

Legal Description

BEING a 6.7616 acre tract of land situated in the William Bobbett Survey, Abstract No. 155, City of Dallas Block No. 6506, Dallas County, Texas and being that certain tract described in deed to Dudley Family Partnership as recorded in Volume 96227, Page 01864, of the Deed Records, Dallas County, Texas (D.R.D.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at 5/8 inch iron rod found for the northeast corner of a tract described to G. T. Management Inc, and said corner being in the center-line of an easement to the St. Louis, San Francisco, and Texas Railway Company (50 feet wide);

THENCE North 89 degrees 56 minutes 53 seconds East, along said centerline a distance of 584.25 feet to a 60d nail found for the northwest corner of a tract described as a 100 foot wide tract for a sanitary sewer and drainage use to the City of Dallas recorded in Volume 808, Page 1615, D. R. D. C. T.;

THENCE South 00 Degrees 25 minutes 19 seconds West, along the west line of said City of Dallas tract a distance of 503.61 feet to a 5/8 inch iron rod found for corner in the north right of way line of Manana Drive (38 feet wide undedicated right of way);

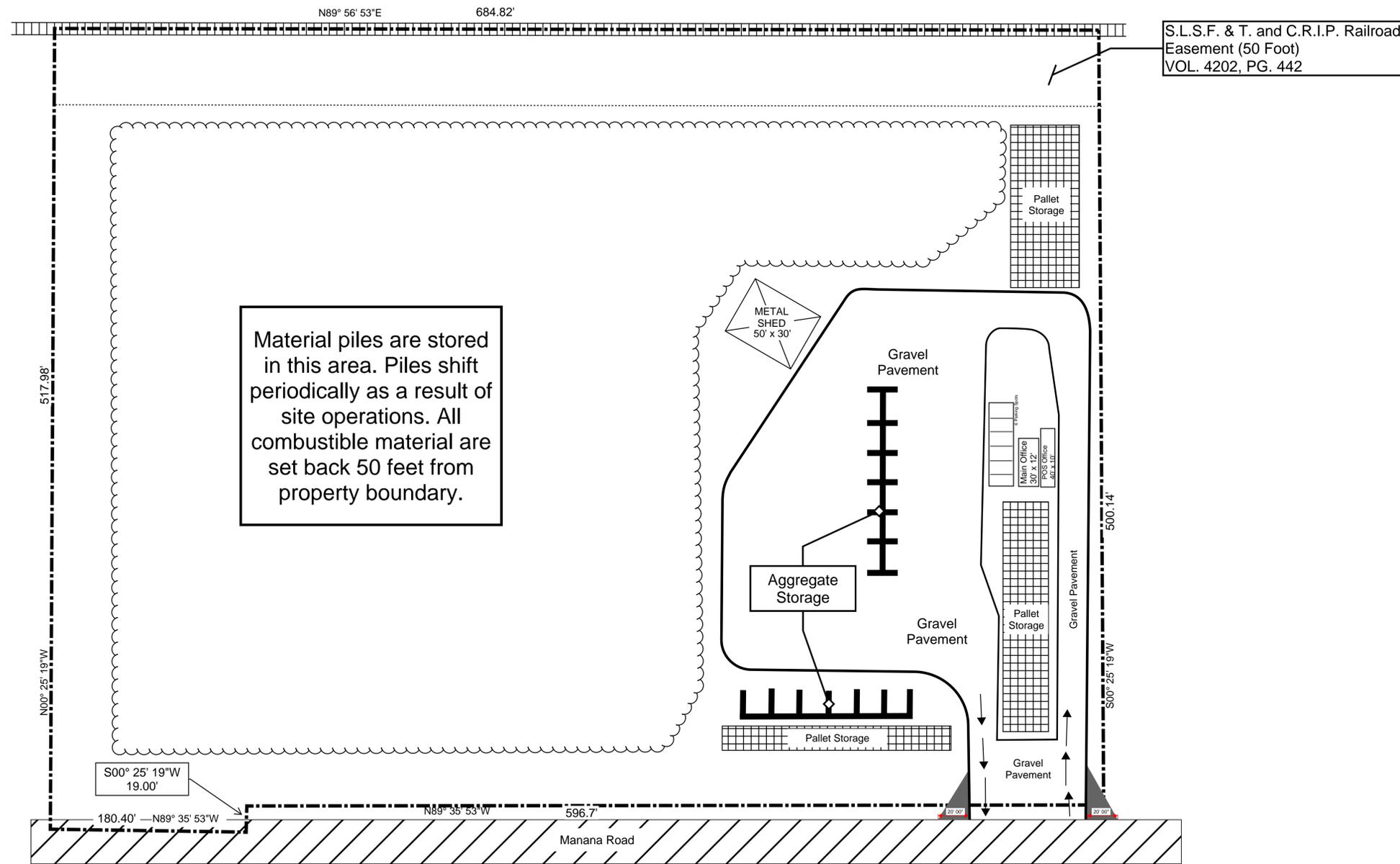
THENCE North 89 degrees 35 minutes 53 seconds West, along said north line a distance of 496.70 feet to a 5/8 inch iron rod found for corner;

THENCE South 00 degrees 25 minutes 19 seconds West, a distance of 19.00 feet to 60d nail found for corner in the center of said Manana Drive;

THENCE North 89 degrees 35 minutes 53 seconds West, along said centerline a distance of 87.53 feet to a railroad spike found for the southeast corner of said tract to G. T. Management Inc.;

THENCE North 00 Degrees 25 minutes 19 seconds East, along the west line of said tract to G. T. Management Inc, a distance of 517.98 feet to the point of beginning containing 294,535 and 6.7616 acres of land

SAVE AND EXCEPT any and all right of ways used as shown hereon or acknowledged by the City of Dallas, Texas.



Specific Use Permit  
No. 1653

April 14, 2025

**PROJECT INFORMATION:**

Project Name/Address: TOR - Dallas  
2101 Manana Road  
Dallas, TX 75220

Applicant: The Organic Recycler  
4825 Forest Hill Circle  
Forest Hill, TX 76140

Owner: Steven M Free Ltd Partnership  
7017 Spanky Branch Ct  
Dallas, TX 75248

Case Number: Z245-156



The Organic Recycler  
4825 Forest Hill Circle  
Forest Hill, TX 76140

**LEGEND**

- Boundary Line
- Private Road Boundary
- Railroad
- Asphalt Road

