238
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EMAIL: office@azandb.com

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2" BRASS DISK
(CM)



SCALE IN FEET
0 20 40

SOUTH LAMAR STREET
(VARIABLE WIDTH R.O.W.)
VOL. 186, PG. 255
D.R.D.C.T.

LOT 1
BLOCK A/419

EXISTING R.O.W. LINE

315.93'

N50°45'24"W



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

CCH CALLED 2-27-24 AC.
INST. NO. 20070426170
O.P.R.D.C.T.

SUBSURFACE ONCOR EASEMENT
FROM 12' BELOW SURFACE
TO 30' BELOW SURFACE
9,220 S.F.
(0.2117 ACRE)

N40°46'10"E 52.31'
S40°46'10"W 52.20'
S50°45'24"E 20.01'
N37°05'23"E 120.13'
S37°05'23"W 128.75'

**JOHN NEELEY
BRYAN SURVEY
ABSTRACT NO. 149**

DALLAS COVENTION
CENTER EXPANSION
VOL. 93248, PG. 4820
D.R.D.C.T.

CITY OF DALLAS
VOL. 92008, PG. 6535
D.R.D.C.T.
(CALLED 7.3860 AC.)

EXISTING R.O.W. LINE

N50°45'24"E 122.76'

MATCHLINE (SEE SHEET 4 OF 5)

N39°14'21"E 243.62'
EXISTING R.O.W. LINE

I.H. 30
(VARIABLE WIDTH R.O.W.)
VOL. 4, PG. 201
M.R.D.C.T.

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
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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.

COMPILED	RLD	C&D	RME
DRAWN	RLD	C&D	RME
SUP. REVIEWED	H. BROWN		
DATE	07-20-22		
SCALE	1" = 40'		

REV	STATION
DATE	DESCRIPTION
03-28-2023	DEPTH REVISIONS
02-27-2022	GENERAL REVISIONS
03-24-2023	GENERAL REVISIONS

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SHEET 5 OF 5

