

ORDINANCE NO. 31250

An ordinance providing for the closure and vacation of portions of Crockett Street, Pearl Street Connection and North Pearl Expressway adjacent to City Blocks 260 and 260½ in the City of Dallas and County of Dallas, Texas; providing for the interdepartmental transfer of funds; providing for the waiver of certain provisions of the Dallas Development Code; providing for the terms, provisions and effective date of the closure and vacation made herein; and providing an effective date for this ordinance.

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WHEREAS, the Park and Recreation Department has requested the closure and vacation of portions of Crockett Street, Pearl Street Connection and North Pearl Expressway for the construction of Carpenter Park; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, is of the opinion that the best interest and welfare of the public will be served by closing and vacating portions of Crockett Street, Pearl Street Connection and North Pearl Expressway adjacent to city-owned property in City Blocks 260 and 260½ to all vehicular and pedestrian traffic.

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof, be and the same is hereby vacated and closed insofar as the right, title and easement of the public to use said tract for pedestrian and vehicular purposes are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer the monetary consideration in the sum of **SEVENTY AND NO/100 DOLLARS (\$70.00)** for the Publication Fee of **TWENTY AND NO/100 DOLLARS (\$20.00)** and Recording Fee of **FIFTY AND NO/100 DOLLARS (\$50.00)** from Capital Gifts Donation Fund, Fund 0530, Department PKR, Unit 7087, Object 3090 to General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Real

SECTION 2. (continued)

Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 3. That the closure and vacation provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are made subject to all present existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are subject to existing and retained rights of the City of Dallas ("City") to use the property described in Exhibit A for water, wastewater and drainage purposes and the presently existing facilities, if any, for all public utility and fiber optic franchisees, which facilities shall remain in place pursuant to the respective franchise agreements with those companies.

SECTION 4. That the closure and vacation provided for herein are made subject to:

- a) the D2 Subway project plans for the future second light rail through downtown Dallas from Victory Park to Deep Ellum. City will ensure that closure and vacation does not interfere with ongoing D2 Subway project planning.


SECTION 5. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee.

SECTION 6. That this ordinance is designated for City purposes as Contract No. DEV-2019-00010286.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
502 Assistant Director

Passed JUN 26 2019

48,873 SQUARE FEET (1.122 ACRES) OF CROCKETT STREET, PEARL STREET CONNECTION AND NORTH PEARL EXPRESSWAY THRU BLOCKS 260 AND 260½ TO BE CLOSED AND VACATED TO VEHICULAR TRAFFIC

ALL THAT certain lot, tract or parcel of land lying and being situated in the City and County of Dallas, Texas, more particularly described in the following three tracts as follows:

BEING an approximately 48,873 square foot (1.122 acre) tract of land lying in the John Grigsby League and Labor Survey, Abstract No. 495, Dallas County, Texas and being a portion of Pearl St. Connection and a portion of Crockett St. (formerly known Preston St.) in Blocks 260 and 260 ½, official City of Dallas numbers, being all of the land dedicated as Preston St. by *Industrial Development Company's Subdivision* as recorded in Volume 2, Page 138, Map Records Dallas County Texas and a portion of N. Pearl Expressway as shown on City of Dallas drawings 332W-4 and 331R-106, both located in the City of Dallas Survey Records Vault at 320 E. Jefferson Blvd., Rm. 314, and also being a portion of those tracts described in deeds to the City of Dallas recorded in the following instruments;

1. Volume 1588, Page 177;
2. Volume 3340, Page 127, Save and Except two tracts described in a warranty deed to P.E. Wilson and wife, Agnes Wilson, dated July 21, 1950, recorded in Volume 3346, Page 499 and in a warranty deed to Harry B. Levy, dated August 11, 1950, recorded in Volume 3374, Page 200;
3. Volume 3361, Page 421;
4. Volume 3375, Page 296;
5. Volume 3431, Page 241, Tract No. 1;
6. Volume 71019, Page 1776;
7. Ordinance No. 2014, dated July 29, 1929 condemning and assessing a tract of land for street purposes from J. Tomson and J. Stanbery;

and being more particularly described as follows:

BEGINNING at a Mag Nail with red anodized washer stamped "CITY OF DALLAS" (hereinafter referred to as "Mag Nail with washer"), Texas State Plane North Central Zone 4202 values of N=6972419.2816, E=2493421.3481 set at the intersection of the southwest line of Crockett St. (60' Right-of-Way by said *Industrial Development Company's Subdivision*) and the northwest line of Swiss Ave. (60' width Right-of-Way as established by *Burford, Stemmons and Williams Subdivision (Unrecorded-see Murphy and Bolanz Maps)* and verified in City of Dallas Ordinance Book 1A, Page 131, dated August 15, 1872), said intersection also being the most easterly corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 78025, Page 0443, Deed Records Dallas County, Texas (DRDCT) and the most southerly corner of the herein described tract;

THENCE North 38°07'46" West, departing said northwest line of Swiss Ave. and along the said southwest line of Crockett St. a distance of 299.57 feet, to a Mag Nail with red anodized washer stamped "City of Dallas" (hereinafter referred to as "with washer" set at the intersection of said line with the southeast line of Pearl St. Connection as created by said Wilson deed and shown on said City of Dallas drawings, said corner also being the most northerly corner of a tract of land described in a warranty deed to the City of Dallas recorded in Volume 78038, Page 2056;

Exhibit A
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48,873 SQUARE FEET (1.122 ACRES) OF CROCKETT STREET, PEARL STREET CONNECTION AND NORTH PEARL EXPRESSWAY THRU BLOCKS 260 AND 260½ TO BE CLOSED AND VACATED TO VEHICULAR TRAFFIC

THENCE South 50°40'24" West, along the southeast line of said Pearl St. Connection and the northwest line of said City of Dallas tract, a distance of 20.34 feet to a Mag Nail with washer set at the beginning of a non-tangent curve to the left;

THENCE with said curve to the left and along the southeast line of said Pearl St. Connection and the northwest line of said City of Dallas tract through a central angle of 21°26'59", having a radius of 215.00' feet and a chord that bears South 20°05'18" West, a distance of 80.02 feet, passing at an arc length of 30.73 feet, the common most westerly corner of a tract of land described in said Wilson deed and the most northerly corner of said City of Dallas deed in Volume 3361, Page 421, and continuing for a total arc length of 80.49 feet to a Mag Nail set at the intersection of the old right-of-way line of Pearl St. Connection (as shown on said City of Dallas drawings) with the new right-of-way line of Pearl St. Connection (by this instrument), said intersection also being a point on curve to the left and having Texas State Plane North Central Zone 4202 values of N=6972566.8273, E=2493193.2021;

THENCE with said curve to the left in a northerly direction along the new northeast right-of-way line of said Pearl St. Connection (by this instrument) through a central angle of 54°30'20", having a radius point that bears South 78°02'04" West, a distance of 374.00' feet and a chord bearing North 39°13'05" West, a distance of 342.52' feet, an arc length of 355.78' feet to a Mag nail with washer set at the southerly point of a corner cut off;

THENCE North 12°05'53" West, continuing with the new northeast line of said Pearl St. Connection and along the said corner cut-off, a distance of 29.76' feet to a Mag Nail with washer, having Texas State Plane North Central Zone 4202 values of N=6972861.2991, E=2492970.4885 set at the intersection of said cut-off with the southeast line of Live Oak St. (50' right-of-way by said Ordinance Book 1A, page 131) and the northwest line of a tract of land described in a deed to the City of Dallas by deed recorded in Volume 71019, Page 1776, said point also being the most westerly corner of a tract of land described in City of Dallas Ordinance No. 14850, Tract 3 for the vacation and closure of Crockett St.;

THENCE departing said southeast line of said Live Oak St., South 76°39'46" East, along the southwest line of said Ordinance Tract 3 and the northeast right-of-way line of said old Pearl St. Connection as shown on said City of Dallas drawings, a distance of 17.94' feet to a Mag Nail with washer set at the beginning of a tangent curve to the right;

THENCE continuing with said northeast line of said old Pearl St. Connection and with said curve to the right, through a central angle of 22°27'23", having a radius of 600.00 feet and a chord that bears South 65°26'04" East, a distance of 233.66' feet, an arc distance of 235.16' feet to a cross cut at the beginning of a tangent curve to the left;

48,873 SQUARE FEET (1.122 ACRES) OF CROCKETT STREET, PEARL STREET CONNECTION AND NORTH PEARL EXPRESSWAY THRU BLOCKS 260 AND 260½ TO BE CLOSED AND VACATED TO VEHICULAR TRAFFIC

THENCE continuing with said northeast line of said old Pearl St. Connection and with said curve to the left, through a central angle of 64°51'06", having a radius of 29.00' feet and a chord that bears South 86°38'01" East, a distance of 31.10' feet, an arc distance of 32.83' feet to a Mag Nail with washer set in the east line of Closed and Vacated Crockett St. by said ordinance, said point also being in the southwest line of a tract of land described in a deed to the City of Dallas recorded in Volume 75129, Page 1149, Tract 1;

THENCE South 45°31'46" East, along the said northeast line of Crockett St., also being the southwest line of said City of Dallas tract, a distance of 0.15' feet to a Mag Nail with washer set in the northwest line of said North Pearl Expressway as shown on said City of Dallas drawings, said nail also being at the most southerly corner of said City of Dallas tract;

THENCE North 55°04'43" East, along the said northwest line of North Pearl Expressway and the southeast line of said City of Dallas tract, a distance of 37.56' feet to a Mag Nail with washer set at the beginning of a curve to the left, said beginning of curve also being the most westerly corner of a tract of land as described in a deed to the City of Dallas as recorded in Volume 3375, Page 296, DRDCT;

THENCE with said curve to the left, along the northwest line of North Pearl Expressway and the common line of said City of Dallas tracts, through a central angle of 18°35'10", having a radius of 215.00' feet and a chord that bears North 45°47'09" East, a distance of 69.44' feet and an arc distance of 69.74' feet to a 5/8" iron rod with cap set at the intersection with the southwest line of US Interstate 345, said iron rod also being the common corner of said City of Dallas tracts;

THENCE South 24°57'54" East, departing the northwest line of said North Pearl Expressway and along the southwest line of said US Interstate 345, a distance of 72.10' feet to a 5/8" iron rod with cap set at an angle point;

THENCE South 38°07'47" East, continuing along the southwest line of said US Interstate 345, a distance of 4.88' feet to a 5/8" iron rod with cap set at the intersection of the southwest line of said US Interstate 345 and the southeast line of said North Pearl Expressway, said iron rod also being at the most northerly corner of a tract of land described in a deed to the City of Dallas recorded in Volume 75129, Page 1149, Tract 2 and the most easterly corner of a tract of land described in a deed to the City of Dallas recorded in Volume 3431, Page 241, Tract No. 1, said iron rod also being at the beginning of a non-tangent curve to the right;

THENCE with said curve to the right, departing the southwest line of said US Interstate 345 and with the common line of said City of Dallas tracts, through a central angle of 11°02'45", having a radius of 287.50' feet and a chord that bears South 49°33'20" West, a distance of 55.34' feet, an arc distance of 55.43' feet to a Mag Nail with washer;

Exhibit A

**48,873 SQUARE FEET (1.122 ACRES) OF CROCKETT STREET, PEARL STREET
CONNECTION AND NORTH PEARL EXPRESSWAY THRU BLOCKS 260 AND 260½
TO BE CLOSED AND VACATED TO VEHICULAR TRAFFIC**

THENCE South 55°04'43" West, continuing along the southeast line of said North Pearl Expressway and the common line between the two said City of Dallas tracts, a distance of 25.80' feet to a Mag Nail with washer set at the beginning of a curve to the left;

THENCE with said curve to the left, continuing along the southeast line of said North Pearl Expressway and the common line of said City of Dallas tracts, through a central angle of 2°23'08", having a radius of 215.00' feet and a chord that bears South 53°53'08" West, a distance of 8.95' feet and an arc distance of 8.95' feet to a Mag nail with washer set at the intersection of said line with the northeast line of said Crockett St., said nail also being at the most southerly corner of said City of Dallas tract by Volume 3431, Page 241, Tract No. 1 and the most westerly corner of said City of Dallas tract by Volume 75129, Page 1149, Tract No. 2;

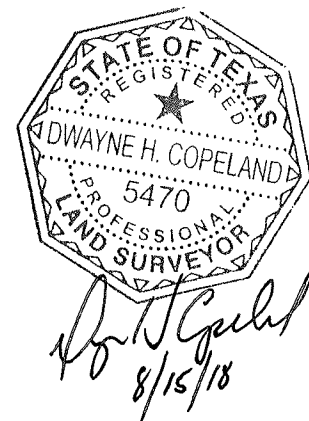
THENCE South 38°07'46" East, departing the said southeast line of North Pearl Expressway and with the northeast line of said Crockett St., a distance of 275.70' feet to a Mag Nail with washer set at the intersection of said northeast line with the new westerly line of said Cesar Chavez Blvd.;

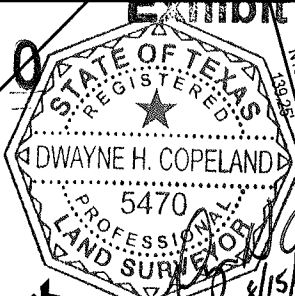
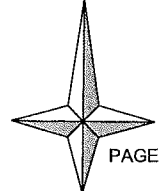
THENCE South 7°22'44" West, departing the said northeast line of Crockett St., crossing said Crockett St. and along the new westerly line of said Cesar Chavez Blvd., a distance of 49.04' feet to a Mag nail with washer set in the northwest line of said Swiss Ave.;

THENCE South 44°06'44" West, departing the new westerly line of said Cesar Chavez and along the said northwest of Swiss Ave., a distance of 25.25' feet to the **POINT OF BEGINNING** containing 48,873 square feet or 1.122 acres of land.

BASIS OF BEARINGS: Bearings are based on the North Texas Cooperative Real Time Kinematic Survey, Virtual Reference Station System, North American Datum of 1983.

SRH/dhc
Park Field Notes6 Rev8-10-18.docx





31250

LIVE OAK ST.
Variable Width Right-of-Way

IH 345
(Central Expressway)
Variable Width Right-of-Way

S76°39'46"E
17.94'

CLOSED AND VACATED
ORDINANCE NO. 14850
TRACT 3

BLOCK 260

PRESTON ST.
CITY OF DALLAS V. 1588, P. 177
(Creation by Condominium Ord. No. 2014-1-1 July 29, 2013)

STATE OF TEXAS
V. 70140
P. 1638

CITY OF DALLAS
V. 3054, P. 500

CITY OF DALLAS
V. 3375, P. 296

FORMERLY CORA ST.
V. 2, P. 138

CITY OF DALLAS
V. 3431, P. 241
TRACT NO. 1

SET 5/8" I.R. w/CAP

PEARL ST. CONN.
(Variable Width Right-of-Way)

N12°05'53"W
29.76'

Remnant
CITY OF DALLAS
V. 79052, P. 2786

Remnant
CITY OF DALLAS
V. 71019, P. 1776



48,873 Sq. Ft.
(1.122 Ac)
TO BE VACATED

R=374'
Δ=54°30'20"
L=355.78'
LC=342.52'
CB=N39°13'05"W

BLOCK 260

DALLAS AREA RAPID TRANSIT
V. 94214, P. 6583

Existing Block Line

CURVE DATA					
	DELTA	R	L	CB	LC
C1	21°26'59"	215.00'	80.49'	S20°05'18"W	80.02'
C2	22°27'23"	600.00'	235.16'	S65°26'04"E	233.66'
C3	64°51'06"	29.00'	32.83'	S86°38'01"E	31.10'
C4	18°35'10"	215.00'	69.74'	N45°47'09"E	69.44'
C5	11°02'45"	287.50'	55.43'	S49°33'20"W	55.34'
C6	2°23'08"	215.00'	8.95'	S53°53'08"W	8.95'

LINE DATA		
L1	S50°40'24"W	20.34'
L2	N55°04'43"E	37.56'
L3	S55°04'43"W	25.80'
L4	S7°22'44"W	49.04'
L5	S44°06'44"W	25.25'

BLOCK 265

BLOCK 260 1/2

PEARL ST. CONN.
(Variable Width Right-of-Way)

BLOCK 260 1/2

CROCKETT ST.
(Formerly Preston St. V. 2, P. 138)
(80' Width Right-of-Way)

CESAR CHAVEZ BLVD.
(Variable Width Right-of-Way)

SWISS AVE.
(80' Width Right-of-Way)

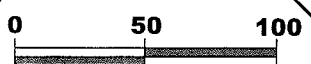
PACIFIC AVE.
(80' Width Right-of-Way)

CESAR CHAVEZ BLVD.
(Variable Width Right-of-Way)

Area To Be Closed and Vacated

PARKS AND RECREATION DEPT.
Right-of-Way Vacation and Closure
CARPENTER PARK
DEPT. OF PUBLIC WORKS & TRANSPORTATION
SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
D. Copeland	N:\ENGR\SURVEY\COPELAND\PearlPark Field Notes\Parcel 1.dgn	As Noted	8/10/2018
CREW CHIEF	CALCULATIONS	FOLDER	FILE NO.
D. Copeland	D. Copeland	Block 260 1/2	311D-4103-B





PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL JUN 26 2019

ORDINANCE NUMBER 31250

DATE PUBLISHED JUN 29 2019

ATTESTED BY: