

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-136**

Field Notes Describing a 168,546 Square Foot (3.869 Acres)
Tract of Land To be Acquired in City Block 7713

BEING a 168,546 Square Foot (3.869 Acres) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, lying in Block 7713, City of Dallas, Dallas County Texas, also being all of the tract of land conveyed to Dallas Independent School District (DISD) by the warranty deed recorded in Volume 88024, Page 1303 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 set with yellow plastic cap stamped "LIM ASSOC" (N=6954800.1680, E=2495536.5243) at the most southerly corner of said DISD tract, said point also being the intersection of the northeasterly right-of-way line of Kiest Boulevard (a 100-foot right-of-way) (Volume 3518, Page 43, D.R.D.C.T.) and the northwesterly right-of-way line of Rector Street (a 60-foot right-of-way) (Volume 4032, Page 530, D.R.D.C.T.), and said point also being on a circular curve to the left;

THENCE Northwesterly, along the southwesterly line of said DISD tract and the northeasterly right-of-way line of said Kiest Boulevard, and along said curve to the left having a radius of 3,870.00 feet and a chord that bears North 25° 50' 59" West, a distance of 315.98 feet, through a central angle of 04° 40' 46", an arc distance of 316.06 feet to a cut "X" found (N=6955084.4892, E=2495398.7731) (Controlling Monument) at the most westerly corner of said DISD tract, said point also being the most southerly corner of a tract of land conveyed to Long Huynh by the quitclaim deed recorded in Volume 99043, Page 1406, D.R.D.C.T.;

THENCE North 59°38'44" East, departing the northeasterly right-of-way line of said Kiest Boulevard, along the common line of said DISD and Long Huynh tracts, at 50.23 feet passing a southeasterly corner of said Long Huynh tract, said point also being the southwesterly corner of a remainder tract of land conveyed to Moody and Tips by the deed recorded in Volume 3673, Page 627, D.R.D.C.T., and continuing along the common line of said DISD and Moody tracts, a total distance of 523.65 feet to a ½-inch iron rod found (N=6955349.0831, E=2495850.5814) (Controlling Monument) at the most northerly corner of said DISD tract, said point also being in the southwesterly line of a tract of land conveyed to Jeffrey Ray Bishop and Mark Flanery by deeds recorded in Instrument Numbers 201200007684 and 201900088595 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE Southeasterly, along the common line of said DISD and Bishop-Flanery tracts, the following courses and distances:

South 30°21'16" East, a distance of 213.48 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

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North 59°38'44" East, a distance of 3.60 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

South 30°21'16" East, a distance of 101.52 feet to a ½-inch iron rod found (N=6955079.1200, E=2496012.8493) (Controlling Monument) at the most easterly corner of said DISD tract, said point also being the most southerly corner of said Bishop-Flanery tract, and said point also being in the northwesterly right-of-way line of said Rector Street;

THENCE South 59°38'44" West, along the southeasterly line of said DISD tract and the northwesterly right-of-way line of said Rector Street, a distance of 552.07 feet to the **POINT OF BEGINNING**, containing 168,546 square feet, or 3.869 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.



