

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-108**

Field Notes Describing a 1,788 Square Foot (0.041 Acre)
Tract of Land to be Acquired in City Block 4/5907

BEING a 1,788 Square Foot (0.041 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being out of Lot D, Block 4/5907, of Forest Avenue and Eighth Street Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 10, Page 335, Map Records of Dallas County, Texas (M.R.D.C.T.), and also being out of a tract of land conveyed to Duggan Industries, Inc. by deed recorded in Volume 76043, Page 2744 of the Deed Records of Dallas County, Texas (D.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 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958542.6072, E=2496159.2193) at the most northerly corner of said Lot D, said point also being the most westerly corner of Lot C of said Block 4/5907, said point also being in the southeasterly right-of-way line of Childs Street (a 60-foot right-of-way) (Volume 10, Page 335, M.R.D.C.T.);

THENCE South 40°23'23" East, departing the southeasterly right-of-way line of said Childs Street, and along the common line of said Lots C and D, a distance of 162.57 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958418.7941, E=2496264.5449);

THENCE North 48°05'47" West, departing the common line of said Lots C and D, over and across said Lot D, a distance of 164.05 feet to a 1/2-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958528.3491, E=2496142.4716) in the northwesterly line of said Lot D, said point also being in the southeasterly right-of-way line of said Childs Street;

THENCE North 49°36'37" East, along the northwesterly line of said Lot D and the southeasterly right-of-way line of said Childs Street, a distance of 22.00 feet to the **POINT OF BEGINNING**, containing 1,788 square feet, or 0.041 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.



Dan S. Lim
2-11-2021

VALLEY PROTEINS, INC.
A VIRGINIA CORPORATION
INST. NO. 201600290720
O.P.R.D.C.T.

CITY OF DALLAS
"TRACT 1-C"
INST. NO. 201000031431
O.P.R.D.C.T.

WILLIAM J. ELLIOT SURVEY
ABSTRACT NO. 448

BLOCK
3/5907

15' BUILDING LINE
VOL. 10, PG. 335
M.R.D.C.T.

CHILDS STREET
(60' R.O.W. WIDTH)
(VOL. 10, PG. 335, M.R.D.C.T.)

15' BUILDING LINE
VOL. 10, PG. 335
M.R.D.C.T.

DUGGAN INDUSTRIES
VOL. 76043, PG. 274A
D.R.D.C.T.

BLOCK 7720

P.O.B.

N 49° 36' 37" E
22.00'

1/2" IRS
N-6958528.3491
E-2496142.4716

1/2" IRS
N-6958542.6072
E-2496159.2193

S 40° 23' 23" E
162.57'

N 48° 05' 47" W
164.05'
DUGGAN INDUSTRIES
VOL. 76043, PG. 274A
D.R.D.C.T.

BLOCK 4/5907

129.27'

LOT B

LOT C

BLOCK 5907

FOREST AVE. & EIGHTH ST.
INDUSTRIAL ADDITION
VOL. 10, PG. 335, M.R.D.C.T.

TRACT CL-108
PROPERTY
ACQUISITION
1,788 SQUARE FEET
(0.041 ACRES)

1/2" IRS
N-6958418.7941
E-2496264.5449

LOT D

LOT E

LOT F

DUGGAN INDUSTRIES
VOL. 76043, PG. 274A
D.R.D.C.T.

LOT G

LOT H

ONE MORRELL, LLC
INST. NO. 201800246314
O.P.R.D.C.T.

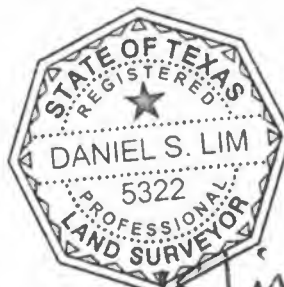
ONE MORRELL, LLC
INST. NO. 201700328449
O.P.R.D.C.T.

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
2-11-2021

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-9881

PAGE 2 OF 2

DALLAS FLOODWAY EXTENSION



PROPERTY ACQUISITION

CADILLAC LEVEE: TRACT CL-108

FOR: DEPARTMENT OF PUBLIC WORKS

SURVEYOR'S NAME: LIM & ASSOCIATES, INC.

THROWMAN		USACE APPROVAL DATE	
LIM	02/04/21		
PARTY CHIEF	CALCULATIONS	SCALE	BLANKS
LIM	LIM	1"=60'	CL-108

DALLAS FLOODWAY EXTENSION CADILLAC LEVEE, TRACT CL-109

Field Notes Describing a 9,813 Square Foot (0.225 Acre)
Tract of Land to be Acquired in City Block 4/5907



BEING a 9,813 Square Foot (0.225 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being all of Lot C, Block 4/5907 of Forest Avenue and Eighth Street Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 10, Page 335, Map Records of Dallas County, Texas (M.R.D.C.T.), and also being out of a tract of land conveyed to Duggan Industries, Inc. by deed recorded in Volume 76043, Page 2744 of the Deed Records of Dallas County, Texas (D.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=6958575.0028, E=2496197.2941) at the most northerly corner of said Lot C, said point also being the most westerly corner of Lot B of said Block 4/5907, said point also being in the southeasterly right-of-way line of Childs Street (a 60-foot right-of-way) (Volume 10, Page 335, M.R.D.C.T.);

THENCE South 40°23'23" East, departing the southeasterly right-of-way line of said Childs Street, and along the common line of said Lots B and C, a distance of 200.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958422.6836, E=2496326.8764) at the most easterly corner of said Lot C, said point also being the most southerly corner of said Lot B, said point also being in the northwesterly line of a 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.);

THENCE South 49°36'37" West, along the common line of said Lot C and said Morrell tract, a distance of 40.03 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958396.7471, E=2496296.3906);

THENCE North 55°17'52" West, departing the common line of said Lot C and said Morrell tract, over and across said Lot C, a distance of 38.74 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958418.7941, E=2496264.5449) in the common line of said Lot C and Lot D of said Block 4/5907;

THENCE North 40°23'23" West, along the common line of said Lots C and D, a distance of 162.57 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958542.6072, E=2496159.2193) at the most westerly corner of said Lot C, said point also being the most northerly corner of said Lot D, and said point also being in the southeasterly right-of-way line of said Childs Street;

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-109**

Field Notes Describing a 9,813 Square Foot (0.225 Acre)
Tract of Land to be Acquired in City Block 4/5907

THENCE North 49°36'37" East, along the northwesterly line of said Lot C and the southeasterly right-of-way line of said Childs Street, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 9,813 square feet, or 0.225 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.



Exhibit A

TRACT III

DALLAS FLOODWAY EXTENSION CADILLAC LEVEE, TRACT CL-110

Field Notes Describing a 10,000 Square Foot (0.230 Acre)
Tract of Land to be Acquired in City Block 4/5907

David Holt
FIELD NOTES APPROVED:
2/23/2021



BEING a 10,000 Square Foot (0.230 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being all of Lot B, Block 4/5907 of Forest Avenue and Eighth Street Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 10, Page 335, Map Records of Dallas County, Texas (M.R.D.C.T.), and also being out of a tract of land conveyed to Duggan Industries, Inc. by deed recorded in Volume 76043, Page 2744 of the Deed Records of Dallas County, Texas (D.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=6958607.3883, E=2496235.3789) at the most northerly corner of said Lot B, said point also being the most westerly corner of Lot A of said Block 4/5907, said point also being in the southeasterly right-of-way line of Childs Street (a 60-foot right-of-way) (Volume 10, Page 335, M.R.D.C.T.);

THENCE South 40°23'23" East, departing the southeasterly right-of-way line of said Childs Street, and along the common line of said Lots A and B, a distance of 200.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958455.0791, E=2496364.9512) at the most easterly corner of said Lot B, said point also being the most southerly corner of said Lot A, said point also being in the northwesterly line of a 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.);

THENCE South 49°36'37" West, along the common line of said Lot B and said Morrell tract, a distance of 50.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958422.6836, E=2496326.8764) at the most southerly corner of said Lot B, said point also being the most easterly corner of Lot C, of said Block 4/5907;

THENCE North 40°23'23" West, departing the northwesterly line of said Morrell tract, and along the common line of said Lots B and C, a distance of 200.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958575.0028, E=2496197.2941) at the most westerly corner of said Lot B, said point also being the most northerly corner of said Lot C, and said point also being in the southeasterly right-of-way line of said Childs Street;

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-110**

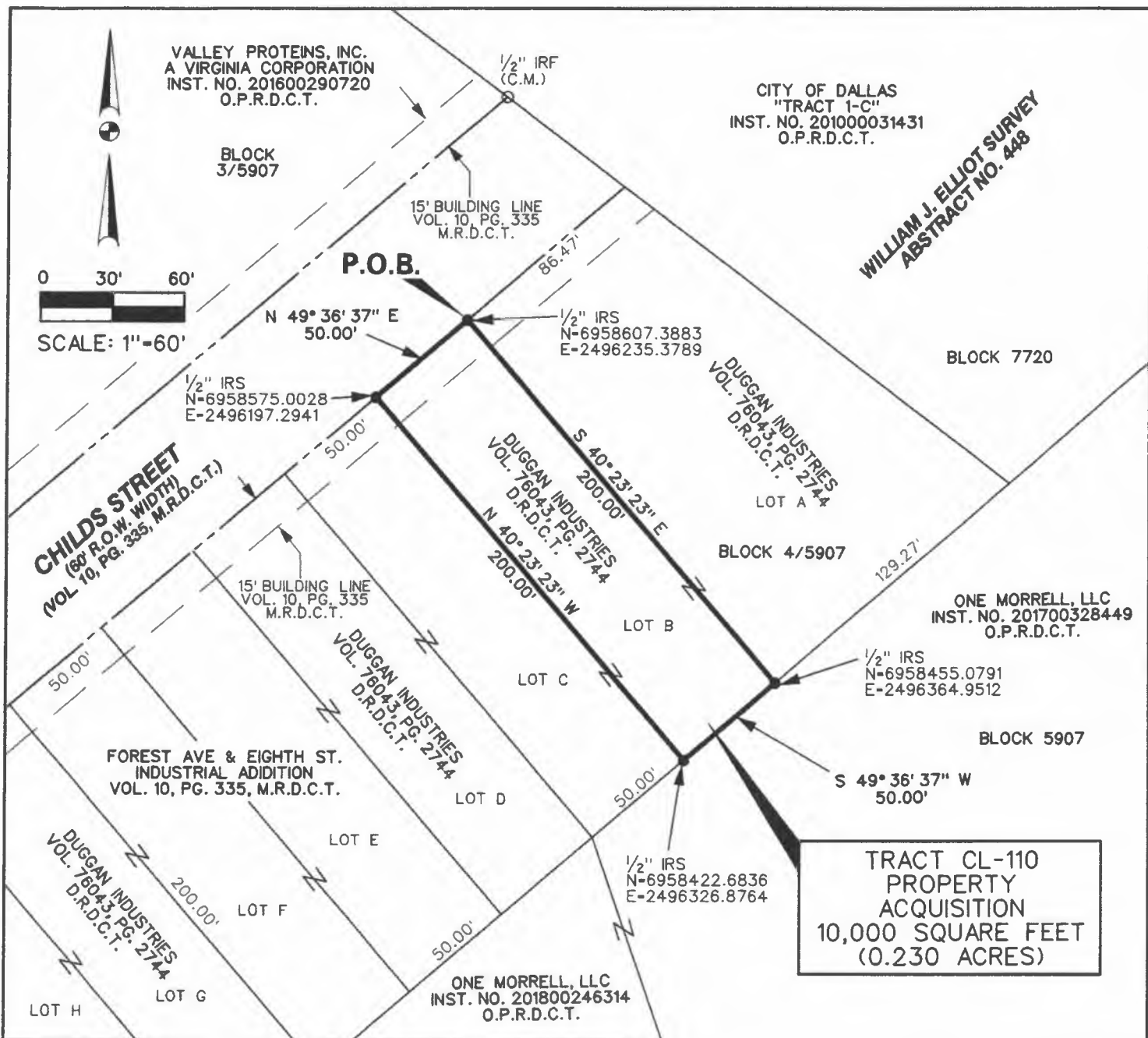
Field Notes Describing a 10,000 Square Foot (0.230 Acre)
Tract of Land to be Acquired in City Block 4/5907

THENCE North 49°36'37" East, along the northwesterly line of said Lot B and the southeasterly right-of-way line of said Childs Street, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 10,000 square feet, or 0.230 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.



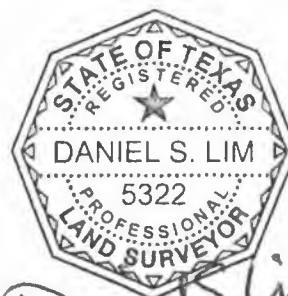


NOTES:

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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
- × 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
2-11-2021

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engineering & surveying consultants
TBPELS Surveying Firm 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-0881

DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-110				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNOLOG	USACE APPROVAL DATE			
LIM	02/04/2021			
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=60'	BLOCK 4/5907	CL-110

Exhibit A

TRACT IV

DALLAS FLOODWAY EXTENSION CADILLAC LEVEE, TRACT CL-111

Field Notes Describing a 21,574 Square Foot (0.495 Acre)
Tract of Land to be Acquired in City Block 4/5907

Joan Holt
FIELD NOTES APPROVED:
3/3/2021


BEING a 21,574 Square Foot (0.495 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being all of Lot A, Block 4/5907 of Forest Avenue and Eighth Street Industrial Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 10, Page 335, Map Records of Dallas County, Texas (M.R.D.C.T.), and also being out of a tract of land conveyed to Duggan Industries, Inc. by deed recorded in Volume 76043, Page 2744 of the Deed Records of Dallas County, Texas (D.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=6958663.4107, E=2496301.2299) at the most northerly corner of said Lot A, said point also being the easterly end of the southeasterly right-of-way line of Childs Street (a 60-foot right-of-way) (Volume 10, Page 335, M.R.D.C.T.), said point also being in the southwesterly line of a tract of land described as "Tract 1-C" conveyed to the City of Dallas by the Judgment in the Absence of Objections, Cause No. CC-09-05825-E, recorded in Instrument Number 201000031431 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 52°28'10" East, departing the southeasterly right-of-way line of said Childs Street, and along the common line of said Lot A and Tract 1-C, a distance of 204.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958538.8377, E=2496463.3978) at the most easterly corner of said Lot A, said point also being the most southerly corner of said Tract 1-C, and said point also being in the northwesterly line of a tract of land conveyed to One Morrell, LLC by deed recorded in Instrument No. 201700328449, O.P.R.D.C.T.;

THENCE South 49°36'37" West, along the common line of said Lot A and said Morrell tract, a distance of 129.27 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958455.0791, E=2496364.9512) at the most southerly corner of said Lot A, said point also being the most easterly corner of Lot B, of said Block 4/5907;

THENCE North 40°23'23" West, departing the northwesterly line of said Morrell tract, and along the common line of said Lots A and B, a distance of 200.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958607.3883, E=2496235.3789) at the most westerly corner of said Lot A, said point also being the most northerly corner of said Lot B, and said point also being in the southeasterly right-of-way line of said Childs Street;

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-111**

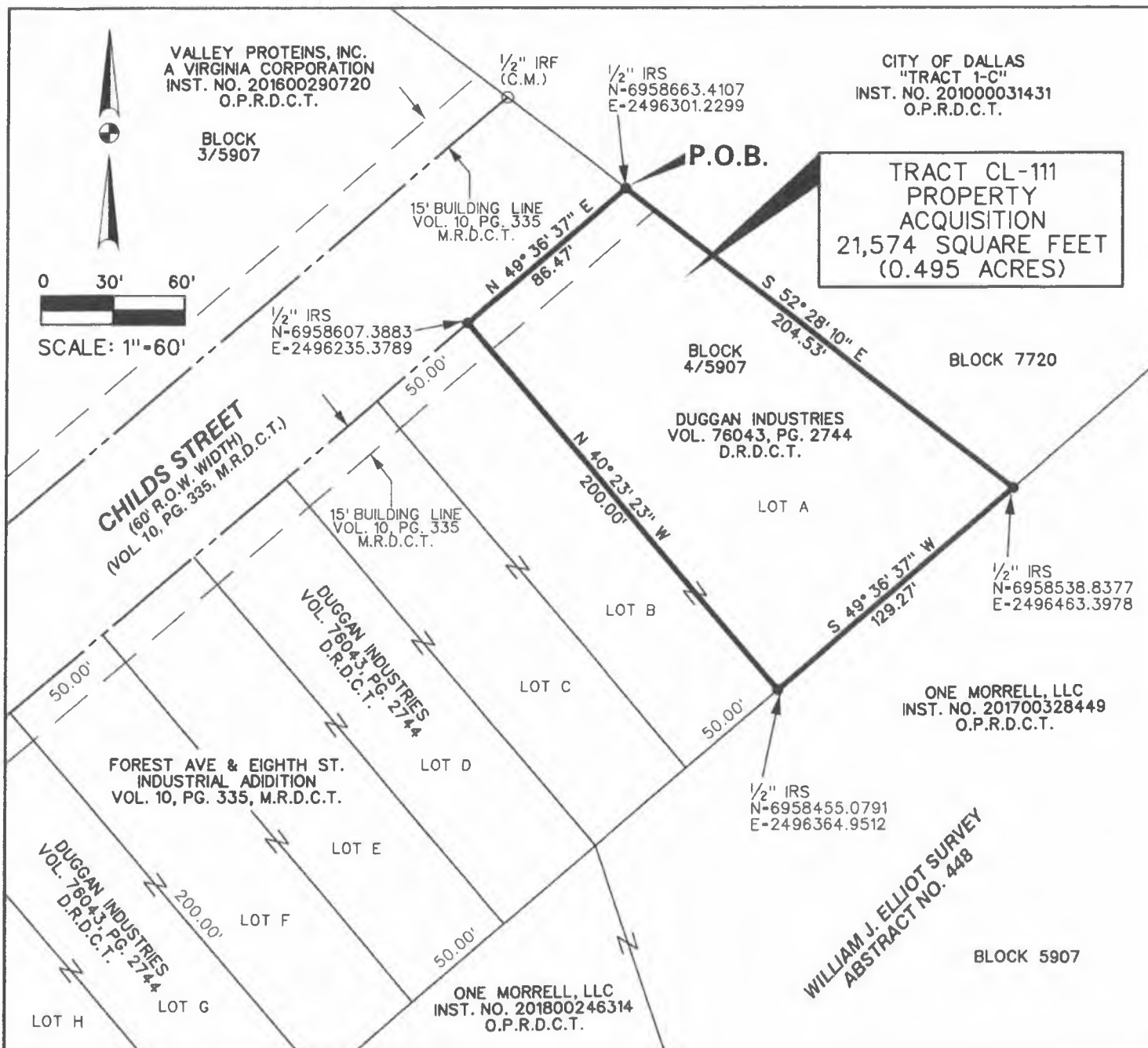
Field Notes Describing a 21,574 Square Foot (0.495 Acre)
Tract of Land to be Acquired in City Block 4/5907

THENCE North 49°36'37" East, along the northwesterly line of said Lot A and the southeasterly right-of-way line of said Childs Street, a distance of 86.47 feet to the **POINT OF BEGINNING**, containing 21,574 square feet, or 0.495 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.



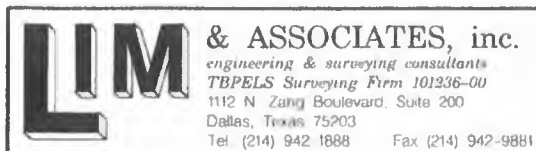


NOTES:

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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
- × SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



Daniel S. Lim
3/2/2021

DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-111				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNICIAN	USAGE APPROVAL DATE			
LIM	03/02/21			
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=60'	BOOK 425007	CL-111