

Parcel #6
Field Notes Describing a 50,711 Square Foot (1.1642 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Philip Allen Beshear

Being a 50,711 Square Foot (1.1642 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 the "Revised Plat Part of 19.92 Acre Tract", an addition to the City of Dallas dated May 8, 1950, recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Philip Allen Beshear by two separate instruments recorded in Instrument number 200900161020 and 200900161021 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

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

BEGINNING at a 5/8-inch iron rod with cap stamped "City of Dallas" (N=6970084.67, E=2524998.56) set at the Northwest corner of the herein described tract of land and of Block 5828, at the intersection of the South line of a tract of land conveyed to the Union Pacific Railroad Company (successor in title to the Texas & Pacific Railroad Company, 115-foot wide at this point), same being the North line of said "Revised Plat Part of 19.92 Acre Tract" addition and of said Beshear tract and the East line of "First Installment of Urbandale Heights Addition", an addition to the City of Dallas dated December 12, 1949 and recorded in Volume 14, Page 371 of the Map Records of Dallas County, Texas, and of Block C/5828, from which a ½-inch iron pipe found (Controlling Monument, N=6970079.41, E=2524998.61) bears South 0°18'20" West, a distance of 5.24 feet;

THENCE North 88°53'07" East, with the said common line of the railroad and Revised Plat addition a distance of 289.76 feet to a 5/8-inch iron rod with cap stamped "City of Dallas" set (N=6970090.29, E=2525288.26) at the Northeast corner of said addition and said Beshear tract and the herein described tract of land, lying on the West line of Scottsdale Drive (60-foot wide Right-of-Way);

THENCE South 0°19'53" East, departing said common line and continuing with the East line of said Revised Plat addition and said Beshear tract and of the said West line of Scottsdale Drive a distance of 88.11 feet to the Southeast corner of said Beshear tract, same being the Northeast corner of a tract of land conveyed to Mustang Masonry, as described in Warranty Deed with Vendor's Lien, recorded in Volume 84229, Page 340 of the Deed Records of Dallas County, Texas, (corner not monumented N=6970002.71, E=2525289.68) from which a 1-inch iron pin found bears South 60°21'47" West, a distance of 1.05 feet;

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THENCE South 90°0'0" West, departing the said West line of Scottsdale Drive and the East line of said Revised Plat addition, along the said common line of Mustang Masonry and Beshear tracts a distance of 84.95 feet to a 5/8-inch iron rod with cap stamped "City of Dallas" set at an inside corner of the herein described tract of land, lying on a non-tangent beginning of a Curve to the Left (N=6970002.19, E=2525203.83);

THENCE in the Southwesterly direction continuing with said common line and along said Curve to the Left and having a Radius of 437.09 feet, a Central Angle of 52°35'02", an Arc distance of 401.19 feet and a Chord which bears South 26°35'53" West, a distance of 387.21 feet to a 5/8-inch iron rod with cap stamped "City of Dallas" set (N=6969741.48, E=2525039.39) at the intersection with the remainder of a tract of land (also referred to as railroad spur) conveyed to the Union Pacific Railway Company (successor in title to the Texas & Pacific Railway Company) recorded in Volume 3120, Page 281 of said Deed Records;

THENCE South 88°30'08" West, along the South line of the said Beshear tract, over and across said remainder railroad spur tract a distance of 38.99 feet to the West line of said Revised Plat addition and of said Beshear tract, same being the East line of said "First Installment of Urbandale Heights Addition" and of Block C/5828, Lot 17 (corner not monumented, N=6969740.43, E=2525000.39);

THENCE North 0°18'20" West, along said common line of said additions a distance of 62.96 feet to the intersection of the common line of Lots 18 and 19, from which a 1/2-inch iron rod found bears North 88°45'20" East, a distance of 0.41 feet, continuing along said common line for a total distance of 344.24 feet to the **POINT OF BEGINNING**, containing 50,711 Square Feet, or 1.1642 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.



Philip Allen Beshear: Parcel #6 (041D-81F)

(predecessor in title to the Texas & Pacific Railroad)

40' 35'

Area
"Reserved for
Water Well"

*T.&P. Railroad Co.
(from Margaret & Albert A. Lander)
Vol. 2968, Pg. 13*

5/8" iron rod set
with cap stamped
"City of Dallas" —
N=6970090.29
E=2525288.26

5/8" iron rod set with cap
stamped "City of Dallas"

5/8" iron rod found
bears 1.52'
S 89°30'07" W

BLOCK
5828

Unplatted

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

(corner not monumented)
1" iron pin found bears
1.05', S 60°21'47" W
N=6970002.71
E=2525289.68

MAG nail set with washer
stamped "City of Dallas"

$\frac{1}{2}$ " iron rod found
bears 3.92'
S 21°16'05" E

BLOCK
5828

Lander Industrial
Park Addition
Vol. 13, Pg. 91

Miller & Brewer
Properties, Inc.
Vol. 69236, Pg. 184

John S. Beeman Survey
Abstract #100

Sheet 3 of 3

☐ area to be acquired



Property Acquisition

Parcel #6

Philip Allen Beshear

PUBLIC WORKS DEPARTMENT

SURVEY DIVISION

OPER.NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SRV\Ylona\PROJECTS\Scottdale Ave\Scottdale Fieldnotes.dgn	NTS	10/27/2017
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	I. Rossato	Scottdale Avenue	041D-81F

Corners 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.

Union Pacific Railway Company (successor in title to the Texas & Pacific Railway Company)
(Variable width Right-of-Way) - Vol. 3120 P. 281

First Installment
Urbandale Heights
Addition
Vol. 14,
Pg. 371

20

19

1/2" iron rod found
bears 0.41'
N 88°45'20" E

18

(corner not
monumented)
N=6969740.43
E=2525000.39

7

BLOCK
C/5828

16

1/2" iron rod
found
CONTROLLING
MONUMENT

4

1 1/2" iron rod found
with cap stamped
"PRECISE"

3

12
1/2" iron rod
found
CONTROLLING
— MONUMENT —

12