

**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-106**

Field Notes Describing a 102,301 Square Foot (2.349 Acre)  
Tract of Land to be Acquired in City Block 3/5907

**BEING** a 102,301 Square Foot (2.349 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being out of Block 3/5907 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 Valley Proteins, Inc. by deeds recorded in Instrument Numbers 201600290721, 2001600310484, 201700289696, 201700289701, 201700335264, 201700335270, 201700335285, 201800016079 and 201800027939 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.) and being more particularly described by metes and bounds as follows:

*Scott Holt*  
FIELD NOTES APPROVED:  
2/23/2021  


NOTE: All distances are surface projection, using a scale factor of 1.000136506.

**BEGINNING** at a ½-inch iron rod found (N=6958885.0804, E=2496012.6593) (Controlling Monument) at the most easterly corner of said Valley Proteins tract, said point also being the most northerly corner of a tract of land out of said Block 3/5907 conveyed to Valley Proteins, Inc. by deed recorded in Instrument Number 201600290720, O.P.R.D.C.T., said point also being in a 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** departing the southwesterly line of said City of Dallas tract, over and across said Block 3/5907 the following courses and distances:

South 63°00'29" West, a distance of 85.41 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958846.3257, E=2495936.5697);

North 01°31'15" West, a distance of 6.41 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958852.7248, E=2495936.3997)

South 66°47'45" West, a distance of 232.07 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958761.3073, E=2495723.1288);

North 60°56'04" West, a distance of 129.54 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958824.2287, E=2495609.9143);

North 64°12'59" West, a distance of 92.54 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958864.4732, E=2495526.5956) in a southeasterly line of said City of Dallas tract;

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**THENCE** North 18°16'30" East, along the common line of said Valley Proteins and City of Dallas tracts, a distance of 331.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6959178.7403, E=2495630.3815) at the most northerly corner of said Valley Proteins tract, said point also being an internal corner of said City of Dallas tract;

**THENCE** South 52°28'10" East, along the common line of said Valley Proteins and City of Dallas tracts, a distance of 482.12 feet to the **POINT OF BEGINNING**, containing 102,301 square feet, or 2.349 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.





**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-107**

Field Notes Describing a 80,229 Square Foot (1.842 Acre)  
Tract of Land to be Acquired in City Block 3/5907

**BEING** a 80,229 Square Foot (1.842 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, and being out of Block 3/5907 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 Valley Proteins, Inc. by deed recorded in Instrument Number 201600290720 of the Official Public Records of Dallas County, Texas (O.P.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 found (N=6958701.4655, E=2496251.6867) (Controlling Monument) at the most easterly corner of said Valley Proteins tract, said point also being the most northerly corner of Childs Street (a 60-foot right-of-way) (Volume 10, Page 335, M.R.D.C.T.), said point also being in a 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 49°31'38" West, along the southeasterly line of said Valley Proteins tract and the northwesterly right-of-way line of said Childs Street, a distance of 210.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958565.1841, E=2496091.9585);

**THENCE** departing the northwesterly right-of-way line of said Childs Street, over and across said Block 3/5907 tract the following courses and distances:

North 57°55'44" West, a distance of 194.15 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958668.2500, E=2495927.4609);

North 71°15'59" West, a distance of 100.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958700.3656, E=2495832.7739)

North 60°56'04" West, a distance of 125.46 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958761.3073, E=2495723.1288) in the southeasterly line of a tract of land out of said Block 3/5907 conveyed to Valley Proteins, Inc. by deeds recorded in Instrument Numbers 201600290721, 2001600310484, 201700289696, 201700289701, 201700335264, 01700335270, 201700335285, 201800016079 and 201800027939, O.P.R.D.C.T.;

**DALLAS FLOODWAY EXTENSION  
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Field Notes Describing a 80,229 Square Foot (1.842 Acre)  
Tract of Land to be Acquired in City Block 3/5907

North 66°47'45" East, a distance of 232.07 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958852.7248, E=2495936.3997);

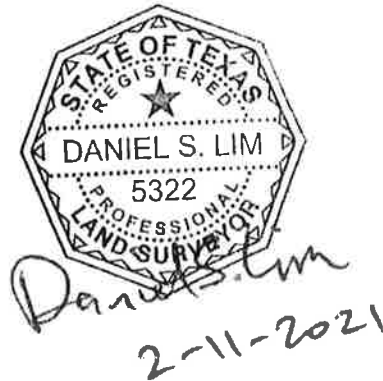
South 01°31'15" East, a distance of 6.41 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958846.3257, E=2495936.5697);

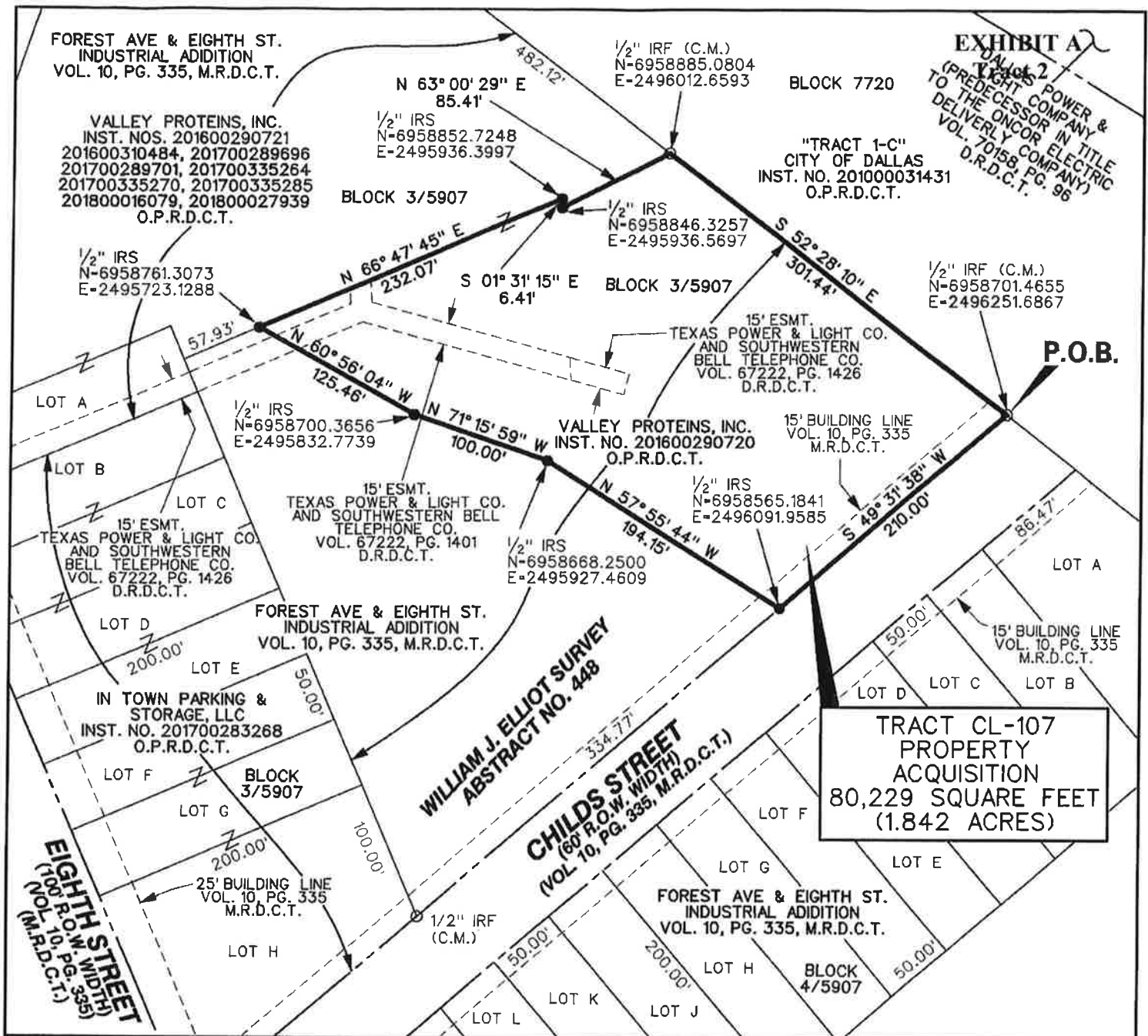
North 63°00'29" East, a distance of 85.41 feet to a ½-inch iron rod found (N=6958885.0804, E=2496012.6593) (Controlling Monument) in a southwesterly line of said City of Dallas tract;

**THENCE** South 52°28'10" East, along the common line of said Valley Proteins and City of Dallas tracts, a distance of 301.44 feet to the **POINT OF BEGINNING**, containing 80,229 square feet, or 1.842 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:

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"
- O.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

**LIM & ASSOCIATES, inc.**  
engineering & surveying consultants  
TBPELS Surveying Firm Reg. 101236-00  
1112 N. Zang Boulevard, Suite 200  
Dallas, Texas 75203  
Tel. (214) 942-1868 Fax (214) 942-9881



*Daniel S. Lim*  
2-11-2021

0 50' 100'  
SCALE: 1"=100'

DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-107				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNICIAN	USAGE APPROVAL DATE			
TJM	02/03/21			
PARTY DESP	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	TJM	1"=100'	BLOCK 3/5907	CL-107