

**DALLAS FLOODWAY EXTENSION**

Field Notes Describing a 5,835 Square Foot (0.134 Acre)  
Tract of Land to be Acquired in City Block 3404

Being a 5,835 Square Foot (0.134 Acre) tract of unplatted land lying the John Beeman Survey, Abstract No. 209, in the City of Dallas, Dallas County, Texas, being a part of Block 3404 (Official City of Dallas Block Numbers), and being a portion of the property conveyed to the following owners, all having 1/3 undivided interest:

RSDC, LLC; Instrument Number 201600228427

1/3 BC, LLC; Instrument Number 201600228428

1856 W Jefferson, LLC; Instrument Number 201600228429

of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a Mag Nail with Washer (N=6968795.88, E=2484106.96) stamped "CITY OF DALLAS" set on the East Right-of-Way line of Beckley Avenue (a variable-width Right-of-Way), being also the West line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 73183, Page 764 of the Deed Records of Dallas County, Texas, at the most Northerly corner of the above referenced multiple owner property, *from which* a brass disc found in the top of a concrete bridge rail post (RECORD MONUMENT) bears North 18°58'57" East a distance of 114.29 feet:

**THENCE** South 10°33'48" East, departing the last said East line of Beckley Avenue and with the common line between said City of Dallas and multiple owner properties a distance of 25.89 feet to a Mag Nail with Washer stamped "CITY OF DALLAS" set at an outside corner of the herein described tract of land, at the non-tangent beginning of a Curve to the Right:

**THENCE** Southwesterly, continuing along said common property line and with said Curve, having a Radius of 505.55 feet, a Central Angle of 3°15'59", an Arc Length of 28.53 feet and a Chord which bears South 4°16'42" West a distance of 28.52 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the Point of Tangency:

**THENCE** South 05°53'49" West, continuing along said common property line a distance of 12.70 feet to a 5/8" I.R. w/COD Cap set at the Point of Curvature of a Curve to the Left:

**THENCE** Southeasterly, continuing along said common property line and with said Curve, having a Radius of 739.30 feet, a Central Angle of 15°46'19", an Arc Length of 203.51 feet and a Chord which bears South 01°59'28" East a distance of 202.87 feet to a 5/8" I.R. w/COD Cap set at the Southeast corner of the herein described tract of land:

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**THENCE** South 89°31'35" West, departing the last said common property line, over and across said multiple owner tract a distance of 50.00 feet to a 5/8" I.R. w/COD Cap set at the Southwest corner of the herein described tract of land, on the above said East line of Beckley Avenue (N=6968526.24, E=2484065.33):

**THENCE** North 08°46'36" East with the said East line of Beckley Avenue a distance of 272.87 feet to the **POINT OF BEGINNING**, containing 5,835 Square Feet, or 0.134 Acres of land.

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

*Scott Holt*  
*2/20/2020*



