

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-101**

Field Notes Describing a 545,477 Square Foot (12.522 Acre)
Tract of Land to be Acquired in City Block 4651

Being a 545,477 Square Foot (12.522 Acre) tract of unplatted land lying in the William J. Elliot Survey, Abstract No. 448, and the W.S. Beatty Survey, Abstract No. 58 City of Dallas, Dallas County, Texas, in City Block 4651 and being a part of the property conveyed to Joseph Ondrusek and Barbara Ann Wolfe, by deed recorded in Instrument Number 201700218412 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

NOTE: All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011; No Scale, No Projection.

NOTE: This is a retracement survey. All iron rods found are controlling.

BEGINNING at a 1/2-inch diameter iron rod found at the Northeast corner of the herein described tract of land, lying on the West line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201200204158 of the Official Public Records of Dallas County, Texas (N=6959479.21; E=2495412.91) :

THENCE South 06°21'00" West with the common line between the herein described tract of land and said City of Dallas tract a distance of 128.29 feet to a 1/2-inch diameter iron rod found at an outside corner of the herein described tract of land on the West line of Cedar Crest Boulevard, a variable width Right-of-Way as conveyed by deed recorded in Volume 3614, Page 487 of the Deed Records of Dallas County, Texas (N=6959351.73; E=2495398.72):

THENCE South 17°26'58" West with the said West line of Cedar Crest Boulevard, **PASS AT** 372.07 feet a 1/2-inch diameter iron rod, and at 558.43 feet a 1/2-inch diameter iron rod and continuing for a total distance of 584.52 feet to a Mag Nail and washer stamped "CITY OF DALLAS" set at the intersection with the North line of Eleventh Street, a variable width Right-of-Way conveyed by deed recorded in Volume 71214, Page 2032 of the Deed Records of Dallas County, Texas (N=6958794.17; E=2495223.57):

THENCE South 89°05'17" West, departing the last said West line of Cedar Crest Boulevard and with the said North line of Eleventh Street a distance of 135.67 feet to a Mag Nail and washer stamped "CITY OF DALLAS" set at an outside corner of the herein described tract of land:

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-101**

Field Notes Describing a 545,477 Square Foot (12.522 Acre)
Tract of Land to be Acquired in City Block 4651

THENCE North 17°26'48" East, departing the last said North line of Eleventh Street, over and across a portion of said Ondrusek & Wolfe tract a distance of 262.38 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

THENCE North 69°21'07" West, continuing over and across said Ondrusek & Wolfe tract a distance of 58.03 feet to a 1/2-inch diameter iron rod found at an inside corner of the herein described tract of land:

THENCE North 77°52'47" West, continuing over and across said Ondrusek & Wolfe tract a distance of 160.00 feet to a 1/2-inch diameter iron rod found at an inside corner of the herein described tract of land:

THENCE South 86°51'29" West, continuing over and across said Ondrusek & Wolfe tract a distance of 100.00 feet to a 1/2-inch diameter iron rod found at an outside corner of the herein described tract of land:

THENCE North 80°34'27" West, continuing over and across said Ondrusek & Wolfe tract a distance of 165.00 feet to a 1/2-inch diameter iron rod found at the intersection with the East line of a tract of land conveyed to Columbia Packing of Texas, Inc. by deed recorded in Volume 93020, Page 5398 of the Deed Records of Dallas County, Texas:

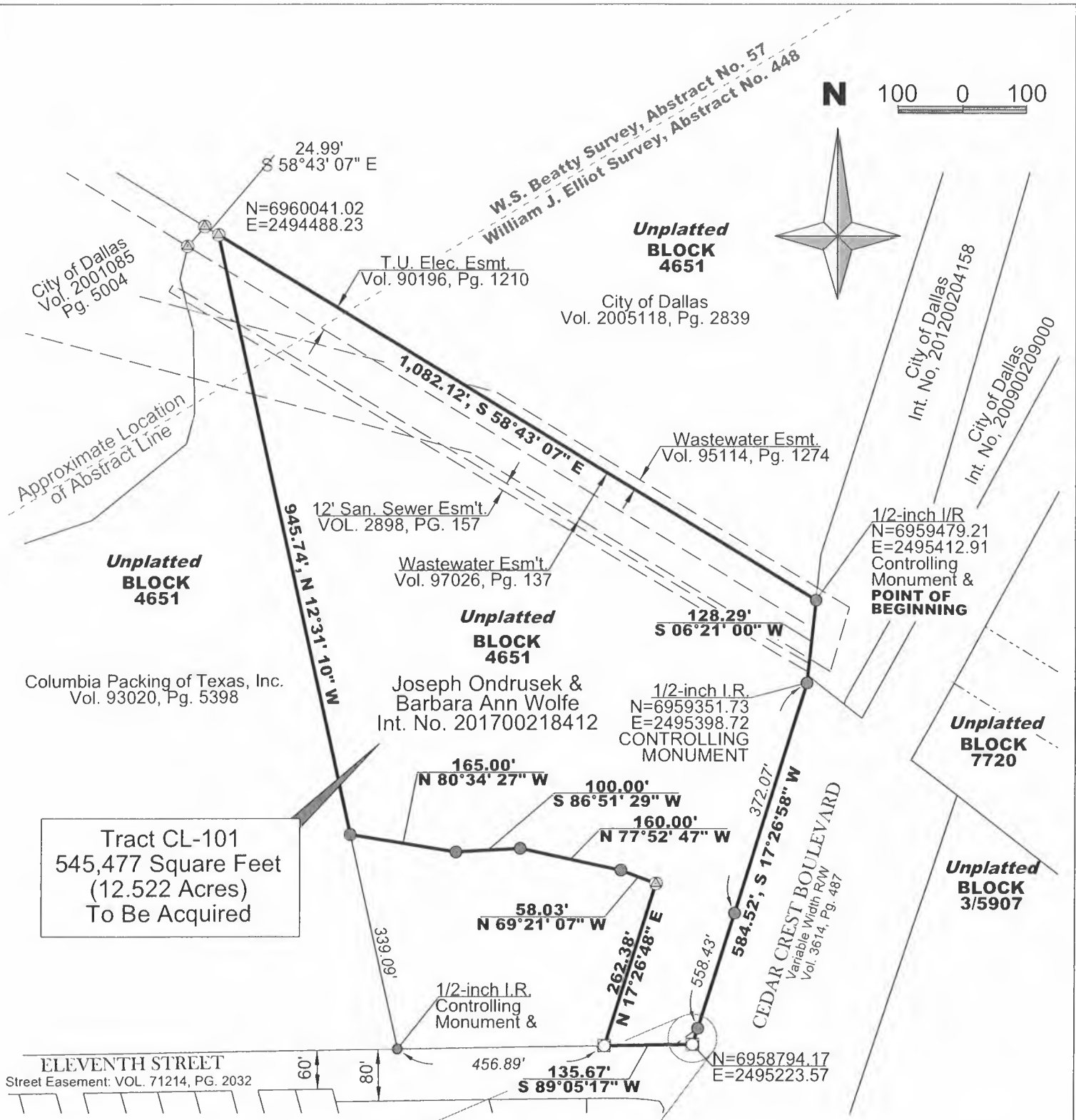
THENCE North 12°31'10" West with the common line between said Columbia Packing tract and the herein described tract of land a distance of 945.74 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set at the intersection with the Southwest line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 2005118, Page 2839 in the Deed Records of Dallas County, Texas, being also the Northwest corner of the herein described tract of land:

THENCE South 58°43'07" East with the Southwest line of said City of Dallas tract a distance of 1,082.12 feet to the **POINT OF BEGINNING**, containing 545,477 Square Feet, or 12.522 Acres of land.

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.

Scott Holt
3/13/24



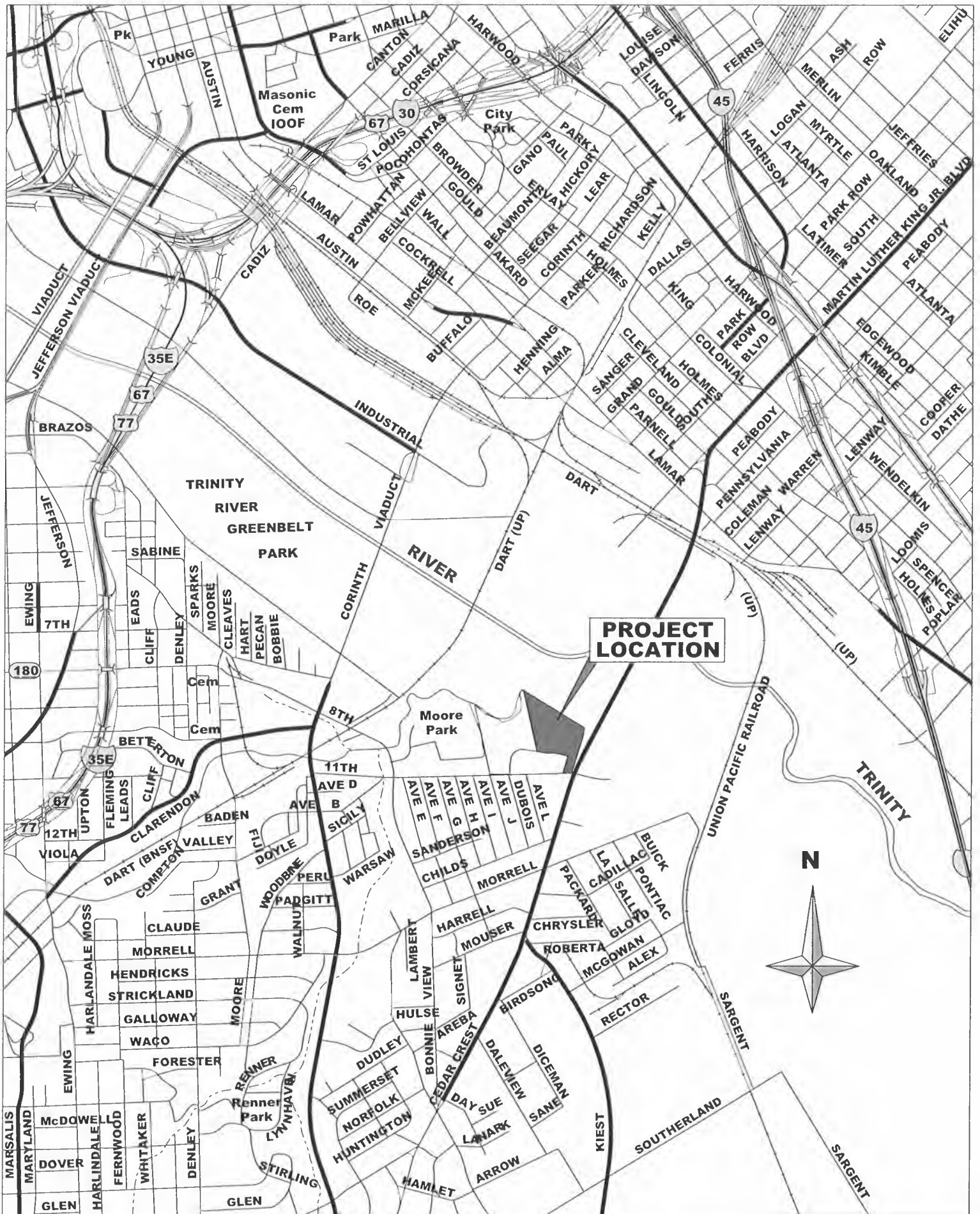


LEGEND

- 1/2" Dia. Iron Rod Found
- ⊙ 5/8" Dia. I.R. with cap marked "CITY OF DALLAS"
- Mag Nail with Washer Marked "CITY OF DALLAS"

Right-of-Way Easement
Vol. 71214, Pg. 2032

DALLAS FLOODWAY EXTENSION			
Property Acquisition			
CADILLAC LEVEE: TRACT CL-101			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Trinity\DFE\CL-101.dgn	As Noted	3-12-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	BLOCK 4651	CL-101



DALLAS FLOODWAY EXTENSION: PROPERTY ACQUISITION TRACT CL-101