

DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-106

TRACT I

Field Notes Describing
A 132,545 Sq. Ft. (3.043 Acre)
Tract of Land to be Acquired
in City Block 3/5907

Being a 132,545 Square Foot (3.043 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, in the William J. Elliot Survey, Abstract No. 448, and being a portion of Block 3 (3/5907 Official City of Dallas Block Numbers) having no Lot designation, of the Forest Ave. & Eighth St. Industrial Addition, an addition to the City of Dallas recorded in Volume 10, Page 335 of the Map Records of Dallas County, Texas, and being all of that property conveyed to Valley Proteins, Inc. by deed recorded in Instrument Number 201600290721 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.

BEGINNING at an "X" found cut in concrete on the Northeast boundary line of said Forest Ave. & Eighth St. Industrial Addition, being also the common line between said Block 3/5907 and Block 7720, at the intersection with the Southwest line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201000031431, at the most Northerly corner of the herein described tract of land (N=6959178.74; E=2495630.38):

THENCE South 52°28'10" East with the common line between said Block 3/5907 and Block 7720 a distance of 482.12 feet to a ½-inch diameter iron rod (Controlling Monument) found at the most Easterly corner of the herein described tract of land, being also the most Northerly corner of a tract of land conveyed to Valley Proteins, Inc. by deed recorded in Instrument Number 201600290720 (N=6958885.08, E=2496012.66):

THENCE South 63°00'29" West, departing the last said common line between Block 3/5907 and Block 7720 and with the common line between the herein described tract of land and said Valley Proteins, Inc. tract a distance of 85.41 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (herein after referred to as a "5/8" I.R. w/COD cap") set at an outside corner of the herein described tract of land:

THENCE North 01°31'15" West, continuing with the common line between the herein described tract of land and the Valley Proteins, Inc. tract a distance of 6.41 feet to a 5/8" I.R. w/COD cap set at an inside corner of the herein described tract of land:

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THENCE South 66°47'45" West, continuing with the common line between the herein described tract of land and said Valley Proteins, Inc. property a distance of 290.43 feet to a 5/8" I.R. w/COD cap at the intersection with the Northeast line of the Lot A, Block 3/5907, being also an inside corner of the herein described tract of land:

THENCE South 23°12'15" East, continuing with the common line between the herein described tract of land and said Valley Proteins, Inc. property and along the said Northeast line of Lot A a distance of 25.00 feet to the most Easterly corner of said Lot A, being also an outside corner of the herein described tract of land (corner inaccessible, unable to monument):

THENCE South 66°47'45" West, continuing with the common line between the herein described tract of land and said Valley Proteins, Inc. property and along the Southeast line of said Lot A a distance of 201.58 feet to the intersection with the Northeast Right-of-Way line of Pontiac Street, a 100-foot wide Right-of-Way dedicated by the above referenced Forest Ave. & Eighth St. Industrial Addition, in a Curve to the Left (corner inaccessible, unable to monument):

THENCE Northwesterly, with the said Northeast line of Pontiac Street and along said Curve, having a Radius of 270.36 feet, a Central Angle of 10°50'01", an Arc Length of 51.12 feet and a Chord which bears North 34°48'35" West a distance of 51.04 feet to a 5/8" I.R. w/COD cap set at a common property corner with the above referenced City of Dallas property:

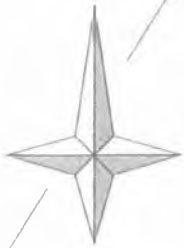
THENCE North 18°16'30" East, departing the last said Northeast line of Pontiac Street and with the common line between the herein described tract of land and said City of Dallas property a distance of 527.59 feet to the **POINT OF BEGINNING**, containing 132,545 Square Feet, or 3.043 Acres of land.

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
1/15/2024



N



50 0 50

"X" Cut in Conc.
6959178.74
2495630.38
**CONTROLLING
MONUMENT &
POINT OF
BEGINNING**

WILLIAM J. ELLIOT SURVEY
Abstract No. 448

City of Dallas
Int. No. 201000031431

**BLOCK
7720**

**132,545 Sq. Ft.
(3.043 Acre)
Tract to be Acquired**

1/2" I.R. Found
6958885.08
2496012.66

**CONTROLLING
MONUMENT**

City of Dallas
Int. No. 201000031431

527.59', N 18°16'30" E

VALLEY PROTEINS, INC.
Int. No. 201600290721

**85.41'
S 63°00'29" W**

**BLOCK
3/5907**

290.43', S 66°47'45" W

**25.00'
S 23°12'15" E**

**6.41'
N 01°31'15" W**

**R= 270.36'
Δ=10°50'01"
L= 51.12'
Ch= 51.04'
N 34°48'35" W**

201.58', S 66°47'45" W

Forest Ave. & Eighth St.
Industrial Addition
Vol. 10, Pg. 335

VALLEY PROTEINS, INC.
Int. No. 201600290720

PONTIAC STREET
100-Foot Right-of-Way

- ⊙ Indicates 5/8" I.R. w/COD Cap
- * Indicates Corner Inaccessible

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All Coordinates are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011: NO SCALE, NO PROJECTION.

**DALLAS FLOODWAY EXTENSION
PROPERTY ACQUISITION
CADILLAC LEVEE: TRACT CL-106**



FOR DEPARTMENT OF PUBLIC WORKS

SURVEYOR'S NAME City of Dallas, Public Works

TECHNICIAN	USACE APPROVAL DATE			DATE
HOLT				2-22-24
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
PRUNTY	HOLT	AS NOTED	BLOCK 3/5907	CL-106

DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-107
Field Notes Describing
A 159,335 Sq. Ft. (3.658 Acre)
Tract of Land to be Acquired
in City Block 3/5907

TRACT II

Being a 159,335 Square Foot (3.658 Acre) tract of land lying in the City of Dallas, Dallas County, Texas, in the William J. Elliot Survey, Abstract No. 448, and being a portion of Block 3 (3/5907 Official City of Dallas Block Numbers) having no Lot designation, of the Forest Ave. & Eighth St. Industrial Addition, an addition to the City of Dallas recorded in Volume 10, Page 335 of the Map Records of Dallas County, Texas, and containing all of that property conveyed to Valley Proteins, Inc. by deed recorded in Instrument Number 201600290720 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.

BEGINNING at a ½-inch diameter iron rod (Controlling Monument) found on the Southwest line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201000031431 of the Official Public Records of Dallas County, Texas and being also the most Easterly corner of a tract of land conveyed to Valley Proteins, Inc. by deed recorded in Instrument Number 201600290721 of the Official Public Records of Dallas County, Texas, and on the Southwest line of Block 7720, being a common line with said block 3/5907 and the most Northerly corner of the herein described tract of land (N=6958885.08; E=2496012.66):

THENCE South 52°28'10" East with the common line between said Block 3/5907 and Block 7720 a distance of 301.44 feet to the intersection with the Northwest Right-of-Way line of Childs Street, a 60-foot-wide public Right-of-Way by said Forest Ave. & Eighth St. Industrial Addition, at the most Easterly corner of the herein described tract of land (not monumented):

THENCE South 49°31'38" West, departing the last said common line between Block 3/5907 and Block 7720 and with the Northwest line of Childs Street, *PASS AT* 210.00 feet a ½-inch diameter iron rod, and continuing for a total distance of 544.77 feet to a ½-inch diameter iron rod (Controlling Monument) found at the Southeast corner of Lot H of said Block 3/5907, being also the most Southerly corner of the herein described tract of land (N=6958347.92; E=2495837.32):

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THENCE North 23°12'15" West, departing the last said Northwest line of Childs Street and with the Northeast line of Lots H through A of said Block 3/5907 a distance of 425.00 feet to a 5/8-inch diameter iron rod with CITY OF DALLAS cap set at an outside corner of the above said Valley Proteins, Inc. property and the Northwest corner of the herein described tract of land (N=6958738.48; E=2495669.89):

THENCE North 66°47'45" East, with the common line between the herein described tract of land and said Valley Proteins, Inc. property a distance of 290.43 feet to a 5/8-inch diameter iron rod with CITY OF DALLAS cap set at an inside corner of the herein described tract of land (N=6958852.72; E=2495936.40):

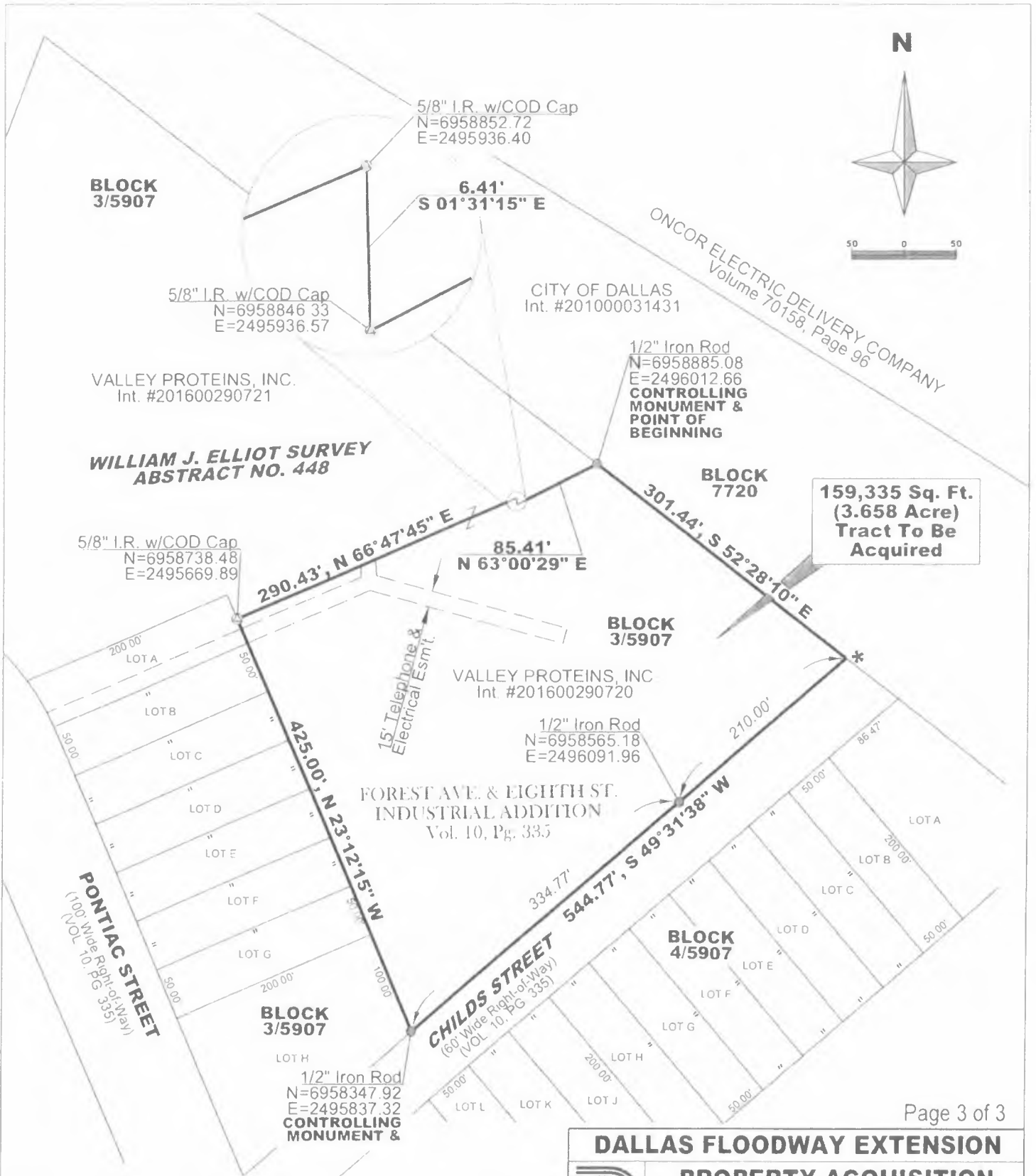
THENCE South 01°31'15" East, continuing with the common line between the herein described tract of land and said Valley Proteins, Inc. property a distance of 6.41 feet to a 5/8-inch diameter iron rod with CITY OF DALLAS cap set at an outside corner of the herein described tract of land (N=6958846.33; E=2495936.57):

THENCE North 62°50'54" East, continuing with the common line between the herein described tract of land and said Valley Proteins, Inc. property a distance of 84.05 feet to the **POINT OF BEGINNING**, containing 159,335 Square Feet, or 3.658 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
7/15/2024





* Indicates Corner not Monumented.

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DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-107				
FOR DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME City of Dallas, Public Works				
TECHNICIAN	USACE APPROVAL DATE			
HOLT				
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
PRUNTY	HOLT	AS NOTED	BLOCK 3/5907	CL-107