



**MAIN STREET  
(50' R/W)**

**COOPER STREET  
(PROPOSED 50' TO 65' R/W)**

**COOPER AVENUE  
(30' R/W)**

**S JOHNSTON STREET  
(30' R/W)**

END PROJECT  
STA: 12+86.19  
N 1427384.8355  
E 2092192.3829

END CONSTRUCTION  
STA: 12+80.03  
N 1427384.7895  
E 2092186.2189

END R/W ACQUISITION  
STA: 12+68.90  
N 1427384.7035  
E 2092175.0919

SOUTHERN BELL TELEPHONE  
AND TELEGRAPH COMPANY

LIMITS OF R/W ACQUISITION  
STA: 32+24.40  
N 1427488.4916  
E 2091878.3635

SOUTHERN BELL TELEPHONE  
AND TELEGRAPH COMPANY  
OUT=1028.16

FIRST BAPTIST CHURCH  
OF DALLAS

BEGIN PROJECT AND CONSTRUCTION  
STA: 10+00.00  
N 1427382.6495  
E 2091906.2013

<p>COOPER STREET PROJECT CITY OF DALLAS</p> <p>RIGHT OF WAY PLANS</p> <p>COUNTY: PARKING LAND LOTS: 275 LAND DISTRICT: 2 DATE: 5/16/2018</p>	
<p>REVISION DATES</p>	
<p>SCALE IN FEET</p>	
<p>Legend:</p> <ul style="list-style-type: none"> <li>-E- PROPERTY AND EXISTING R/W LINE</li> <li>-G- REQUIRED R/W LINE</li> <li>-F- CONSTRUCTION LIMITS</li> <li>-H- EASEMENT FOR CONSTR.</li> <li>-I- MAINTENANCE OF SLOPES</li> <li>-J- EASEMENT FOR CONSTR. OF STOKES</li> <li>-K- EASEMENT FOR CONSTR. OF DRAVES</li> <li>.....BLA BEGIN LIMIT OF ACCESS</li> <li>.....ELA END LIMIT OF ACCESS</li> <li>---R/W--- R/W &amp; LIMIT OF ACCESS</li> <li>---ORANGE--- ORANGE BARRIER FENCE</li> <li>---ESA--- ENV. SENSITIVE AREA (SEE ERT TABLE)</li> </ul>	

\*\*\*\*\* RIGHT OF WAY \*\*\*\*\*

PARCEL 2 REQUIRED EASEMENT AREA 1 EAO2\_01

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10100	24.78 L	10+10.56	COOPER STREET
DE10102	5.90	S 88°59'53.7" E	COOPER STREET
DE10125	25.63 L	10+16.45	COOPER STREET
DE10123	22.61	S 88°59'53.7" E	COOPER STREET
DE10103	25.06 L	S 104°39'26.2" E	COOPER STREET
DE10104	23.50 L	11+01.12	COOPER STREET
DE10104	61.33 L	S 88°59'53.7" E	COOPER STREET
DE10104	21.96 L	11+62.43	COOPER STREET
DE10105	91.14	N 85°10'33.2" E	COOPER STREET
DE10106	58.12 L	S 15°43'38.8" E	COOPER STREET
DE10107	5.86	N 58°24'27.0" W	COOPER STREET
DE10107	25.00 R	S 24°03'59.2" W	COOPER STREET
DE10108	25.00 R	S 88°59'53.7" E	COOPER STREET
DE10110	25.84 R	10+43.62	COOPER STREET
DE10121	44.73	S 0°22'56.4" E	COOPER STREET
DE10122	23.60 R	N 88°43'54.8" E	COOPER STREET
DE10122	70.84 R	10+67.18	COOPER STREET
DE10129	5.54	S 0°05'36.8" E	COOPER STREET
DE10117	76.18 R	S 10°46'17.9" W	COOPER STREET
DE10117	76.15 R	S 10°32'07.6" W	COOPER STREET
DE10100	104.36 L	N 12°30'16.0" W	COOPER STREET
REDD R/W	25.78 L	10+10.56	COOPER STREET
REDD R/W	13098.18 SF		
REDD R/W	0.301		ACRES

\*\*\*\*\* RIGHT OF WAY \*\*\*\*\*

PARCEL 2 REQUIRED EASEMENT AREA 2 EAO2\_02

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10103	23.50 L	11+01.12	COOPER STREET
DE10126	16.50 L	N 0°26'15.6" W	COOPER STREET
DE10126	40.00 L	N 88°33'12.4" E	COOPER STREET
DE10127	40.00 L	N 12°50'28" E	COOPER STREET
DE10105	11.47 L	S 15°43'38.8" E	COOPER STREET
DE10105	26.93 L	S 12°45'33.1" E	COOPER STREET
DE10104	91.14 L	S 88°59'53.7" W	COOPER STREET
DE10104	61.33 L	N 88°59'53.7" W	COOPER STREET
DE10103	23.50 L	11+01.12	COOPER STREET
REDD EASMT	2364.22 SF		
REDD EASMT	0.054		ACRES

\*\*\*\*\* RIGHT OF WAY \*\*\*\*\*

PARCEL 2 REQUIRED EASEMENT AREA 1 EAO2\_01

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10118	19.47 R	32+24.40	S JOHNSON STREET
DE10119	2.53 R	N 75°04'02.0" E	S JOHNSON STREET
DE10120	22.00 R	32+24.40	S JOHNSON STREET
DE10120	45.16 R	S 14°32'58.0" E	S JOHNSON STREET
DE10130	22.00 R	S 31°47.20	S JOHNSON STREET
DE10130	22.00 R	31°47.20	S JOHNSON STREET
CHORD BEAR	5 14°40'38.1" E		
CHORD LENGTH	11.54		
LANE RADIUS	1322.00		
DEGREE	4°20'02.5"		
DE10102	22.00 R	31+32.85	S JOHNSON STREET
DE10100	6.90 R	N 88°59'53.7" W	S JOHNSON STREET
DE10118	15.47 R	N 12°30'16.0" W	S JOHNSON STREET
REDD R/W	364.12 SF		
REDD R/W	0.008		ACRES

\*\*\*\*\* RIGHT OF WAY \*\*\*\*\*

PARCEL 2 REQUIRED EASEMENT AREA 2 EAO2\_02

PNT	OFFSET/ DIST	STATION/ BEARING	ALIGNMENT
DE10103	23.50 L	11+01.12	COOPER STREET
DE10126	16.50 L	N 0°26'15.6" W	COOPER STREET
DE10126	40.00 L	N 88°33'12.4" E	COOPER STREET
DE10127	40.00 L	N 12°50'28" E	COOPER STREET
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DE10104	61.33 L	N 88°59'53.7" W	COOPER STREET
DE10103	23.50 L	11+01.12	COOPER STREET
REDD EASMT	2364.22 SF		
REDD EASMT	0.054		ACRES

PROPERTY AND EXISTING R/W LINE  
 REQUIRED R/W LINE  
 CONSTRUCTION LIMITS  
 EASEMENT FOR CONSTR  
 & MAINTENANCE OF SLOPES  
 EASEMENT FOR CONSTR OF DRIVES

---E--- BEGIN LIMIT OF ACCESS.....BLA  
 ---G---F--- END LIMIT OF ACCESS.....ELA  
 ---S--- LIMIT OF ACCESS  
 ---O--- REDD R/W & LIMIT OF ACCESS  
 ---X--- ORANGE BARRIER FENCE  
 ---Z--- ESA - ENV. SENSITIVE AREA  
 (SEE ERT TABLE)

PARCEL 2 TOTAL EASMT.  
 PAR 2 AREA 1 EASMT = 0.024 ACRES  
 PAR 2 AREA 2 EASMT = 0.054 ACRES  
 TOTAL AREA 1+ AREA 2 = 0.078 ACRES

REVISION DATES

NO.	DATE	DESCRIPTION

COOPER STREET PROJECT  
 CITY OF DALLAS

RIGHT OF WAY PLANS

COUNTY PLANNING  
 LAND LOTS 223  
 LAND DISTRICT 2  
 DATE: 08/26/2018  
 BY: 223/2018

