

**DALLAS FLOODWAY EXTENSION PROJECT  
LAMAR LEVEE TRACT LL-126**

Field Notes Describing an 688,394 Square Foot (15.803 Acre)  
Tract of Unplatted Land to be Acquired in City Block 7942

Being an 688,394 Square Foot (15.803 Acre) tract of unplatted land lying the John M. Crockett Survey, Abstract No. 353, in the City of Dallas, Dallas County, Texas, being a part of Block 7492 (Official City of Dallas Block Numbers), and a portion of Block A/7942 of the Weil-Segall Subdivision, and addition to the City of Dallas recorded in Volume 70141, Page 1696 of the Deed Records of Dallas County, Texas, and being all of the property conveyed to 5901 South Lamar Street, LLC by deed recorded in Instrument Number 200900299717 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½-inch diameter iron rod (Controlling Monument; N=6955151.09, E=2504027.40) found at the intersection of the Southwest line of the Union Pacific Railroad Company (successor in title to the Chicago, Rock Island & Gulf Railroad Company) property, a 300-foot wide Right-of-Way as noted in a deed recorded in Volume 285, Page 387 of the Deed Records of Dallas County, Texas, with the West line of South-Central Expressway, a variable width Right-of-Way:

**THENCE** South 05°37'24" East, departing the last said Southwest line of the Union Pacific Railroad property and with the said East line of South-Central Expressway and with the East line of the herein described tract of land a distance of 80.12 feet to a ½-inch diameter iron rod (Controlling Monument) found at an outside corner of the herein described tract of land, on the East line of said Block A/7942 of the Weil-Segall Subdivision:

**THENCE** South 84°12'02" West, departing the last said West line of South-Central Expressway, over and across a portion of said Block A/7942 of the Weil-Segall Subdivision a distance of 102.87 feet to an inside corner of the herein described tract of land (not monumented):

**THENCE** South 06°03'33" East, continuing over and across a portion of said Block A/7942 of the Weil-Segall Subdivision a distance of 180.10 feet to the intersection with the South line of said Block A/7942 of the Weil-Segall Subdivision (not monumented):

**THENCE** North 84°14'35" East with the said South line of Block A/7942 of the Weil-Segall Subdivision a distance of 84.03 feet to a ½-inch diameter iron rod (Controlling Monument) found at the Southeast corner of said Block A/7942 and of the Weil-Segall Subdivision, at the intersection with the said West line of South-Central Expressway:

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**THENCE** South 18°44'39" West with the said East line of South-Central Expressway a distance of 57.12 feet to a Texas Department of Transportation Type II Right-of-Way monument (Controlling Monument; N=6954836.31, E=2504017.22):

**THENCE** South 05°48'17" East, continuing with the said West line of South-Central Expressway for a distance of 188.61 feet to a Texas Department of Transportation Type II Right-of-Way monument (Controlling Monument; N=6954648.70, E=2504036.30) found at the Southeast corner of the herein described tract of land, being also the Northeast corner of an unplatted tract of land conveyed to LCH Massif, LLC by deed recorded in Instrument Number 201800191029 of the Official Public Records of Dallas County, Texas:

**THENCE** South 84°14'29" West, departing the last said West line of South Central Expressway and with the common line between said LCH Massif, LLC property and the herein described tract of land (pass at 393.90 feet the common North corner with a tract of land conveyed to the City of Dallas by deed recorded in Volume 2002029, Page 7330 of the Deed Records of Dallas County, Texas), and continuing for a total distance of 715.43 feet to a 5/8-inch diameter iron road with cap stamped "GORRONDONA" (Controlling Monument; N=6954576.91, E=2503324.57) found at the Southwest corner of the herein described tract of land, being also the Northwest corner of said City of Dallas tract, at the intersection with the East line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 228, Page 933 of the Deed Records of Dallas County, Texas:

**THENCE** North 33°31'45" West with the common line between the herein described tract of land and the last said City of Dallas tract a distance of 281.85 feet to a 5/8-inch diameter iron rod with cap stamped "GORRONDONA" (Controlling Monument; N=6954811.83, E=2503168.91) found at an outside corner of the herein described tract of land:

**THENCE** North 16°29'31" West, continuing with the said common property line a distance of 288.35 feet to a 2-inch diameter iron pipe (Controlling Monument; N=6955088.28, E=2503087.07) found at an outside corner of the herein described tract of land:

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**THENCE** North 13°33'56" East, continuing with the said common property line a distance of 883.08 feet to a ½-inch diameter iron rod (Controlling Monument; N=6955946.60, E=2503294.17) found at the intersection with the above said Southwest line of the Union Pacific Railroad Company property:

**THENCE** South 42°40'16" East with the said Southwest line of the Union Pacific Railroad Company property a distance of 135.28 feet to an outside corner of the herein described tract of land (not monumented):

**THENCE** Southerly and Easterly over and across a portion of said 5901 South Lamar Street, LLC property the following courses and distances:

Note: interior corners are not monumented.

South 10°14'40" East a distance of 600.63 feet to the Point of Curvature of a Curve to the Left:

Southeasterly along said Curve, having a Radius of 75.00 feet, a Central Angle of 108°51'02", an Arc Length of 142.49 feet and a Chord which bears South 64°40'11" East a distance of 122.04 to the Point of Tangency:

North 60°54'18" East a distance of 155.82 feet to the Point of Curvature of a Curve to the Right:

Northeasterly along said Curve, having a Radius of 75.00 feet, a Central Angle of 22°17'42", an Arc Length of 29.18 feet and a Chord which bears North 72°03'09" East a distance of 29.00 feet to the Point of Tangency:

North 83°11'59" East a distance of 121.63 feet to the intersection with the said Southwest line of the Union Pacific Railroad Company property:

**THENCE** South 42°40'16" East with the said Southwest line of the Union Pacific Railroad Company property a distance of 206.66 feet to the **POINT OF BEGINNING**, containing 688,394 Square Feet, or 15.803 Acres of land.

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**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.

**COORDINATE VALUES:** All coordinates shown are State Plane Coordinate Values, No Scale, No Projection.

**DISTANCE VALUES:** Distances shown are Surface Projection Values, using a Scale Factor of 1.000136506.

*Scott Holt*  
*5/14/2020*



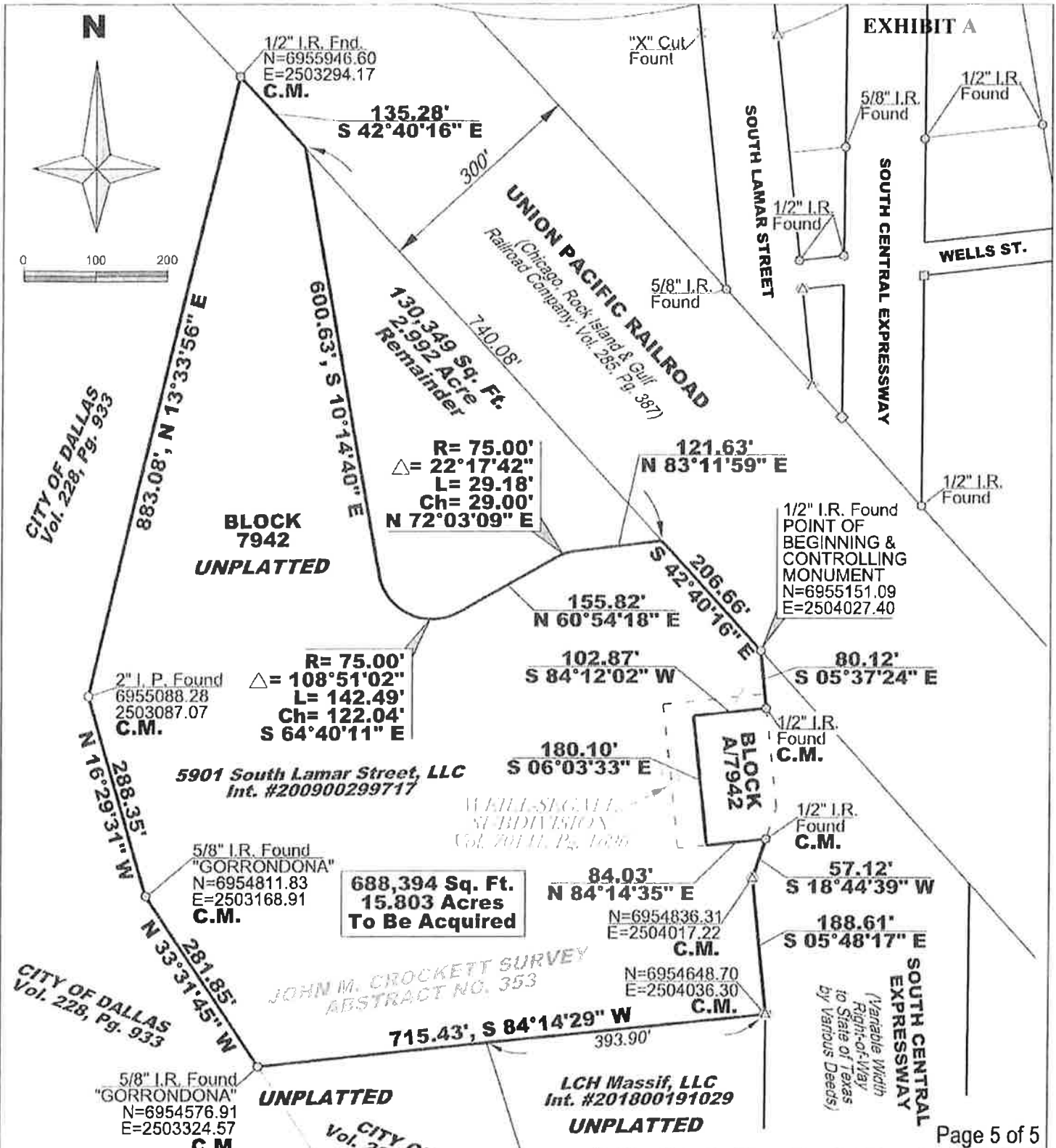
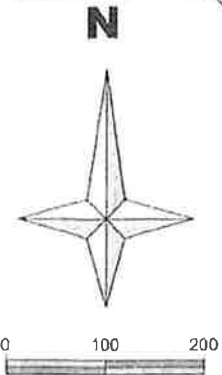


EXHIBIT A



**BLOCK 7942 UNPLATTED**

**BLOCK A/7942**

**688,394 Sq. Ft. 15.803 Acres To Be Acquired**

**5901 South Lamar Street, LLC**  
Int. #200900299717

**LCH Massif, LLC**  
Int. #201800191029  
**UNPLATTED**

1/2" I.R. Found  
POINT OF BEGINNING & CONTROLLING MONUMENT  
N=6955151.09  
E=2504027.40

R= 75.00'  
Δ = 108°51'02"  
L= 142.49'  
Ch= 122.04'  
S 64°40'11" E

R= 75.00'  
Δ = 22°17'42"  
L= 29.18'  
Ch= 29.00'  
N 72°03'09" E

84.03'  
N 84°14'35" E  
N=6954836.31  
E=2504017.22  
C.M.

188.61'  
S 05°48'17" E

5/8" I.R. Found  
"GORRONDONA"  
N=6954576.91  
E=2503324.57  
C.M.

**UNPLATTED**

SOUTH CENTRAL EXPRESSWAY  
(Variable Width Right-of-Way to State of Texas by Various Deeds)

- C.M. Controlling Monument**
- Iron Rod (size as noted)
- Iron Pipe (size as noted)
- ▣ Indicates a Type I TxDOT R/W Mon.
- ⊙ Indicates a Type II TxDOT R/W Mon.

**COORDINATES** are State Plane Coordinate values, No Scale No Projection.  
**BASIS OF BEARINGS:** Bearings are Based on the State Plane Coordinate System, Texas North Central Texas Zone 4202, North American Datum of 1983, Realization of 2011.

|                                       |  |            |          |
|---------------------------------------|--|------------|----------|
| <b>DALLAS FLOODWAY EXTENSION</b>      |  |            |          |
| <b>PROPERTY ACQUISITION</b>           |  |            |          |
| <b>LAMAR LEVEE TRACT LL-126</b>       |  |            |          |
| DEPARTMENT OF PUBLIC WORKS            |  |            |          |
| SURVEY DIVISION CITY OF DALLAS, TEXAS |  |            |          |
| OPER NAME                             | DESIGN FILE NAME                           | SCALE      | DATE     |
| HOLT                                  | N\ENGR\DRAWING\TERR\TYM\FELL-126 & 127.dgn | 1"=200'    | 3-10-20  |
| PARTY CHIEF                           | CALCULATIONS                               | FOLDER     | FILE NO. |
| PRUNTY                                | HOLT                                       | BLOCK 7942 | 044D-55  |