

**DALLAS FLOODWAY
TRACT NO. TP-100**

**Field Notes Describing a 192,105 Square Foot (4.410 Acre)
Tract of Land in Block 7157 To Be Acquired**

Being a 192,105 Square Foot (4.410 Acre) tract of unplatted land lying in the Radcliff Platt Survey, Abstract No. 1141, City of Dallas, Dallas County, Texas, in Block 7157 (Official City of Dallas Block Numbers), and being all of the land conveyed to Tony Garcia Rogers by Deed recorded in Volume 98226, Page 2666 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch diameter Iron Rod (Controlling Monument) found at the Southwest corner of Lot 91, Block 6/7157 of the Colonia Weisenberger #3 Addition, an addition to the City of Dallas recorded in Volume 72064, Page 2185 of the Deed Records of Dallas County, Texas, and being also the Northwest corner of Mexicana Road, a variable width Right-of-Way created by said Colonia Weisenberger Addition:

THENCE South 22°53'40" West with the common line between said Colonia Weisenberger Addition, Mexicana Road and the herein described tract of land a distance of 106.64 feet to the Northwest corner of Lot 10, block 5/7157 of said Colonia Weisenberger Addition, being also the Southwest corner of said Mexicana road, *from which* a ½-inch diameter iron rod found bears North 85°22'22" East a distance of 0.20 feet:

THENCE Southerly, departing the said South line of Mexicana Road and with the said common line between Lot and the herein described tract of land the following courses and distances:

South 24°44'26" West a distance of 31.45 feet, *from which* a 1/2-inch diameter iron rod found bears North 23°18'14" East a distance of 2.27 feet:

South 21°12'30" East a distance of 40.92 feet, *from which* a ½-inch diameter iron rod found bears North 26°03'22" East a distance of 1.60 feet:

South 39°21'36" East a distance of 40.92 feet (not monumented):

South 04°08'38" East a distance of 116.13 feet, *from which* a ½-inch diameter iron rod found bears North 39°13'44" East a distance of 1.66 feet:

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South 67°25'46" East a distance of 13.56 feet to the intersection with the Northwest bank of the Old Trinity River Channel (not otherwise monumented):

THENCE South 36°06'50" West, departing the last said common line with Lot 10 and along the said Northwest bank of the Old Trinity River Channel a distance of 119.78 feet to an inside corner of the herein described tract of land (not otherwise monumented):

THENCE South 17°20'28" West, continuing along the said Northwest bank of the Old Trinity River Channel a distance of 53.46 feet to the intersection with the South line of the above said Radcliff Platt survey, Abstract No. 1141, being also the North line of the Edwin Reid Survey, Abstract No. 1212 (not otherwise monumented):

THENCE North 90°00'00" West, departing the last said Northwest bank of the Old Trinity River Channel and with the common line between said Platt and Reid Surveys a distance of 488.03 feet to the intersection with the toe of the Trinity River Levee at a Non-Tangent point on a Curve to the Right (not monumented):

THENCE Northeasterly along said Curve, having a Radius of 1,010.83 feet, a Central Angle of 45°48'57", an Arc Length of 808.30 feet and a Chord which bears North 44°05'56" East a distance of 786.93 feet to the Northwest corner of the above referenced Lot 91, Block 6/7157 of the Colonia Weisenberger Addition (not monumented):

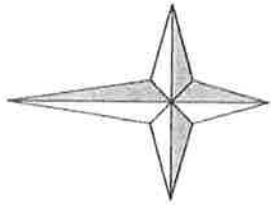
THENCE South 08°35'55" East with the common line between said Lot 91 and the herein described tract of land a distance of 93.54 feet to the **POINT OF BEGINNING**, containing 192,105 Square Feet, or 4.410 Acres of land:

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

Scott Holt
3/17/2020



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BLOCK
8666

1/2" Iron Rod
CONTROLLING &
POINT OF
BEGINNING
N=6975832.08
E=2458432.26

R=1,010.83'
Δ=45°48'57"
L=808.30'
Ch Brs: 786.93'
N 44°05'56" E

UNPLATTED
BLOCK
7157

Tony Garcia Rogers
Vol. 98226, Pg. 2666

192,105 Sq. Ft. (4.410 Ac.)
Tract to be Acquired

Raddcliff Platt Survey, Abst. 1141 488.03', N 90°0'0" W

Edwin Reid Survey, Abst. 1212

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DALLAS FLOODWAY
PROPERTY ACQUISITION
TRACT NO. TP-100

DEPARTMENT OF PUBLIC WORKS
SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N\ENGR\SURVEY\HOLT\MEXICANA\DFE5951_Mexicana.dgn	1"=80'	3-10-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	BLOCK 7157	041D-90

EXHIBIT

BLOCK
67157

BLOCK
7157

Mexicana Road
(50' R.O.W.)

Old Trinity River Channel
To City of Dallas
Texas Senate Bill 44
March 30, 1925

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