

DALLAS FLOODWAY EXTENSION Exhibit A - Tract I
LAMAR LEVEE, TRACT LL-108

Field Notes Describing an 866,844 Square Foot (19.900 Acres)
Tract of Land to be Acquired in City Block 1219 AND 1220



BEING an 866,844 Square Foot (19.900 Acre) tract of land out of the H. C. Long Survey, Abstract No. 762, Dallas County, Texas, lying in Blocks 1219 and 1220, City of Dallas, Dallas County Texas, and being out of a tract of land referred to as "Tract 1" conveyed to Faubion Associates by general warranty deed recorded in Instrument Number 20080393772 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

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

COMMENCING at the northeasterly corner of said Faubion tract, said point also being at the intersection of the southwesterly right-of-way line of the Union Pacific Railroad (a variable width right-of-way) and the northwesterly right-of-way line of Martin Luther King, Jr. Blvd. (a variable width right-of-way) (Volume 548, Page 22, and Volume 3719, Page 540, D.R.D.C.T.);

THENCE South 44°19'44" West, along the southeasterly line of said Faubion tract and the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard, a distance of 99.75 feet, to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6962191.4691, E=2496985.9564) for the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 21°17'14" West, continuing along the southeasterly line of said Faubion tract and the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard, a distance of 498.38 feet, to an iron rod found with aluminum cap stamped "Landtech" (N=6961727.1625, E=2496805.0511);

THENCE South 28°59'04" West, continuing along the southeasterly line of said Faubion tract and the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard, a distance of 533.40 feet, to an iron rod found with aluminum cap stamped "Landtech" (N=6961260.6362, E=2496546.6164);

THENCE North 40°43'36" West, continuing along the southeasterly line of said Faubion tract and the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard, at a distance of 11.22 feet, passing the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard and of a remainder tract of land conveyed to the City of Dallas by deed recorded in Volume 548, Page 22, D.R.D.C.T., and continuing along the southeasterly line of said Faubion tract, in all a total distance of 345.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961522.4304, E=2496321.2272) in the northwesterly line of said City of Dallas remainder tract;

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THENCE South 44°19'44" West, along the common line of said Faubion and City of Dallas remainder tracts, a distance of 1,003.43 feet, to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=,6960804.7284, E=2495620.1429) at the most southerly corner of said Faubian tract, said point also being in the easterly right-of-way line of Forest Avenue (a variable width right-of-way) (Volume 718, Page 513, and Volume 720, Page 506, D.R.D.C.T.);

THENCE along the westerly line of said Faubion tract and the easterly right-of-way line of said Forest Avenue, the following courses and distances:

North 20°15'13" West, a distance of 351.35 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961134.3134, E=2495498.5295) at the beginning of a circular curve to the right having a radius of 448.70 feet and a chord that bears North 12° 02' 14" East, a distance of 479.42 feet;

Northerly, along said curve to the right, through a central angle of 64° 35' 00", an arc distance of 505.77 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961603.1194, E=2495598.5058) at the end of said curve;

North 44°19'44" East, a distance of 115.72 feet to an aluminum monument found (N=6961685.8881, E=2495679.3548) (Controlling Monument);

North 45°40'16" West, a distance of 75.00 feet to an aluminum monument found (N=6961738.2910, E=2495625.7121) (Controlling Monument);

North 44°19'44" East, a distance of 500.00 feet to an aluminum monument found (N=6962095.9121, E=2495975.0544) (Controlling Monument);

South 45°40'16" East, a distance of 50.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6962060.9769, E=2496010.8095);

THENCE departing the westerly line of said Faubion tract and the easterly right-of-way line of said Forest Avenue, over and across said Faubion tract, the following courses and distances:

South 57°23'11" East, a distance of 593.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961740.9606, E=2496510.9513);

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North 37°48'01" East, a distance of 505.76 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6962140.5260, E=2496820.8990) at the beginning of a circular curve to the right having a radius of 150.00 feet and a chord that bears North 71° 10' 00" East, a distance of 165.00 feet;

Northeasterly, along said curve to the right, through a central angle of 66° 43' 59", an arc distance of 174.71 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6962193.7888, E=2496977.0377) at the end of said curve;

South 44°19'44" West, a distance of 382.54 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961920.1761, E=2496709.7641);

South 45°40'16" East, a distance of 8.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961914.5869, E=2496715.4834);

North 44°19'44" East, a distance of 387.12 feet to the **POINT OF BEGINNING**, containing 866,844 square feet or 19.900 acres of land.

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

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



**TRACT LL-108
PROPERTY
ACQUISITION
866,844 SQUARE FEET
(19.900 ACRES)**

BROWN-FOREST PROPERTIES, INC.
VOL. 95240, PG. 1431
D.R.D.C.T.

BLOCK 1112

**HENRY C. LONG SURVEY
ABSTRACT NO. 762**

ALUM. MON. FND. (C.M.)
N-6961738.2910
E-2495625.7121

**FOREST AVENUE
(VARIABLE WIDTH R.O.W.)
VOL. 718, PG. 513
D.R.D.C.T.**

1/2" IRS
N-6961134.3134
E-2495498.5295

CITY OF DALLAS
INST. NO. 200800360387
O.P.R.D.C.T.

BLOCK 1219

TRACT 2
FAUBION ASSOCIATES, INC.
INST. NO. 20080393772
O.P.R.D.C.T.

BLOCK 1112

ALUM. MON. FND. (C.M.)
N-6962095.9121
E-2495975.0544

TRACT 1
FAUBION ASSOCIATES, INC.
INST. NO. 20080393772
O.P.R.D.C.T.

ALUM. MON. FND. (C.M.)
N-6961685.8881
E-2495679.3548

N 44°19'44" E
115.72'

1/2" IRS
N-6961603.1194
E-2495598.5058

R-448.70
D-64°35'00" (RT)
L-505.77'
CH-479.42
CB-N 12°02'14" E

N 20°15'13" W
351.35'

1/2" IRS
N-6960804.7284
E-2495620.1429

TRINITY RIVER

CITY OF DALLAS
VOL. 548, PG. 22
D.R.D.C.T.

FLOOD CONTROL ESMT.
CITY OF DALLAS
VOL. 4870, PG. 186
D.R.D.C.T.

LANDTECH MON. FND.
N-6961260.6362
E-2496546.6164

1/2" IRS
N-6961920.1761
E-2496709.7641

S 45°40'16" E
8.00'

1/2" IRS
N-6961914.5869
E-2496715.4834

BLOCK 1145

**UNION PACIFIC RAILROAD
(VARIABLE WIDTH RIGHT-OF-WAY)**

PREVIOUS DEED
GIBBERSON CORPORATION
VOL. 4392, PG. 342
D.R.D.C.T.

R-150.00
D-66°43'59" (RT)
L-174.71'
CH-165.00
CB-N 71°10'00" E

1/2" IRS
N-6962140.5260
E-2496820.8990

1/2" IRS
N-6962060.9769
E-2496010.8095

S 57°23'11" E
593.84'

1/2" IRS
N-6961740.9606
E-2496510.9513

N 37°48'01" E
505.76'

S 21°17'14" W
498.38'

S 28°59'04" W
533.40'

1/2" IRS
N-6962193.7888
E-2496977.0377

S 44°19'44" W
382.54'

S 44°19'44" E
387.12'

S 21°17'14" W
498.38'

1/2" IRS
N-6962191.4691
E-2496985.9564

S 44°19'44" W
102.48'

S 44°19'44" E
99.75'

S 44°19'44" W
102.48'

S 44°19'44" E
99.75'

S 44°19'44" W
102.48'

S 44°19'44" E
99.75'

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102.48'

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99.75'

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102.48'

S 44°19'44" E
99.75'

S 44°19'44" W
102.48'

S 44°19'44" E
99.75'

S 44°19'44" W
102.48'

P.O.C.

P.O.B.

SEE
DETAIL "A"

BEALL CONCRETE INC.
VOL. 98051, PG. 6001
D.R.D.C.T.

LANDTECH MON. FND.
N-6961727.1625
E-2496805.0511

BLOCK 1220

P.O.C.

P.O.B.

SEE
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D.R.D.C.T.

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D.R.D.C.T.

NOTES:

1. BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
2. All Coordinates are State Plane Values, No Scale, No Projection. All distances are surface projection, using a scale factor of 1.000136506.

LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- X SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
6-23-2021

0 150' 300'



SCALE: 1"=300'

DALLAS FLOODWAY EXTENSION

PROPERTY ACQUISITION

LAMAR LEVEE: TRACT LL-108

FOR: DEPARTMENT OF PUBLIC WORKS

SURVEYOR'S NAME: LIM & ASSOCIATES, INC.

TECHNICIAN

USACE APPROVAL DATE

LIM

06/23/2021

PARTY CHIEF

CALCULATIONS

SCALE

FOLDER

NUMBER

LIM

LIM

1"=300'

BLOCKS

1219 & 1220

LL-108



LIM & ASSOCIATES, inc.

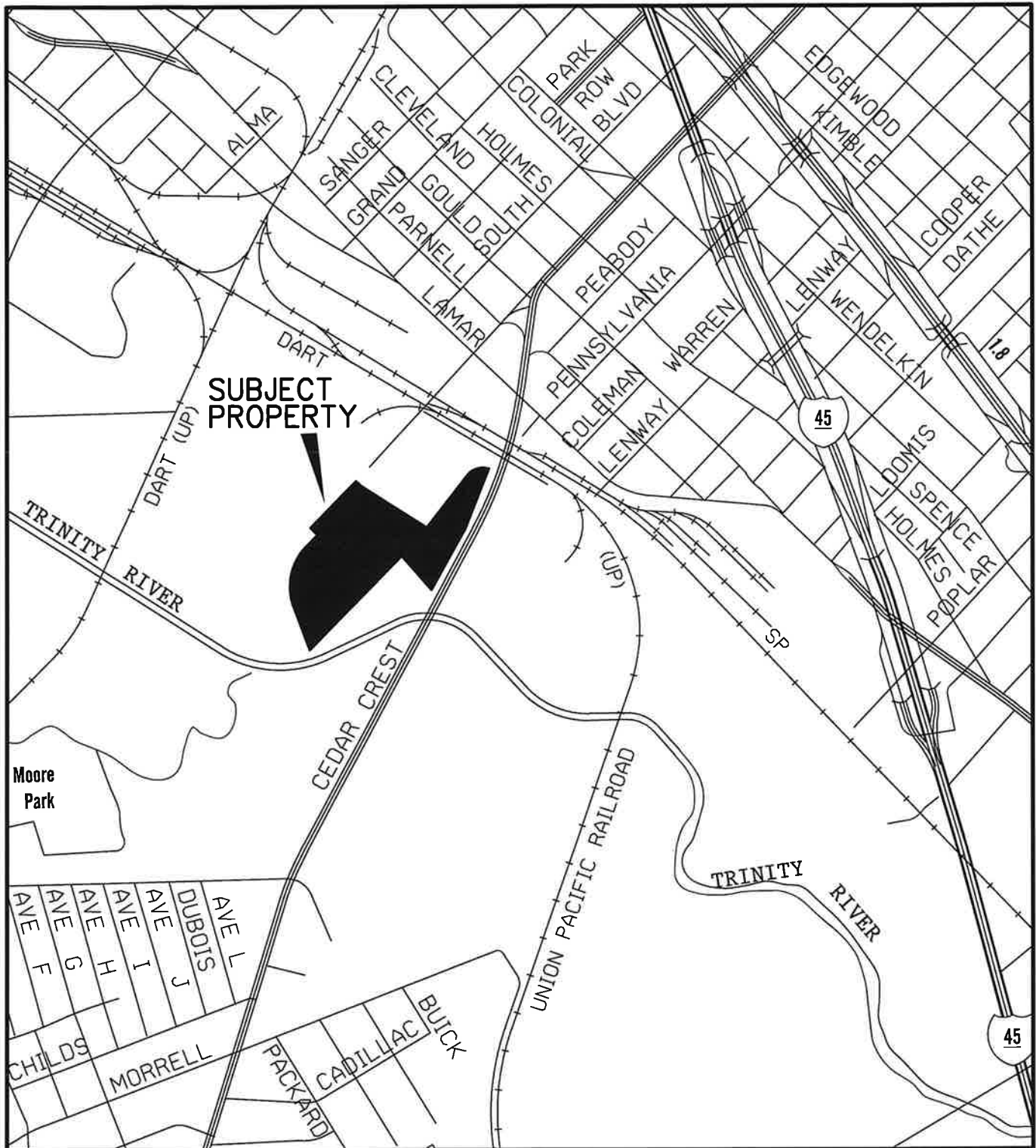
engineering & surveying consultants

TBPELS Surveying Firm Reg. 101236-00

1112 N. Zang Boulevard, Suite 200

Dallas, Texas 75203

Tel. (214) 942-1888 Fax (214) 942-9881



VICINITY MAP
(MAPSCO 55-D)

LL-108