

**DALLAS FLOODWAY  
TRACT NB-100**

Field Notes Describing a 2,974 Square Foot (0.068 Acre)  
Tract of Land to be Acquired in City Block D/7937

**BEING** a 2,974 square feet (0.068 Acre) tract of land out of Eli Chandler Survey, Abstract No. 356, Dallas County, Texas and being out of Lot 4, Block D/7937 of Red Roof Inn – Empire Central, an Addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 86087, Page 3599 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being out of that tract of land conveyed to Vishwanath Hotels LLC by deed recorded in Instrument Number 20080306614 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:

*Chad Holt*  
FIELD NOTES APPROVED:  
9/4/2020



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

**BEGINNING** at a cut "X" set at the northern most northwest corner (N=6987486.6661, E=2470640.3828) of said Lot 4, Block D/7937, said point also being in the southerly right-of-way line of Empire Central (a variable width right-of-way at this point)(Volume 81212, Page 1416, D.R.D.C.T.), and said point also being on a circular curve to the right, having a radius of 566.30 feet, and a chord bearing North 66° 10' 39" East, a distance of 16.09 feet;

**THENCE** Easterly, along said curve to the right and the southerly right-of-way line of said Empire Central, through a central angle of 01° 37' 42", an arc distance of 16.09 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987493.1653, E=2470655.1108) at the end of said curve;

**THENCE** South 39° 47' 50" East, departing the southerly right-of-way line of said Empire Central, over and across said Lot 4, a distance of 20.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987477.8074, E=2470667.9090) for corner;

**THENCE** South 21° 26' 54" East, continuing over and across said Lot 4, a distance of 50.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987431.2737, E=2470686.1865) for corner;

**THENCE** South 36° 45' 56" West, continuing over and across said Lot 4, a distance of 18.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987416.8557, E=2470675.4180) for corner, said point also being the beginning of a tangent circular curve to the left, having a radius of 31.00 feet, and a chord bearing South 18° 28' 18" West, a distance of 19.46 feet;

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**THENCE** Southwesterly, along said curve to the left, continuing over and across said Lot 4, through a central angle of 36° 35' 16", an arc distance of 19.80 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987398.3982, E=2470669.2488) for corner at the end of said curve;

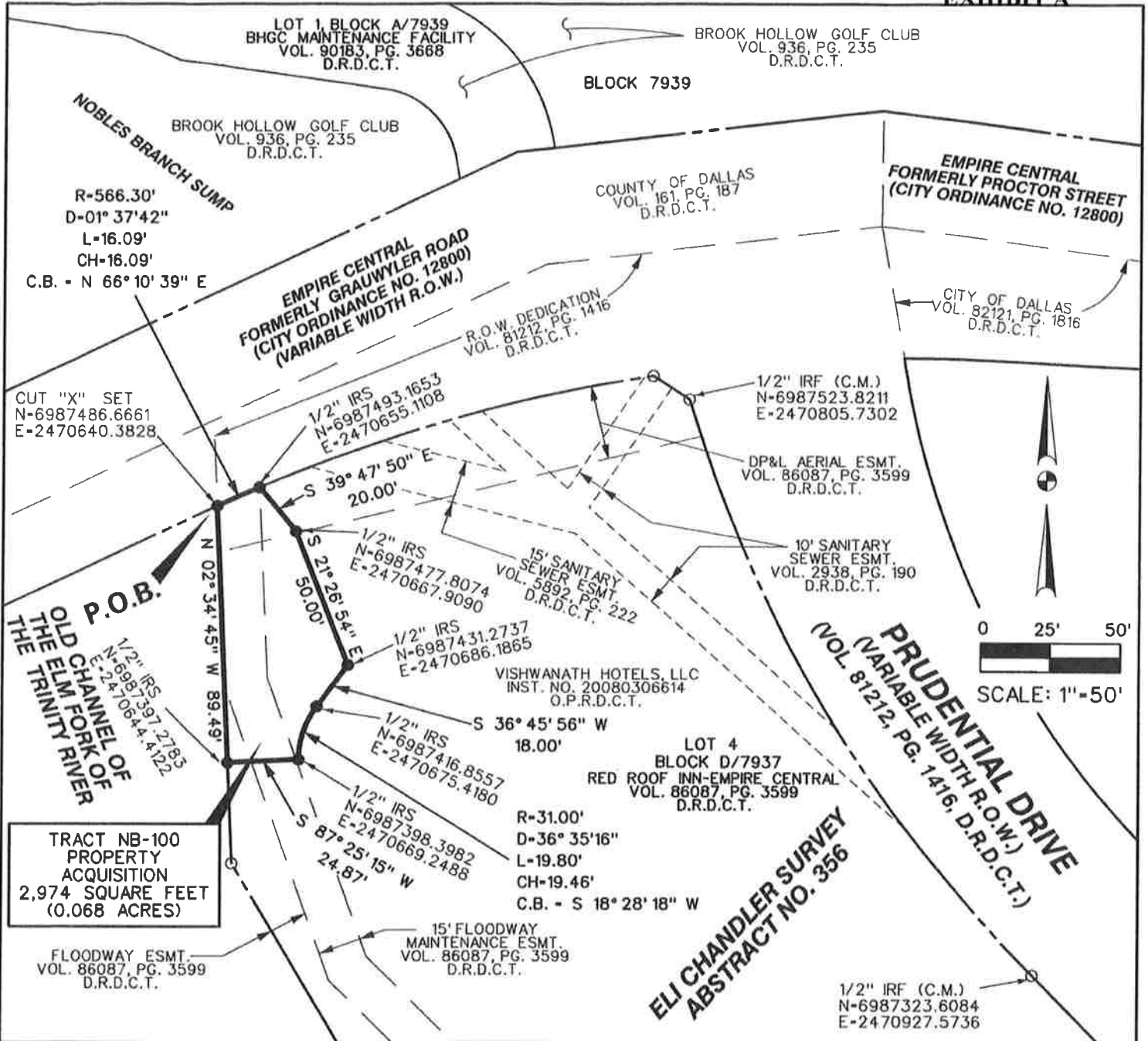
**THENCE** South 87° 25' 15" West, continuing over and across said Lot 4, a distance of 24.87 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6987397.2783, E=2470644.4122) for corner in the westerly line of said Lot 4;

**THENCE** North 02° 34' 45" West, along the westerly line of said Lot 4, a distance of 89.49 feet to the **POINT OF BEGINNING**, containing 2,974 Square Feet, or 0.068 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 NB-100  
PROPERTY  
ACQUISITION  
2,974 SQUARE FEET  
(0.068 ACRES)

**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
- × 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*  
SEP. 3, 2020

**LIM & ASSOCIATES, inc.**  
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<b>DALLAS FLOODWAY</b>			
<b>PROPERTY ACQUISITION</b>			
<b>TRACT NB-100</b>			
FOR: DEPARTMENT OF PUBLIC WORKS			
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.			
TECHNOLOGIAN			DATE
LIM			09/03/20
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER NUMBER
LIM	LIM	1"=50'	BLOCK D/797 NB-100