

DALLAS FLOODWAY
CHARLIE PUMP STATION, TRACT CP-101
Field Notes Describing a 74,872 Square Foot (1.719 Acre)
Tract of Land in City Block 3420 & Brazos Street (Abandoned)
To Be Acquired from
IC Properties II, LLC

Being a 74,872 Square Foot (1.719 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, being a part of Block 3420 (Official City of Dallas Block Numbers), and a part of the Elizabeth Robertson Survey, Abstract No. 1211, containing all of that part of Brazos Street (formerly First Street) abandoned by Ordinance Number 17405 and modified by Ordinance Number 17575, and a portion of unplatted property, all being a portion of the property conveyed to IC Properties II, LLC by deed recorded in Instrument Number 201400254038 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: All distances are surface projection, using a scale factor of 1.000136506.

BEGINNING at a ½-inch diameter iron rod (N=6964209.40; E=2487150.81) found on the East Right-of-Way line of Jefferson Boulevard, a 100-foot wide Right-of-Way as noted in a deed to the City of Dallas recorded in Volume 4527, Page 262 of the Deed Records of Dallas County, Texas, at the intersection with the Southwest line of a tract of unplatted land conveyed to the City of Dallas by deed recorded in Volume 74029, Page 777 of the Deed Records of Dallas County, Texas, said line being also the Southwest Right-of-Way line of the West levee of the Trinity River, same being also the Northwest corner of the herein described tract of land:

THENCE South 63°26'56" East, departing the last said East line of Jefferson Boulevard and with the common line between said City of Dallas tract and the IC Properties II, LLC tract a distance of 55.66 feet to a 5/8-inch diameter iron rod found at the Point of Curvature of a Curve to the Right:

THENCE Southeasterly, continuing with the said Levee Right-of-Way and along the common line between said City of Dallas and IC Properties II, LLC tracts and with said Curve, having a Radius of 2,649.93 feet, a Central Angle of 10°17'37", an Arc Length of 476.08 feet and a Chord which bears South 58°18'07" East a distance of 475.44 feet to the intersection with the East line of Oak Street, a 60-foot wide Right-of-Way per said Oak Cliff Addition Plat, produced (N=6963934.71; E=2487605.12) (not monumented):

THENCE South 1°00'50" East with the said East line of Oak Street produced, a distance of 4.94 feet to the intersection with the South Right-of-Way line of Brazos Street (formerly First Street) a 60-foot wide Right-of-Way per said Oak Cliff Addition plat, same being also the Northwest corner of Lot 7 of Block 27/3008 of same addition (N=6963929.77; E=2487605.20) (not monumented):

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THENCE South $88^{\circ}59'10''$ West with the said South line of Brazos Street, being also the North line of Lots 4 and 3 of Block 26/3007 of said Oak Cliff Addition, a distance of 471.00 feet to the intersection with the said East line of Jefferson Boulevard, said Right-of-Way line being in a Curve to the Right (N=6963921.44; E=2487134.28) (not monumented):

THENCE Northerly along said East line of Jefferson Boulevard and with said Curve, having a Radius of 1,382.69 feet, a Central Angle of $11^{\circ}58'27''$, an Arc Length of 288.97 feet and a Chord which bears North $03^{\circ}17'09''$ East a distance of 288.44 feet to the **POINT OF BEGINNING**, containing 74,872 Square Feet, or 1.719 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, realization of 2011.

COORDINATES: All coordinates are State Plane Coordinate Values, No Scale, No Projection.

Scott Holt
4/3/2020



NOTE: All Coordinates are State Plane Values, No Scale, No Projection.

City of Dallas
Vol. 74029, Pg. 777

1/2" I.R. Found
CONTROLING &
POINT OF
BEGINNING
N=6964209.40
E=2487150.81

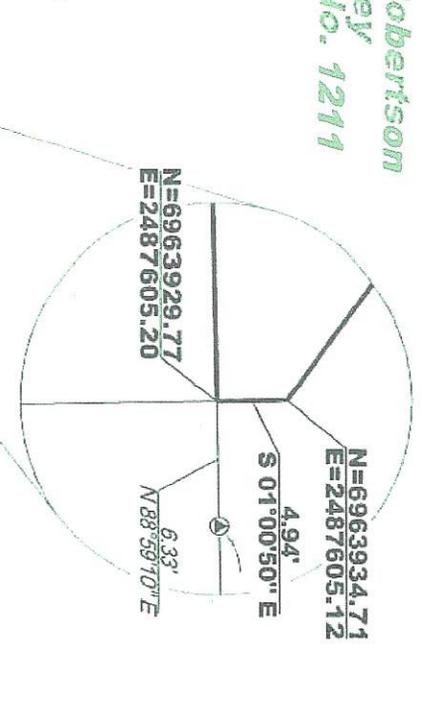
City of Dallas
Vol. 74029, Pg. 777

5/8" I.R. Found
CONTROLING
MONUMENT
S 63°26'56" E
55.66'

Elizabeth Robertson
Survey
Abstract No. 1211

BLOCK
3420
Unplatted

R=2,649.93'
Δ=10°17'37"
L=476.08'
Ch. Brs=475.44'
S 58°18'07" E



Tract CP-101
74,872 Sq. Ft. (1.719 Acre)
Tract To Be Acquired

C.I. Opportunity
Fund IV LP
Int. No. 201400111568

Jefferson Boulevard
(100' Right-of-Way)
Vol. 4527, pg. 262

BLOCK
D/3000

Unplatted
BLOCK
3420

R=1,382.69'
Δ=1°58'27"
L=288.97'
Ch. Brs=288.44'
N 03°17'09" E

Oak Farms 2 Addition
Vol. 5002287, Pg. 01

N=6963921.44
E=2487134.28

Oak Cliff Addition Boundary
Brazos Street (formerly First St.) (60-Foot ROW)
ABANDONED
Ordinance No. 17405
Ordinance No. 17575

471.00', S 88°59'10" W

363.53', N 88°59'10" E

1/2" I.R. Found
CONTROLING
MONUMENT
N=6963936.84
E=2487994.48

Jefferson Boulevard
(100' Right-of-Way)
by Oak Cliff Addition

N

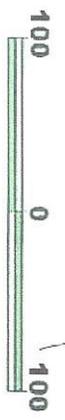
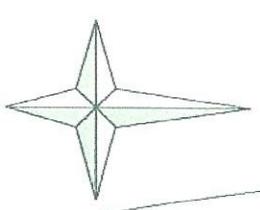
ABANDONED:
Ord. No. 3;
Vol. 1164, Pg. 308

2 IC Properties II, LLC
26/3007

ABANDONED
Ordinance No. 3
Vol. 1164, Pg. 309

BLOCK
27/3008

1/2" I.R. Found
CONTROLING
MONUMENT
N=6963929.77
E=2487605.20



1 Volume 89, Page 1 (Deed Records)
Volume 3, Page 516 (Map Records)

Oak Cliff Addition

Oak Street

Indicates 5/8" I.R. w/3" Alum. Disc
Stamped "GOD CHARLIE"
BASIS OF BEARINGS: Bearings are Based on the State Plane Coordinate System,
North Central Texas Zone 4202, North American Datum of 1983 (2011).

DALLAS FLOODWAY		PROPERTY ACQUISITION	
CHARLIE PUMP STATION: TRACT CP-101		DEPARTMENT OF PUBLIC WORKS	
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
HOLT	NEWTONSURVEYING/0411/14/Charlie Pump Station.dgn	1"=100'	2-24-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Block 3420	041D-84