

**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);

**DALLAS FLOODWAY EXTENSION  
LAMAR LEVEE, TRACT LL-108**

Field Notes Describing an 866,844 Square Foot (19.900 Acres)  
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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);

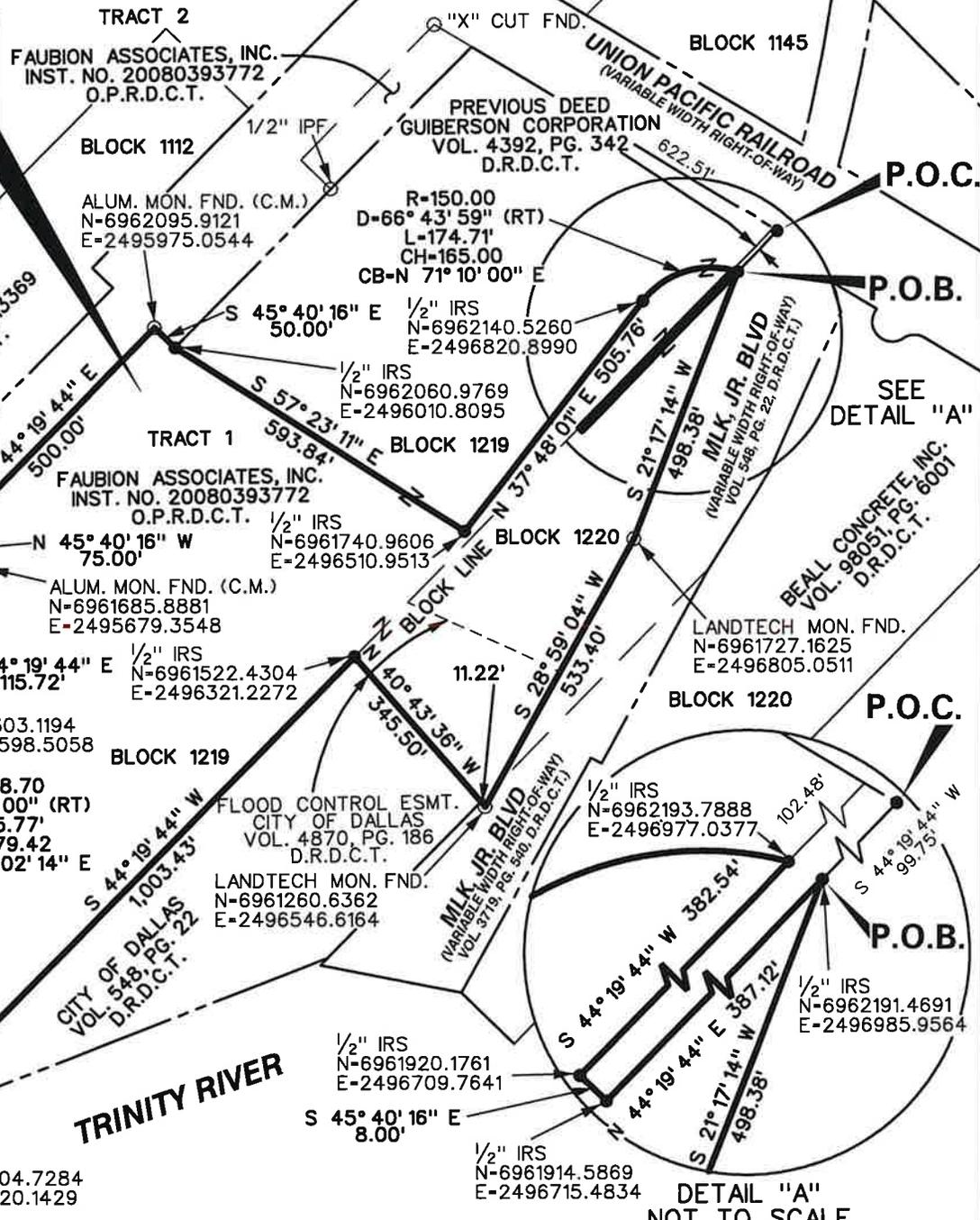
North 44°19'44" East, a distance of 387.12 feet to the **POINT OF BEGINNING**, containing 866,844 square feet or 19.900 acres of land.

**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.

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

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

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

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

**1/2" IRS**  
N-6961740.9606  
E-2496510.9513

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

**1/2" IRS**  
N-6961522.4304  
E-2496321.2272

**1/2" IRS**  
N-6961603.1194  
E-2495598.5058

**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-6962193.7888  
E-2496977.0377

**1/2" IRS**  
N-6961134.3134  
E-2495498.5295

**1/2" IRS**  
N-6961920.1761  
E-2496709.7641

**1/2" IRS**  
N-6961914.5869  
E-2496715.4834

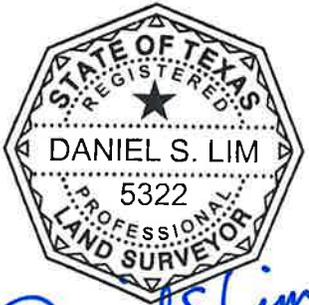
**1/2" IRS**  
N-6962191.4691  
E-2496985.9564

**NOTES:**

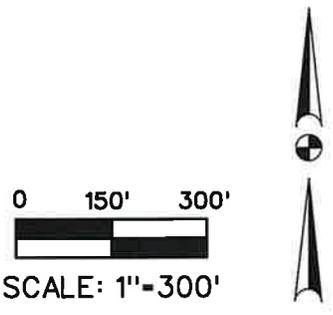
1. BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).
2. All Coordinates are State Plane Values, No Scale, No Projection. All distances are surface projection, using a scale factor of 1.000136506.

**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



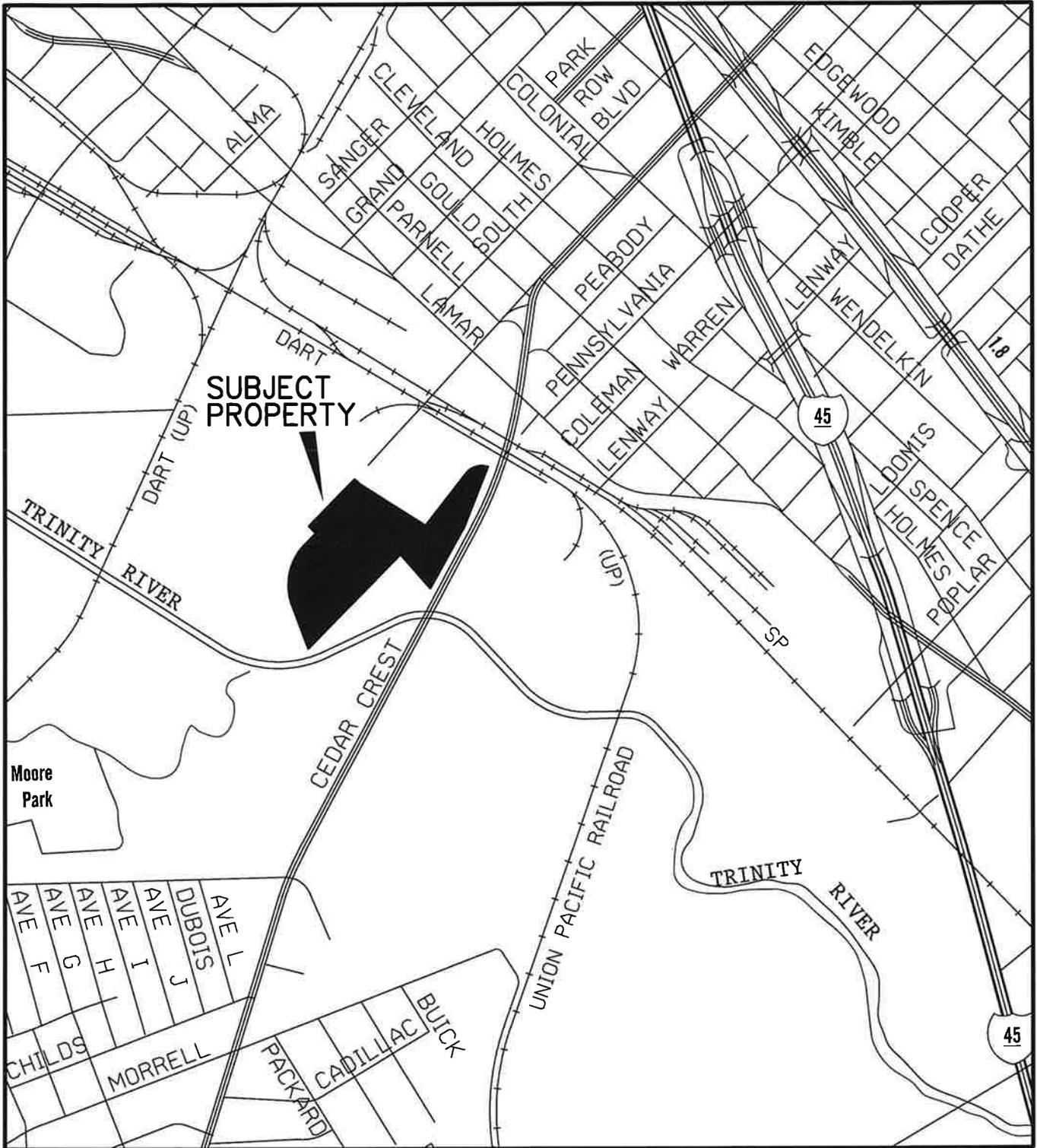
*Daniel S. Lim*  
6-23-2021



SCALE: 1"=300'

**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

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



VICINITY MAP  
(MAPSCO 55-D)

LL-108

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**DALLAS FLOODWAY EXTENSION Exhibit A - Tract II  
LAMAR LEVEE, TRACT LL-109**

Field Notes Describing a 3,079 Square Foot (0.071 Acres)  
Tract of Land to be Acquired in City Block 1220

*Clayton*  
FIELD NOTES APPROVED:  
6/23/21  


**BEING** a 3,079 Square Foot (0.071 Acre) tract of land out of the H. C. Long Survey, Abstract No. 762, Dallas County, Texas, lying in Block 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, 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** departing the southeasterly line of said Faubion tract and the northwesterly right-of-way line of said Martin Luther King, Jr. Boulevard, over and across said Faubion tract the following courses and distances:

South 44°19'44" West, a distance of 387.12 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961914.5869, E=2496715.4834);

North 45°40'16" West, a distance of 8.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6961920.1761, E=2496709.7641);

North 44°19'44" East, a distance of 382.54 feet to a ½ inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6962193.7888, E=2496977.0377);

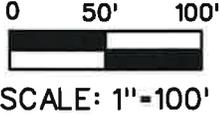
South 75°28'00" East, a distance of 9.22 feet to the **POINT OF BEGINNING**, containing 3,079 Square Feet or 0.071 acres of land.

**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.



*Daniel S. Lim*  
6-23-2021



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

TRACT LL-109  
PROPERTY  
ACQUISITION  
3,079 SQUARE FEET  
(0.071 ACRES)

APPROXIMATELY 8' X 486'  
PREVIOUSLY DEEDED TO  
GUIBERSON CORPORATION  
VOL. 4392, PG. 342  
D.R.D.C.T.

1/2" IRS  
N=6961920.1761  
E=2496709.7641

1/2" IRS  
N=6961914.5869  
E=2496715.4834

N 45° 40' 16" W  
8.00'

BLOCK 1219

BLOCK LINE

BLOCK 1220

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

LANDTECH MON. FND.

MARTIN LUTHER KING, JR. BLVD.  
(VARIABLE WIDTH RIGHT-OF-WAY)  
VOL. 548, PG. 22  
D.R.D.C.T.

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

622.51'

S 75° 28' 00" E  
9.22'

1/2" IRS  
N=6962193.7888  
E=2496977.0377

102.48'

S 44° 19' 44" W  
99.75'

P.O.C.

1/2" IRS  
N=6962191.4691  
E=2496985.9564

P.O.B.

BLOCK 1220

HENRY C. LONG SURVEY  
ABSTRACT NO. 762

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

**NOTES:**

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**LEGEND:**

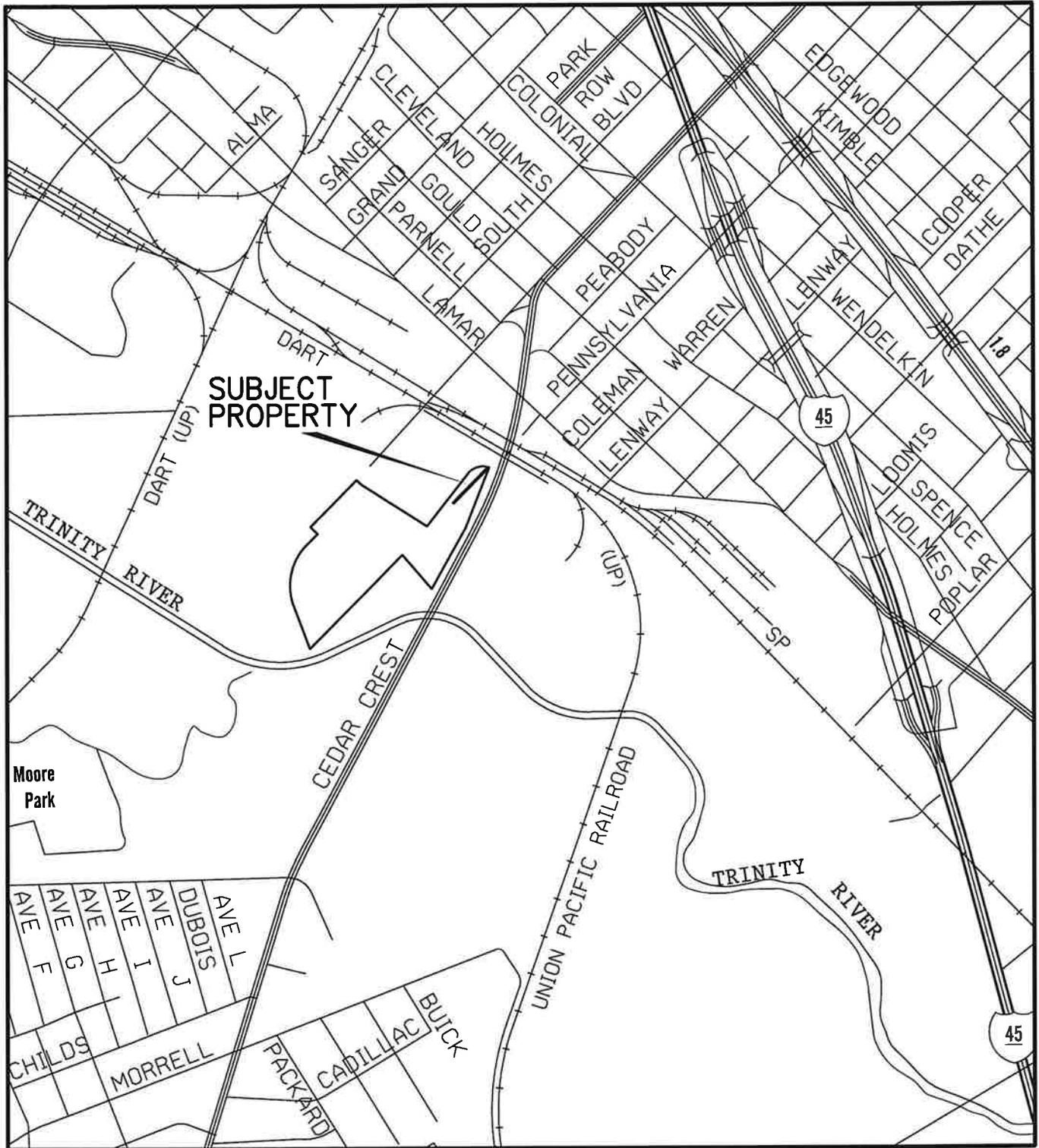
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- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- X SET - CUT "X" SET
- LANDTECH MON. FND. - DEED RECORDS, DALLAS COUNTY, TEXAS
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LAMAR LEVEE: TRACT LL-109				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNICIAN	USACE APPROVAL DATE			
LIM	05/23/2021			
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=100'	BLOCK 1220	LL-109



VICINITY MAP  
(MAPSCO 55-D)

LL-109

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