

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

"CITY": The City of Dallas

"PROPERTY": A total of approximately 258,730 square feet of land improved with a commercial building located in Dallas County, Texas, and being the same property more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

"PROJECT": Dallas Water Utilities Distribution Division Scottsdale Drive Project

"USE": The location will be used as operations, fleet parking and storage for equipment and supplies that assist the Dallas Water Utilities Distribution Division in the maintenance of major water distribution lines from the water treatment plants and servicing all City of Dallas customers and to customer cities, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE herein provided.

"PROPERTY INTEREST": Fee Simple title subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

"OWNER": Miller and Brewer Properties, Inc., formerly known as Wm. H. LaDew Inc. and Encomp Corporation, provided, however, that the term "OWNER" as used in this resolution means all persons or entities having an ownership interest, regardless of whether those persons or entities are actually named herein.

"PURCHASE AMOUNT": \$3,720,000.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$20,000.00

"AUTHORIZED AMOUNT": Not to exceed \$3,740,000.00

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

September 12, 2018

SECTION 2. That public necessity requires that CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase or donation, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyancing instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

SECTION 4. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 5. That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

SECTION 6. That in the event this acquisition closes, the Chief Financial Officer is hereby authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of the Water Capital Improvement Fund, Fund 2115, Department DWU, Unit PW60, Program 7A1371, Object 4210, Encumbrance/Contract No. CX-DWU-2018-00005811. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 7. That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY: B. N. S. T.
Assistant City Attorney

APPROVED BY
CITY COUNCIL

SEP 12 2018

[Signature]
CITY SECRETARY

Parcel #1
Field Notes Describing a 25,809 Square Foot (0.5925 Acre) – . . .
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

Being a 25,809 Square Foot (0.5925 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 of Part" of a "19.92 Acre Tract in the John S. Beeman Survey – Abstract #100", an addition to the City of Dallas, dated August 25, 1950 and recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Wm. H. LaDEW, Inc. as described in Warranty Deed dated October 11, 1955 recorded in Volume 4389, Page 154 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass disc stamped "Southwestern Bell Telephone Company" found in concrete (controlling monument) in the East line of the Texas and Pacific Railway Company Right-of-Way (variable width, created by instrument recorded in Volume 3120, Page 281), being the Southwest corner of said LaDEW and herein described tract of land, same being the Northwest corner of a tract of land conveyed to Southwestern Bell Telephone Company (predecessor in title to AT&T), recorded in Volume 120, Page 595 of said Deed Records, from which a ½-inch iron pipe found bears South 88°43'21" East, a distance of 4.77 feet, and also from which a brass disc monument stamped "Southwestern Bell Telephone Company" (controlling monument) found at the Northerly intersection of Carr Street and said Texas and Pacific Railway Right-of-Way bears South 0°12'07" East, a distance of 200 feet;

THENCE North 0°12'07" West, along the said East Right-of-Way line a distance of 98.23 feet to the Northwest corner of the herein described tract of land (not monumented), same being the Southwest corner of a tract of land conveyed to John R. Keller Masonry, Inc. by Volume 2001193, Page 10691 of said Deed Records, from which a concrete monument found bears North 11°03'56" East, a distance of 2.27 feet;

THENCE North 88°55'08" East, departing said East Right-of-Way line and with said common property line, over and across a portion of said Block and said addition, a distance of 260.97 feet to a 5/8-inch iron rod found in concrete in the West line of Scottsdale Drive (a 60-foot wide Right-of-Way, as recorded in Volume 13, Page 91, Map Records of Dallas County, Texas), same being the Northeast corner of the herein described tract of land and Southeast corner of said Keller Masonry tract;

Parcel #1
Field Notes Describing a 25,809 Square Foot (0.5925 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

THENCE South 0°19'28" East, with said West line of Scottsdale Drive, a distance of 99.50 feet to a brass disc stamped "Southwestern Bell Telephone Company" found in concrete (controlling monument), same being the Southeast corner of the herein described tract of land and Northeast corner of said Southwestern Bell (now AT&T) tract;

THENCE South 89°11'48" West, departing said West line of Scottsdale Drive and with said common property line, a distance of 261.17 feet to the **POINT OF BEGINNING**, containing 25,809 Square Feet, or 0.5925 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

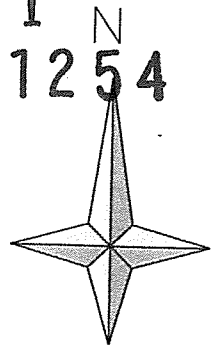


Ilona E. Rossato
5/10/2018

John S. Beeman Survey
Abstract #100

EXHIBIT A-TRACT 1

181254



John R. Keller Masonry, Inc.
Vol. 2001193, Pg. 10691

BLOCK
5828

Revised Plat of Part
19.92 Acre Tract
Vol. 16, Pg. 63
(August 25, 1950)

1/2" iron rod found with
cap stamped "PRECISE"
N=6,969,468.64
E=2,525,002.13

1/2" iron rod found
N=6,969,412.93
E=2,525,002.11

(corner not monumented)
N=6,969,347.13
E=2,525,031.56
Concrete monument
found bears 2.27'
N 11°03'56" E

5/8" iron rod found
N=6,969,352.47
E=2,525,292.03

260.97', N 88°55'08" E

Parcel #1
25,809 sq ft = 0.5925 acres
to be acquired from
WM. H. LaDEW, Inc.
Vol. 4389, Pg. 154

99.50', S 0°19'28" E

261.17', S 89°11'48" W

98.23', N 0°12'07" W

1/2" iron pipe found
bears 4.77'
S 88°43'21" E
N=6,969,248.91
E=2,525,036.67

Brass Disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6,969,252.50
E=2,525,293.01

Brass disc found stamped
"Southwestern Bell
Telephone Company"
POINT OF BEGINNING
CONTROLLING
MONUMENT
N=6,969,248.84
E=2,525,031.92

Southwestern Bell
Telephone Company
(predecessor in title to AT&T)
Vol. 120, Pg. 595

Brass disc found
stamped "Southwestern
Bell Telephone Company"
CONTROLLING
MONUMENT
N=6,969,048.56
E=2,525,032.78

Texas & Pacific Railway Company
(Variable width Right-of-Way)
Vol. 3120, P. 281

200', S 0°12'07" E

Scottsdale Drive

(60' wide Right-of-Way
Vol. 13, Pg. 91)

BLOCK
5828

Wm. H. LaDEW, Inc.
Vol. 69236, Pg. 184

Lander Industrial
Park Addition
Vol. 13, Pg. 91
(October 18, 1948)

First Instalment
Urbansdale Heights Addition
Vol. 14, Pg. 371


Carr Street
(50' wide Right-of-Way
Vol. 13, Pg. 91)

BLOCK
5828

area to be acquired

BASIS OF BEARINGS:
Bearings are based on the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum of 1983 (2011).

Sheet 3 of 3

				Property Acquisition	
				Parcel #1	
Wm. H. LaDEW, Inc.				PUBLIC WORKS DEPARTMENT	
SURVEY DIVISION					
OPER.NAME	DESIGN FILE NAME	SCALE	DATE		
Rossato	N:\ENGR\SURVEY\Nona\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn	NTS	1/17/2017		
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.		
E. Prunty	I. Rossato	Scottsdale Avenue	041D-81A		

181254

Parcel #3
Field Notes Describing a 232,921 Square Foot (5.3471 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

Being a 232,921 Square Foot (5.3471 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 Lander Industrial Park Subdivision, an addition to the City of Dallas dated October 18, 1948 and recorded in Volume 13, Page 91 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Wm. H. LaDEW, Inc. as described in Warranty Deed dated December 5, 1969 and recorded in Volume 69236, Page 184 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a MAG nail with washer stamped "City of Dallas" set in concrete pavement at the Northwest corner of the herein described tract, lying on the East line of Scottsdale Drive (60-foot wide Right-of-Way, created by instrument recorded in Volume 13, Page 91 of said Deed Records), same being the Southwest corner of a tract of land conveyed to Lawshe Realty, LLC by Special Warranty Deed with Vendor's lien recorded in Instrument number 200600264389 of the Official Public Records of Dallas County, Texas, from which a ½-inch iron rod found bears South 21°16'05" East, a distance of 3.92 feet;

THENCE North 89°10'32" East, departing said East line, over and across a portion of said Block 5828 and said addition, along the common property line of said Lawshe and LaDEW tracts a distance of 290.87 feet to the Northeast corner of the herein described tract (not monumented) being at the intersection with the West line of the Lander Industrial Park Addition, an addition to the City of Dallas recorded in Volume 13, Page 91 of said Deed Records, same being the East line of the Buckner Industrial District Addition, an addition to the City of Dallas recorded in Volume 40, Page 213 of same records, lying at the intersection with the West line of a tract of land ("railroad spur tract") conveyed to the Texas and Pacific Railway Company by Volume 3120, Page 275 and Volume 3120, Page 279 of said Deed Records, said point being the beginning of a non-tangent Curve to the Left (as evidenced by instrument recorded in Volume 2920, Page 259 of said Deed Records), from which a 5/8-inch iron rod with cap stamped "DCA" found bears South 89°24'31" East, a distance of 1.35 feet;

181254

Parcel #3
Field Notes Describing a 232,921 Square Foot (5.3471 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

THENCE Southwesterly, along said Curve, having a Radius of 332.00 feet, a Central Angle of 20°38'14", and a Chord which bears South 10°20'07" West, a distance of 118.94 feet for an Arc distance of 119.58 feet to a MAG nail stamped "City of Dallas" set in concrete in the West line of said Texas and Pacific Railway Company Right-of-Way, same being the East line of the herein described tract of land;

THENCE South 0°01'00" West, with said common line of the Texas and Pacific Railway and herein described tract of land, a distance of 752.84 feet to a 5/8-inch iron rod set with red cap stamped "City of Dallas" at its intersection with the North line of Carr Street (a 50-foot wide Right-of-Way created by Volume 13, Page 91 of said Deed Records), and being the Southeast corner of the herein described tract of land;

THENCE South 89°11'48" West, with the said North line of Carr Street, same being the South line of the herein described tract of land, a distance of 264.38 feet to a MAG nail stamped "City of Dallas" set at the Southwest corner of the herein described tract of land lying at the intersection with the East line of said Scottsdale Drive;

THENCE North 0°19'28" West, along said East line of Scottsdale Drive, same being the West line of the herein described tract of land, a distance of 869.38 feet to the **POINT OF BEGINNING**, containing 232,921 Square Feet, or 5.3471 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.

Ilona E. Rossato
 5/10/2018



EXHIBIT A-TRACT 2 181254

Lawshe Realty, LLC
Instr. #200600264389

Best Trucking, Inc.
Tract 2
Vol. 93075,
Pg. 1147

Texas & Pacific
Railway Company
Vol. 3120, Pg. 275

Best Trucking, Inc.
Tract 1
Vol. 93075, Pg. 1147

290.87', N 89°10'32" E

POINT OF BEGINNING
MAG nail set with washer
stamped "City of Dallas"
N=6,969,922.63
E=2,525,349.21

corner not
monumented
N=6,969,926.81
E=2,525,639.94

5/8" iron rod found
with cap stamped "DCA"
bears 1.35'
S 89°24'31" E
N=6,969,926.80
E=2,525,641.36

1/2" iron rod found
bears 3.92'
S 21°16'05" E
N=6,969,919.04
E=2,525,350.33

MAG nail with washer set
stamped "City of Dallas"
N=6,969,812.17
E=2,525,618.66

R = 332.00'
L = 119.58'
Δ = 20°38'14"
Ch Brs. : 118.94'
S 10°20'07" W

Parcel #3
232,921 sq ft =
5.3471 acres
to be acquired
from
Wm. H. LaDEW, Inc.
Vol. 69236, Pg. 184

John S. Beeman Survey
Abstract #100

**BLOCK
D/5828**

**BLOCK
5828**

*Lander Industrial
Park Addition
Vol. 13, Pg. 91
(October 18, 1948)*

*Buckner Industrial
District Addition
Vol. 40, Pg. 213
(Sept. 29, 1959)*

Scottsdale Drive
(60' wide Right-of-Way
Vol. 13, Pg. 91)

869.38', N 0°19'28" W

5/8" iron rod found
N=6,969,352.47
E=2,525,292.03

Brass Disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6,969,252.50
E=2,525,293.01

5/8" iron rod set with cap
stamped "City of Dallas"
N=6,969,057.08
E=2,525,618.44

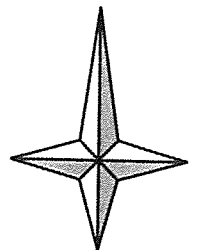
MAG nail with washer set
stamped "City of Dallas"
N=6,969,053.38
E=2,525,354.13

752.84', S 0°01'00" W

Texas & Pacific Railway Company
(railroad R.O.W.)
Vol. 3120, Pg. 275 and Vol. 3120, Pg. 279

Wm H. LaDew, Inc.
Vol. 69236, Pg. 184

N



264.38', S 89°11'48" W

Carr Street
(50' wide Right-of-Way
Vol. 13, Pg. 91)

area to be acquired


BASIS OF BEARINGS:
Bearings are based on the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum of 1983.

Sheet 3 of 3

Property Acquisition			
Parcel #3			
Wm. H. LaDEW, Inc.			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION			
OPER.NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SURVEY\Iona\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn	NTS	1/10/2017
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	I. Rossato	Scottsdale Avenue	041D-81C

EXHIBIT B
181254

Approved As To Form:
LARRY E. CASTO
City Attorney

By: 
Assistant City Attorney *ONN*

* * * * *

STATE OF TEXAS '
COUNTY OF DALLAS '

This instrument was acknowledged before me on _____
by Rex I. Miller, President of Miller and Brewer Properties, Inc., a Texas corporation, on
behalf of said corporation.

Notary Public, State of TEXAS

* * * * *

After recording return to:
City of Dallas
Department of Sustainable Development and Construction
Real Estate Division
320 East Jefferson Boulevard, Room 203
Dallas, Texas 75203
attn: Lisa Junge

Warranty Deed Log No. 45801

Parcel #1
Field Notes Describing a 25,809 Square Foot (0.5925 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

Being a 25,809 Square Foot (0.5925 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 of Part" of a "19.92 Acre Tract in the John S. Beeman Survey – Abstract #100", an addition to the City of Dallas, dated August 25, 1950 and recorded in Volume 16, Page 63 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Wm. H. LaDEW, Inc. as described in Warranty Deed dated October 11, 1955 recorded in Volume 4389, Page 154 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a brass disc stamped "Southwestern Bell Telephone Company" found in concrete (controlling monument) in the East line of the Texas and Pacific Railway Company Right-of-Way (variable width, created by instrument recorded in Volume 3120, Page 281), being the Southwest corner of said LaDEW and herein described tract of land, same being the Northwest corner of a tract of land conveyed to Southwestern Bell Telephone Company (predecessor in title to AT&T), recorded in Volume 120, Page 595 of said Deed Records, from which a 1/2-inch iron pipe found bears South 88°43'21" East, a distance of 4.77 feet, and also from which a brass disc monument stamped "Southwestern Bell Telephone Company" (controlling monument) found at the Northerly intersection of Carr Street and said Texas and Pacific Railway Right-of-Way bears South 0°12'07" East, a distance of 200 feet;

THENCE North 0°12'07" West, along the said East Right-of-Way line a distance of 98.23 feet to the Northwest corner of the herein described tract of land (not monumented), same being the Southwest corner of a tract of land conveyed to John R. Keller Masonry, Inc. by Volume 2001193, Page 10691 of said Deed Records, from which a concrete monument found bears North 11°03'56" East, a distance of 2.27 feet;

THENCE North 88°55'08" East, departing said East Right-of-Way line and with said common property line, over and across a portion of said Block and said addition, a distance of 260.97 feet to a 5/8-inch iron rod found in concrete in the West line of Scottsdale Drive (a 60-foot wide Right-of-Way, as recorded in Volume 13, Page 91, Map Records of Dallas County, Texas), same being the Northeast corner of the herein described tract of land and Southeast corner of said Keller Masonry tract;

Parcel #1
Field Notes Describing a 25,809 Square Foot (0.5925 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

THENCE South 0°19'28" East, with said West line of Scottsdale Drive, a distance of 99.50 feet to a brass disc stamped "Southwestern Bell Telephone Company" found in concrete (controlling monument), same being the Southeast corner of the herein described tract of land and Northeast corner of said Southwestern Bell (now AT&T) tract;

THENCE South 89°11'48" West, departing said West line of Scottsdale Drive and with said common property line, a distance of 261.17 feet to the **POINT OF BEGINNING**, containing 25,809 Square Feet, or 0.5925 Acres of land.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983.

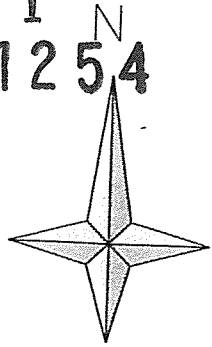


Lilona E. Rossato
5/10/2018

John S. Beeman Survey
Abstract #100

EXHIBIT A-TRACT 1

181254



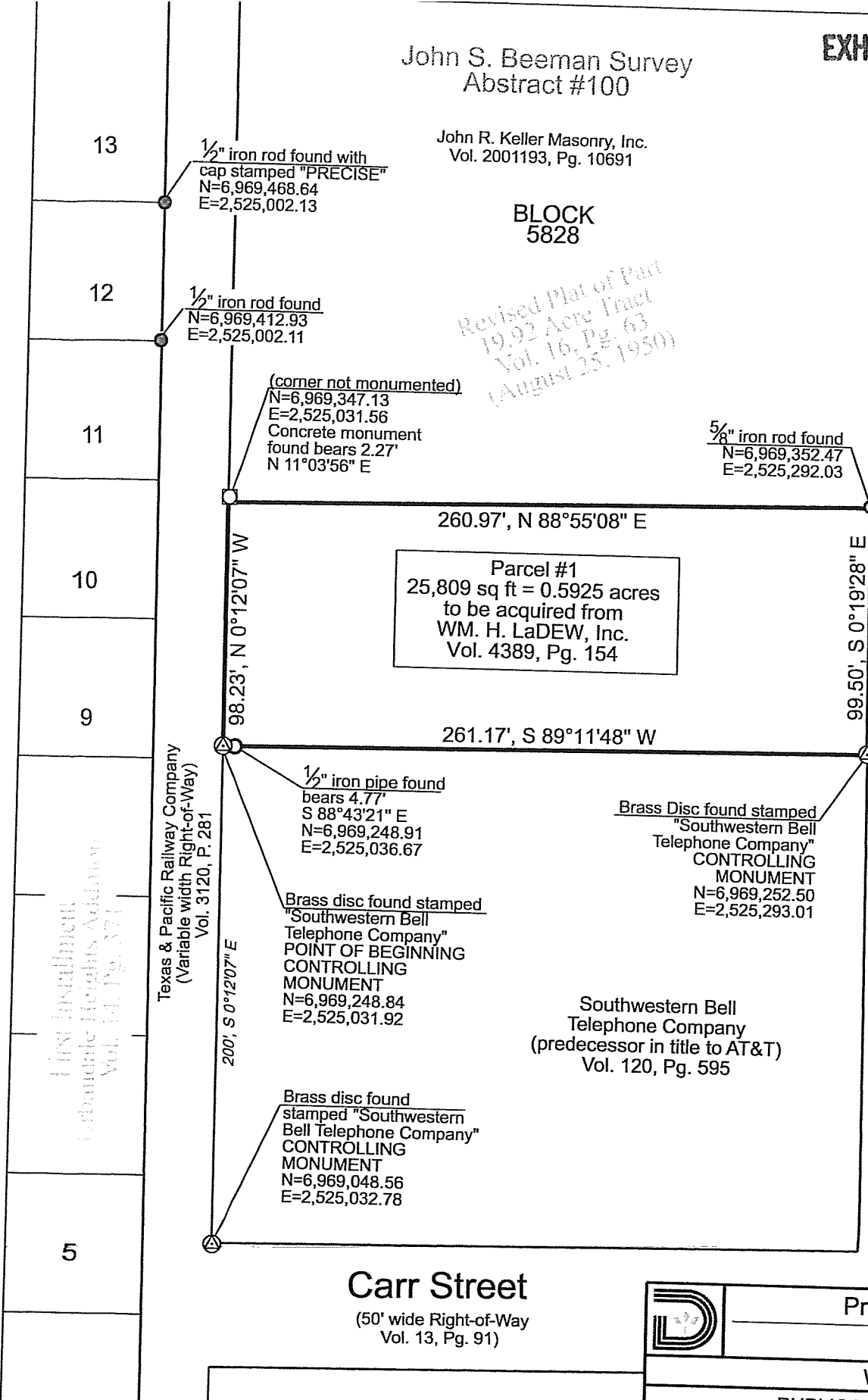
John R. Keller Masonry, Inc.
Vol. 2001193, Pg. 10691

BLOCK
5828

Revised Plat of Part
19.92 Acre Tract
Vol. 16, Pg. 63
(August 25, 1950)

BLOCK
5828

Wm. H. LaDEW, Inc.
Vol. 69236, Pg. 184



Scottsdale Drive
(60' wide Right-of-Way
Vol. 13, Pg. 91)

Texas & Pacific Railway Company
(Variable width Right-of-Way)
Vol. 3120, P. 281

First Easement
Subordinate Heights Addition
Vol. 11, Pg. 377

Carr Street

(50' wide Right-of-Way
Vol. 13, Pg. 91)

BLOCK
5828

area to be acquired

BASIS OF BEARINGS:
Bearings are based on the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum of 1983 (2011).

Sheet 3 of 3

	Property Acquisition		
	Parcel #1		
	Wm. H. LaDEW, Inc.		
	PUBLIC WORKS DEPARTMENT		
SURVEY DIVISION			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SURVEY\Nonal\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn	NTS	1/17/2017
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	I. Rossato	Scottsdale Avenue	041D-81A

Parcel #3
Field Notes Describing a 232,921 Square Foot (5.3471 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

Being a 232,921 Square Foot (5.3471 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 Lander Industrial Park Subdivision, an addition to the City of Dallas dated October 18, 1948 and recorded in Volume 13, Page 91 of the Map Records of Dallas County, Texas, and being all of the property conveyed to Wm. H. LaDEW, Inc. as described in Warranty Deed dated December 5, 1969 and recorded in Volume 69236, Page 184 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a MAG nail with washer stamped "City of Dallas" set in concrete pavement at the Northwest corner of the herein described tract, lying on the East line of Scottsdale Drive (60-foot wide Right-of-Way, created by instrument recorded in Volume 13, Page 91 of said Deed Records), same being the Southwest corner of a tract of land conveyed to Lawshe Realty, LLC by Special Warranty Deed with Vendor's lien recorded in Instrument number 200600264389 of the Official Public Records of Dallas County, Texas, from which a ½-inch iron rod found bears South 21°16'05" East, a distance of 3.92 feet;

THENCE North 89°10'32" East, departing said East line, over and across a portion of said Block 5828 and said addition, along the common property line of said Lawshe and LaDEW tracts a distance of 290.87 feet to the Northeast corner of the herein described tract (not monumented) being at the intersection with the West line of the Lander Industrial Park Addition, an addition to the City of Dallas recorded in Volume 13, Page 91 of said Deed Records, same being the East line of the Buckner Industrial District Addition, an addition to the City of Dallas recorded in Volume 40, Page 213 of same records, lying at the intersection with the West line of a tract of land ("railroad spur tract") conveyed to the Texas and Pacific Railway Company by Volume 3120, Page 275 and Volume 3120, Page 279 of said Deed Records, said point being the beginning of a non-tangent Curve to the Left (as evidenced by instrument recorded in Volume 2920, Page 259 of said Deed Records), from which a 5/8-inch iron rod with cap stamped "DCA" found bears South 89°24'31" East, a distance of 1.35 feet;

Parcel #3
Field Notes Describing a 232,921 Square Foot (5.3471 Acre)
Tract of Land To Be Acquired
in City Block 5828
From Wm. H. LaDEW, Inc.

THENCE Southwesterly, along said Curve, having a Radius of 332.00 feet, a Central Angle of 20°38'14", and a Chord which bears South 10°20'07" West, a distance of 118.94 feet for an Arc distance of 119.58 feet to a MAG nail stamped "City of Dallas" set in concrete in the West line of said Texas and Pacific Railway Company Right-of-Way, same being the East line of the herein described tract of land;

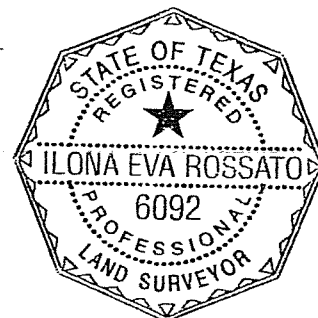
THENCE South 0°01'00" West, with said common line of the Texas and Pacific Railway and herein described tract of land, a distance of 752.84 feet to a 5/8-inch iron rod set with red cap stamped "City of Dallas" at its intersection with the North line of Carr Street (a 50-foot wide Right-of-Way created by Volume 13, Page 91 of said Deed Records), and being the Southeast corner of the herein described tract of land;

THENCE South 89°11'48" West, with the said North line of Carr Street, same being the South line of the herein described tract of land, a distance of 264.38 feet to a MAG nail stamped "City of Dallas" set at the Southwest corner of the herein described tract of land lying at the intersection with the East line of said Scottsdale Drive;

THENCE North 0°19'28" West, along said East line of Scottsdale Drive, same being the West line of the herein described tract of land, a distance of 869.38 feet to the **POINT OF BEGINNING**, containing 232,921 Square Feet, or 5.3471 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.

Ilona E. Rossato
5/10/2018



Lawshe Realty, LLC
Instr. #200600264389

Best Trucking, Inc.
Tract 2
Vol. 93075,
Pg. 1147

Texas & Pacific
Railway Company
Vol. 3120, Pg. 275

Best Trucking, Inc.
Tract 1
Vol. 93075, Pg. 1147

1" iron pipe found

290.87', N 89°10'32" E

POINT OF BEGINNING
MAG nail set with washer
stamped "City of Dallas"
N=6,969,922.63
E=2,525,349.21

corner not
monumented
N=6,969,926.81
E=2,525,639.94

5/8" iron rod found
with cap stamped "DCA"
bears 1.35'
S 89°24'31" E
N=6,969,926.80
E=2,525,641.36

1/2" iron rod found
bears 3.92'
S 21°16'05" E
N=6,969,919.04
E=2,525,350.33

MAG nail with washer set
stamped "City of Dallas"
N=6,969,812.17
E=2,525,618.66

R = 332.00'
L = 119.58'
Δ = 20°38'14"
Ch Brs. : 118.94'
S 10°20'07" W

Parcel #3
232,921 sq ft =
5.3471 acres
to be acquired
from
Wm. H. LaDEW, Inc.
Vol. 69236, Pg. 184

John S. Beeman Survey
Abstract #100

BLOCK
D/5828

BLOCK
5828

*Lander Industrial
Park Addition
Vol. 13, Pg. 91
October 18, 1948*

*Buckner Industrial
District Addition
Vol. 40, Pg. 213
(Sept. 20, 1959)*

Scottsdale Drive
(60' wide Right-of-Way
Vol. 13, Pg. 91)

869.38', N 0°19'28" W

5/8" iron rod found
N=6,969,352.47
E=2,525,292.03

Brass Disc found stamped
"Southwestern Bell
Telephone Company"
CONTROLLING
MONUMENT
N=6,969,252.50
E=2,525,293.01

5/8" iron rod set with cap
stamped "City of Dallas"
N=6,969,057.08
E=2,525,618.44

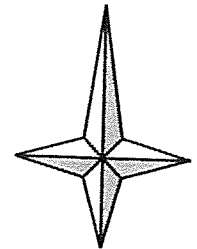
MAG nail with washer set
stamped "City of Dallas"
N=6,969,053.38
E=2,525,354.13

752.84', S 0°01'00" W

subdivision boundary
Texas & Pacific Railway Company
(railroad R.O.W.)
Vol. 3120, Pg. 275 and Vol. 3120, Pg. 279

Wm H. LaDew, Inc.
Vol. 69236, Pg. 184

N



264.38', S 89°11'48" W

Carr Street
(50' wide Right-of-Way
Vol. 13, Pg. 91)

area to be acquired

BASIS OF BEARINGS:
Bearings are based on the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum of 1983.

Property Acquisition			
Parcel #3			
Wm. H. LaDEW, Inc.			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Rossato	N:\ENGR\SURVEY\lona\PROJECTS\Scottsdale Ave\Scottsdale Fieldnotes.dgn	NTS	1/10/2017
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
E. Prunty	I. Rossato	Scottsdale Avenue	041D-81C