

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-115**

Field Notes Describing a 29,185 Square Foot (0.670 Acre)
Tract of Land to be Acquired in City Blocks 7717, 7/7717 and 8/7717

BEING a 29,185 Square Foot (0.670 Acre) tract of land out of the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, lying in City Blocks 7717, 7/7717 and 8/7717, City of Dallas, Dallas County, Texas, also being out of that tract of land conveyed to Dal Chrome Company by deed recorded in Volume 77104, Page 2676 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 found (Controlling Monument) (N=6958130.2935, E=2496963.7695) at the most northerly corner of said Dal Chrome Company tract, said point also being at the intersection of the southeasterly right-of-way line of Morrell Avenue (a variable width right-of-way) (Volume 2, Page 36, Map Records of Dallas County, Texas, (M.R.D.C.T.)) and the southwesterly right-of-way line of Sargent Road (formerly Katy Street) (a 40-foot right-of-way) (Volume 2, Page 36, M.R.D.C.T.);

THENCE South 30°22' 27" East, along the southwesterly right-of-way line of said Sargent Road and the northeasterly line of said Dal Chrome Company tract, a distance of 261.60 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6957904.6243, E=2497096.0314);

THENCE South 20°08' 30" West, along the northwesterly right-of-way line of said Sargent Road and the southeasterly line of said Dal Chrome Company tract, a distance of 37.92 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6957869.0291, E=2497082.9732) at the most northerly northeast corner of a tract of land conveyed to Weldon Bailey Sewell, Jr. by deed recorded in Volume 95231, Page 1431, D.R.D.C.T.;

THENCE South 59°15' 13" West, departing the northwesterly right-of-way line of said Sargent Road and along the common line of said Dal Chrome Company and Sewell tracts, a distance of 20.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6957858.8105, E=2497065.7855);

THENCE North 48°33' 15" West, departing the common line of said Dal Chrome Company and Sewell tracts, over and across said Dal Chrome Company tract, a distance of 284.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958046.7649, E=2496852.9346);

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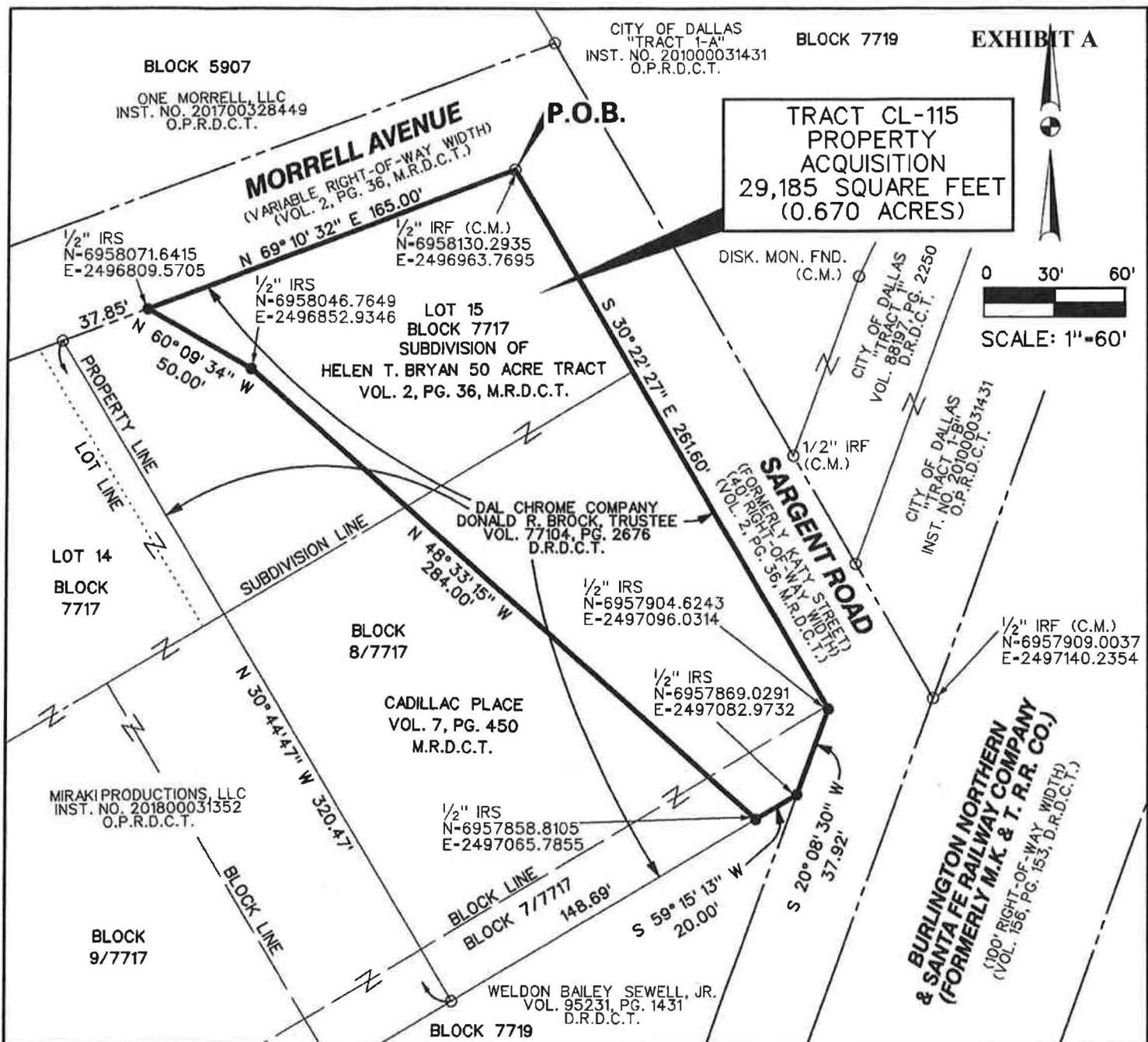
THENCE North 60°09' 34" West, continuing over and across said Dal Chrome Company tract, a distance of 50.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958071.6415, E=2496809.5705) in the southeasterly right-of-way line of said Morrell Avenue, also being the northwesterly line of said Dal Chrome Company tract;

THENCE North 69°10' 32" East, along the southeasterly right-of-way line of said Morrell Avenue and the northwesterly line of said Dal Chrome Company tract, a distance of 165.00 feet to the **POINT OF BEGINNING**, containing 29,185 Square Feet, or 0.670 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"
- I.R.F. - IRON ROD FOUND
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

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Dallas, Texas 75203
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Daniel S. Lim
02/24/2021



J.W.G.
FIELD NOTES APPROVED:
3-2-2021

DALLAS FLOODWAY EXTENSION

PROPERTY ACQUISITION

CADILLAC LEVEE: TRACT CL-115

FOR: DEPARTMENT OF PUBLIC WORKS

SURVEYOR'S NAME: LIM & ASSOCIATES, INC.

TECHNICIAN	USACE APPROVAL DATE	SCALE	FOLDER	NUMBER
LIM	02/03/21	1"=60'	BLOCK 771, 7717 & 8770	CL-115
PARTY CHIEF	CALCULATIONS	SCALE	FOLDER	NUMBER
LIM	LIM	1"=60'	BLOCK 771, 7717 & 8770	CL-115