

**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-112**

Field Notes Describing a 206,362 Square Foot (4.737 Acre)  
Tract of Land to be Acquired in City Block 5907

**BEING** a 206,362 Square Foot (4.737 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, lying in City Block 5907, City of Dallas, Dallas County, Texas, also being out of that tract of land conveyed to One Morrell, LLC by deed recorded in Instrument No. 201700328449 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.

**BEGINNING** at a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958184.2561, E=2496980.1872) at the most easterly corner of said One Morrell tract, said point also being at the intersection of the northwesterly right-of-way line of Morrell Avenue (a variable width right-of-way) (Volume 2, Page 36, Map Records of Dallas County, Texas, (M.R.D.C.T.)) and the northeasterly right-of-way line of Sargent Road (a 40-foot right-of-way) (Volume 2, Page 36, M.R.D.C.T.);

**THENCE** South 69°14' 09" West, along the northwesterly right-of-way line of said Morrell Avenue and the southeasterly line of said One Morrell tract, a distance of 260.54 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958091.9087, E=2496736.6005);

**THENCE** North 55°17' 52" West, departing the northwesterly right-of-way line of said Morrell Avenue and the southeasterly line of said One Morrell tract, over and across said One Morrell tract, a distance of 535.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958396.7471, E=2496296.3906) in the northwesterly line of said One Morrell tract, said point also being in the southeasterly line of Block 4/5907 of Forest Ave & Eight St. Industrial Addition, an addition to the City of Dallas, Texas, according to the plat thereof recorded in Volume 10, Page 335, M.R.D.C.T.;

**THENCE** North 49°36' 37" East, along the common line of said One Morrell tract and said Block 4/5907, at a distance of 218.03 feet, passing the most southerly corner (not monumented) of a tract of land described as "Tract 1-C" conveyed to the City of Dallas, Texas, by deed recorded in Instrument No. 201000031431, O.P.R.D.C.T., thence continuing along the common line of said One Morrell and the City of Dallas tracts, for a total distance of 492.19 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958715.6336, E=2496671.2194) at the most northerly corner of said One Morrell tract, said point also being the most northerly corner of a tract of land described as "Tract 1-A" conveyed to the City of Dallas, Texas, by deed recorded in Instrument No. 201000031431, O.P.R.D.C.T.,

*Sherry Hoot*  
FIELD NOTES APPROVED:  
3/2/2022



**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-112**  
Field Notes Describing a 206,362 Square Foot (4.737 Acre)  
Tract of Land to be Acquired in City Block 5907

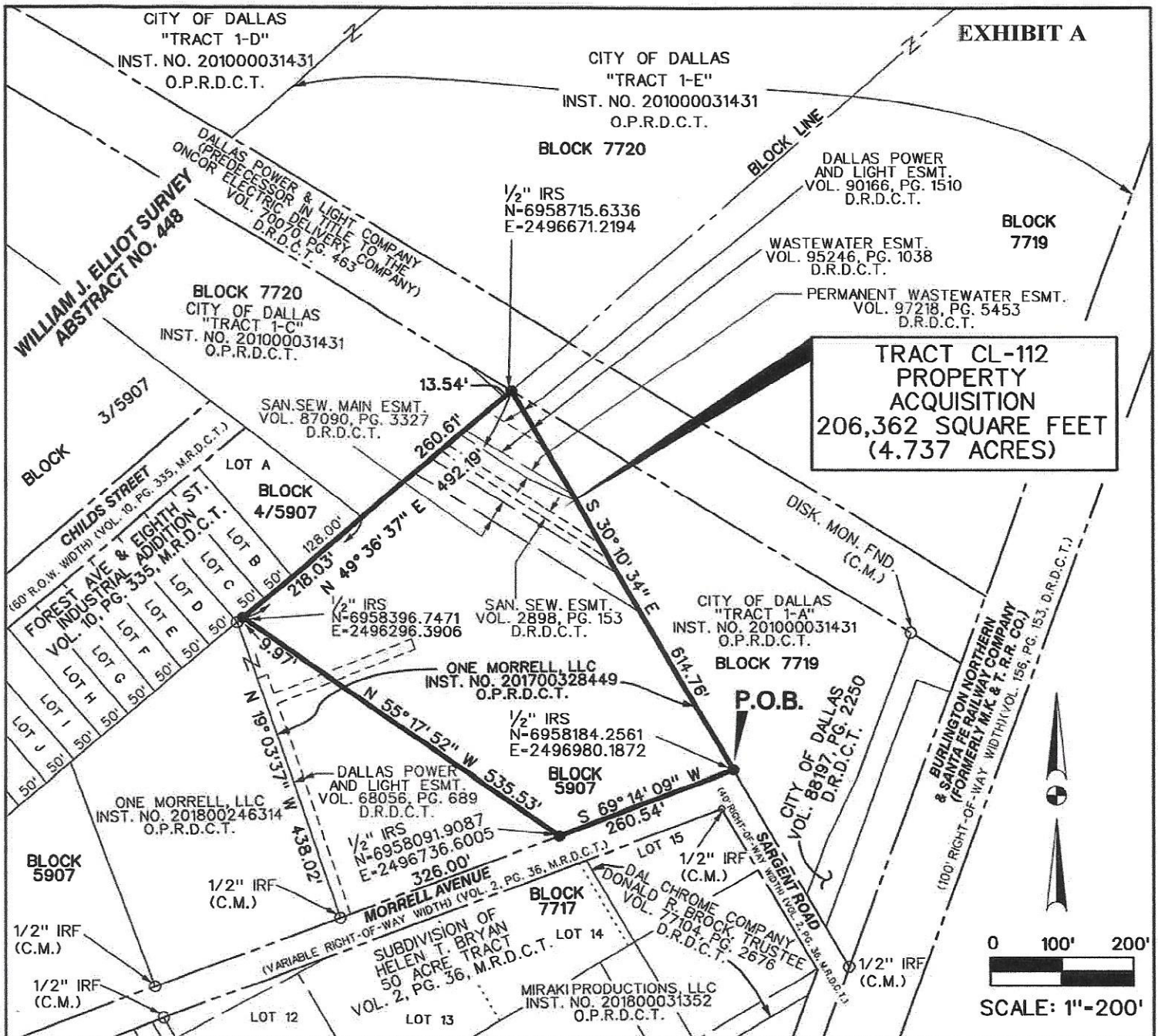
**THENCE** South 30°10' 34" East, along the common line of said One Morrell and said City of Dallas tracts, a distance of 614.76 feet to the **POINT OF BEGINNING**, containing 206,362 Square Feet, or 4.737 Acres of land.

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

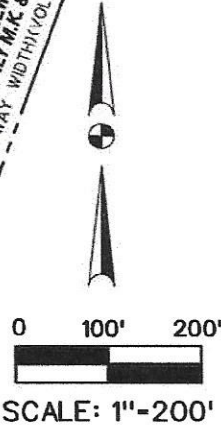
**COORDINATES:** All Coordinates are State Plane Values, No Scale, No Projection.







**TRACT CL-112  
PROPERTY  
ACQUISITION  
206,362 SQUARE FEET  
(4.737 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
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- 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*  
3-2-2022

**LIM & ASSOCIATES, inc.**  
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DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-112				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
PROVISION	USAGE APPROVAL DATE			
LIM	02/03/21			
FWTY CHFP	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=200'	BLOCK 5907	CL-112