

EASEMENT ABANDONMENT

Original Town of Oak Cliff

Part of City of Dallas Block Numbers 35/3016 and 34/3015

Elizabeth Robertson Survey, Abstract No. 1211

City of Dallas, Dallas County, Texas

EXHIBIT A

DESCRIPTION, of a 6,915 square foot (0.159 acre) tract of land situated in the Elizabeth Robertson Survey, Abstract Number 1211, in the City of Dallas, Dallas County, Texas, being all of the Permanent Working Easement to the City of Dallas in a Final Judgment as "Tract No.1" recorded in Volume 79224, Page 2691 of the Deed Records of Dallas County, Texas, said tract also being part of City of Dallas Block Numbers 35/3016 and 34/3015 of the Original Town of Oak Cliff, an Addition to the City of Dallas as recorded in Volume 89, Page 1 and Volume 3, Page 517, of the said Deed Records, and being part of that certain tract of land described as "Tract 1," in a Special Warranty Deed to IC Properties II, LLC as recorded in Instrument Number 201400254038, of the Official Public Records of Dallas County, Texas; said 6,915 square foot (0.159 acre) tract being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found (Controlling Monument) on the south right-of-way line of Colorado Boulevard (a variable width right-of-way) recorded in Volume 3, Page 517 and Volume 2003053, Page 9338 of said Deed Records; said point being in the north line of said "Tract 1"; said point also being the beginning of a tangent curve to the left;

THENCE, along the said south line of Colorado Boulevard and the said north line of said "Tract 1" the following two (2) calls:

In a northwesterly direction, along said curve to the left, having a central angle of 06 degrees, 41 minutes, 53 seconds, a radius of 1,146.87 feet, a chord bearing and distance of North 77 degrees, 52 minutes, 02 seconds West, 133.99 feet, an arc distance of 134.07 feet to a point for corner at the end of said curve; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 02 degrees, 22 minutes, 48 seconds, a radius of 1,151.00 feet, a chord bearing and distance of North 84 degrees, 57 minutes, 42 seconds West, 47.81 feet, an arc distance of 47.81 feet to a point for corner at the end of said curve; said point being at the northeast end of a right-of-way corner clip of the intersection of the said south line of Colorado Boulevard and the east right-of-way line of Jefferson Boulevard (a variable width right-of-way) recorded in Volume 3, Page 517 and Volume 643, Page 140 of the said Deed Records; said point also being the northernmost northwest corner of said "Tract 1";

THENCE, South 34 degrees, 56 minutes, 17 seconds West, along the said right-of-way corner clip, a distance of 26.31 feet to a point for corner; said point being the western most northwest corner of the said "Tract 1";

THENCE, South 24 degrees, 23 minutes, 56 seconds East, along the said east line of Jefferson Boulevard and the west line of the said "Tract 1", a distance of 30.77 feet to a point for corner for the **POINT OF BEGINNING**;

THENCE, departing the said east line of Jefferson Street and the said west line of "Tract 1" and into and across said "Tract 1" the following (3) three calls:

South 38 degrees, 30 minutes, 57 seconds East, a distance of 103.47 feet to a point for corner;

South 24 degrees, 15 minutes, 28 seconds East, a distance of 171.00 feet to a point for corner;

(For SPRG use only)

Reviewed By: G.S.
Date: 9-4-20
SPRG NO: 5349

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Part of City of Dallas Block Numbers 35/3016 and 34/3015
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City of Dallas, Dallas County, Texas

EXHIBIT A

South 02 degrees, 45 minutes, 28 seconds East, a distance of 51.46 feet to a point for corner on the south line of said "Tract 1" and the north line of that certain tract of land described as "Tract 1" to First Glendora Partners, LTD., recorded in Instrument Number 201200344081, of the said Official Public Records;

THENCE, South 88 degrees, 56 minutes, 52 seconds West, along the said south line of said "Tract 1" and the said north line of the said First Glendora Partners, LTD. tract, a distance of 12.84 feet to a 1/2-inch iron rod found (controlling monument) at the said east line of Jefferson Boulevard; said point being the southwest corner of said "Tract 1";

THENCE, along the said east line of Jefferson Boulevard and the west line of "Tract 1" the following (4) four calls:

North 24 degrees, 17 minutes, 42 seconds West, departing the said south line of "Tract 1" and the north line of First Glendora Partners, LTD. tract, a distance of 36.75 feet to a point for corner;

North 01 degrees, 03 minutes, 42 seconds West, a distance of 2.23 feet to a point for corner;

North 22 degrees, 38 minutes, 32 seconds West, a distance of 163.14 feet to a point for corner;

North 24 degrees, 23 minutes, 56 seconds West, a distance of 112.23 feet to the **POINT OF BEGINNING**;

CONTAINING, 6,915 square feet or 0.159 acre of land, more or less.

Bearing System is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination 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.


Luis M. Gonzalez
Registered Professional Land Surveyor No. 6793
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas, Texas 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000

Date

8-27-2020



3534-19.039EX1.docx
3534-19.039EX1.dwg VTS

(For SPRG use only)

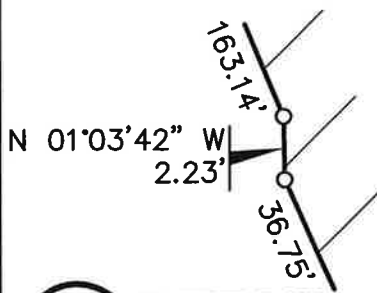
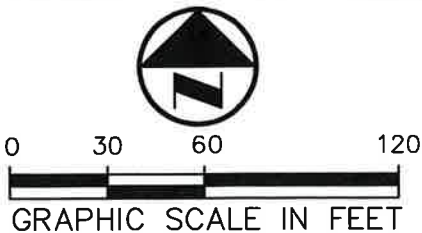
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EXHIBIT A

COLORADO BLVD.

(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 3, PG. 517) / (VOL. 2003053 PG. 9338)
(D.R.D.C.T.) / (D.R.D.C.T.)

P.O.C.
1/2-INCH IRON ROD
FOUND (C.M.)



1 **DETAIL**
NOT TO SCALE

LEGEND	
---	PROPERTY LINE
---	ABANDONMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
VOL. -	VOLUME
PG. -	PAGE
INST. -	INSTRUMENT
NO. -	NUMBER
SF -	SQUARE FEET
D.R.D.C.T. -	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T. -	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
(C.M.) -	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement abandonment tract described.

Luis M. Gonzalez 8-27-2020
Luis M. Gonzalez Date
Registered Professional
Land Surveyor No. 6793



JEFFERSON BLVD.

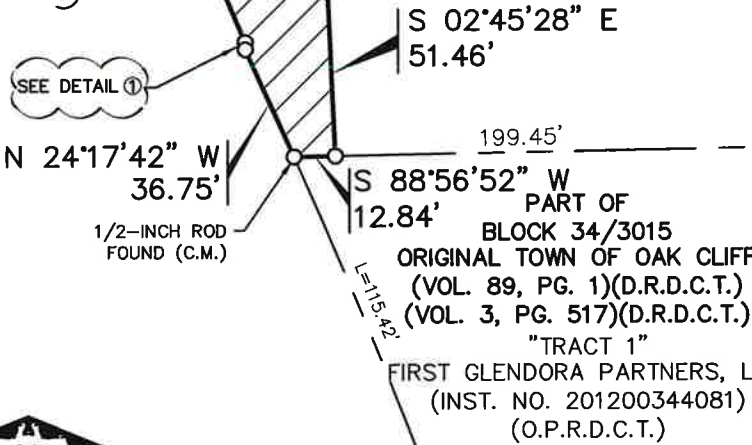
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 3, PG. 517) / (VOL. 643, PG. 140)
(D.R.D.C.T.) / (D.R.D.C.T.)

EASEMENT ABANDONMENT
6,915 SF
(0.159 ACRES)

PART OF
BLOCKS 35/3016 AND 34/3015
ORIGINAL TOWN OF OAK CLIFF
(VOL. 89, PG. 1)
(D.R.D.C.T.)
(VOL. 3, PG. 517)
(D.R.D.C.T.)
"TRACT 1"
IC PROPERTIES II, LLC
(INST. NO. 201400254038)
(O.P.R.D.C.T.)

ELIZABETH ROBERTSON SURVEY
ABSTRACT NO. 1211

"TRACT No. 1"
PERMANENT WORKING EASEMENT
(VOL. 79224, PG. 2691)
(D.R.D.C.T.)



(For SPRG use only)
Reviewed By: G.S.
Date: 9-4-20
SPRG NO: 5349

EASEMENT ABANDONMENT

ORIGINAL TOWN OF OAK CLIFF
PART OF CITY OF DALLAS
BLOCK NUMBERS 35/3016 and 34/3015
ELIZABETH ROBERTSON SURVEY,
ABSTRACT NO. 1211,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3

Pacheco Koch

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
VTS	LMG	1"=60'	AUGUST 2020	3534-19.039

M:\DWG-35\3534-19.039\DWG\SURVEY C3D 2018\3534-19.039EX1_60SCALE.DWG
L GONZALEZ 8/27/2020 11:50 AM