

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-137**

Field Notes Describing a 115,531 Square Foot (2.652 Acres)
Tract of Land To be Acquired in City Block 7712



BEING a 115,531 Square Foot (2.652 Acres) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, lying in Block 7712, City of Dallas, Dallas County Texas, also being out of a tract of land conveyed to Long Huynh by the quitclaim deed recorded in Volume 99043, Page 1406 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=6955447.0197, E=2495188.4618) at the northwesterly corner of said Long Huynh tract, said point also being the intersection of the northeasterly right-of-way line of Kiest Boulevard (a 100-foot right-of-way) (Volume 3518, Page 43, D.R.D.C.T.) with the southeasterly right-of-way line of McGowan Street (a 60-foot right-of-way) (Volume 4032, Page 530, D.R.D.C.T.);

THENCE North 58°58'33" East, departing the northeasterly right-of-way line of said Kiest Boulevard, and along the southeasterly right-of-way line of said McGowan Street and the northwesterly line of said Long Huynh tract, a distance of 182.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955540.8069, E=2495344.4105);

THENCE South 37°30'45" East, departing the southeasterly right-of-way line of said McGowan Street and the northwesterly line of said Long Huynh tract, over and across said Long Huynh tract, a distance of 186.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955393.1271, E=2495457.7750);

THENCE North 55°24'38" East, continuing over and across said Long Huynh tract, a distance of 91.66 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955445.1500, E=2495533.2247) in the northeasterly line of said Long Huynh tract, also being the southwesterly line of a remainder tract of land conveyed to Moody and Tips by the deed recorded in Volume 3673, Page 627, D.R.D.C.T., and said point also being on a circular curve to the left;

THENCE Southeasterly and Easterly, along the common line of said Long Huynh and Moody tracts, and along said curve to the left, having a radius of 304.94 feet and a chord that bears South 70° 21' 45" East, a distance of 295.46 feet, through a central angle of 57° 57' 10", an arc distance of 308.44 feet to a ½-inch iron rod found (N=6955345.8736, E=2495811.4568) (Controlling Monument) at the end of said curve, also being the most easterly corner of said Long Huynh tract;

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THENCE South 59°38'44" West, continuing along the common line of said Long Huynh and Moody tracts, a distance of 438.03 feet to a ½-inch iron rod found (N=6955124.5438, E=2495433.5184) (Controlling Monument);

THENCE South 30°21'16" East, continuing along the common line of said Long Huynh and Moody tracts, a distance of 17.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955109.8758, E=2495442.1072), said point being a southeasterly corner of said Long Huynh tract, also being the most southerly corner of said Moody tract, and also being in the northwesterly line of a tract of land conveyed to Dallas Independent School District (DISD) by deed recorded in Volume 88024, Page 1303, D,R.D.C.T.;

THENCE South 59°38'44" West, along the common line of said Long Huynh and DISD tracts, a distance of 50.23 to a cut "X" found (N=6955084.4892, E=2495398.7731) (Controlling Monument) at the most southerly corner of said Long Huynh tract, said point also being the most westerly corner of said DISD tract, said point also being in the northeasterly right-of-way line of said Kiest Boulevard, and said point also being on a circular curve to the left;

THENCE Northwesterly, along the southwesterly line of said Long Huynh tract and the northeasterly right-of-way line of said Kiest Boulevard, and along said curve to the left, having a radius of 3,870 feet and a chord that bears North 29° 23' 04" West, a distance of 161.42 feet, through a central angle of 02° 23' 24", an arc distance of 161.43 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955225.1300, E=2495319.5839) at the end of said curve;

THENCE North 30°34'46" West, continuing along the southwesterly line of said Long Huynh tract and the northeasterly right-of-way line of said Kiest Boulevard, a distance of 257.77 feet to the **POINT OF BEGINNING**, containing 115,531 square feet, or 2.652 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
3/5/2021

FAUBION ASSOCIATES, INC.
INST. NO. 20080030492
O.P.R.D.C.T.

ROBERT SLOAN SURVEY
ABSTRACT NO. 1449

MCGOWAN STREET
(60' R.O.W.)
(VOL. 4032, PG. 530, D.R.D.C.T.)

P.O.B.

CENTERLINE OF DALLAS POWER
& LIGHT AND SOUTHWESTERN
BELL TELEPHONE ESMT.
VOL. 67003, PG. 1799
VOL. 68202, PG. 1170
D.R.D.C.T.

1/2" IRS
N-6955447.0197
E-2495188.4618

KIEST BOULEVARD
(PREVIOUSLY TIPS BOULEVARD)
(VOL. 3518, PG. 43, D.R.D.C.T.)

1/2" IRS
N-6955225.1300
E-2495319.5839

R-3,870.00'
D-02° 23' 24"(LT)
L-161.43
CH-161.42
C.B.-N 29° 23' 04" W

BLOCK 7712
LONG HUYNH
VOL. 99043, PG. 1406
D.R.D.C.T.

20' FIRE LANE
VOL. 957, PG. 1322
D.R.D.C.T.
AND
20' INGRESS & EGRESS ESMT.
VOL. 67186, PG. 934
D.R.D.C.T.

1/2" IRF (C.M.)
N-6955124.5438
E-2495433.5184

"X" CUT
FOUND (C.M.)
N-6955084.4892
E-2495398.7731

PORTION OF 15' ALLEY
ABANDONED BY CITY OF DALLAS
ORDINANCE NO. 1239.
VOL. 69014, PG. 215
D.R.D.C.T.

THEATRICAL WAREHOUSE, INC.
INST. NO. 201000222871
O.P.R.D.C.T.

PORTION OF ALEX STREET
ABANDONED BY CITY OF DALLAS
ORDINANCE NO. 1239.
VOL. 69014, PG. 215
D.R.D.C.T.

1/2" IRS
N-6955445.1500
E-2495533.2247

R-304.94'
D-57° 57' 10"(LT)
L-308.44'
CH-295.46'
C.B.-S 70° 21' 45" E

M.K.&T.
RAILROAD ESMT.
VOL. 5195, PG. 373
D.R.D.C.T.

MOODY AND TIPS
(REMAINDER)
VOL. 3673
PG. 627
D.R.D.C.T.

M.K.&T.
RAILROAD ESMT.
VOL. 3718, PG. 141
D.R.D.C.T.

M.K.&T. RAILROAD ESMT.
VOL. 3718, PG. 141
D.R.D.C.T.

JEFFREY RAY BISHOP
AND MARK FLANERY
INST. NO. 201900088595
INST. NO. 201200007684
O.P.R.D.C.T.

TRACT CL-137
PROPERTY
ACQUISITION
115,531 SQUARE FEET
(2.652 ACRES)

RECTOR STREET
(60' R.O.W.)
(VOL. 4032, PG. 530, D.R.D.C.T.)

0 50' 100'

SCALE: 1"=100'

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
- 1/2" I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- O.I.R.F. - IRON ROD FOUND
- X 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
3/5/2024

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Tel (214) 942-1888 Fax (214) 942-9881

DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-137				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
DATE	USAGE APPROVAL DATE			
LIM	01/03/2021			
PARTY CHECK	CALCULATIONS	SCALE	TOLERANCE	NUMBER
LIM	LIM	1"=100'	1/4"	CL-137