

**DALLAS FLOODWAY EXTENSION
TRACT CL-119**

**Field Notes Describing a 512,031 Square Foot (11.755 Acre)
Tract of Unplatted Land to be Acquired in City Block No. 7718**

Being a 512,031 Square Foot (11.755 Acre) tract of land in the City of Dallas, Dallas County, Texas, lying in the W.J. Elliott Survey, Abstract No. 448, being a portion of that tract of land conveyed to Candace Capital, LLC by Warranty Deed dated January 20, 2015 and recorded in Instrument Number 201500014199 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter Iron Rod with cap marked "PROPERTY CORNER" set on the common line between said W.J. Elliott Survey and the Robert Sloan Survey, Abstract #1449, being also the Southeast line of said Candace Capital property and a common corner with a tract of land conveyed to the City of Dallas by deed recorded in Instrument 201200073935 of the Official Public Records of Dallas County, Texas, and being a common line with a tract of land conveyed to Darling-Delaware, Inc. by deed recorded in Volume 83166, Page 2988 of the Deed Records of Dallas County, Texas, at the intersection with a line off-set 10.00 feet Northeasterly from the alignment of a chain-link fence, and being also the Northeast corner of the herein described tract of land:

THENCE South $59^{\circ}11'14''$ West with the common line between said Candace Capital and Darling-Delaware properties (*pass at 20.90 feet a 2-inch diameter disc found on an iron rod, at 39.60 feet a 1/2-inch diameter iron rod, at 157.59 feet a 5/8-inch diameter iron rod ((CONTROLLING MONUMENT)), at 569.07 feet a 1/2-inch diameter iron rod, at 1,154.84 feet a 5/8-inch diameter iron rod*), and continuing for a total distance of 1,160.46 feet to the intersection with the East line of the B.N. & S.F. Railroad property, conveyed by deed recorded in Volume 156, Page 153 of the Deed Records of Dallas County, Texas, and being also the most Southerly corner of the herein described tract of land, at the Non-Tangent beginning of a Curve to the Right (not monumented):

THENCE Northeasterly with the common line between said B.N. & S.F. Railroad and Candace Capital properties and along said Curve, having a Radius of 2,814.79 feet, a Central Angle of $14^{\circ}09'56''$, (*pass at 628.93 feet an "X" found in concrete*) an Arc Length of 695.91 feet, and a Chord which bears North $13^{\circ}29'41''$ East a distance of 694.14 feet to an "X" found in concrete at the Point of Tangency:

THENCE North $20^{\circ}10'34''$ East, continuing with the said common property line a distance of 500.95 feet to a 5/8-inch diameter iron rod with cap marked "PROPERTY CORNER" set at the intersection with the above referenced line off-set 10.00 feet Northeasterly from the alignment of a chain-link fence:

THENCE along said off-set line the following courses and distances"

North $67^{\circ}45'13''$ East a distance of 16.87 feet:

South $55^{\circ}25'43''$ East a distance of 10.14 feet to the Point of Curvature of a Curve to the Right:

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Southeasterly along said Curve, having a Radius of 41.08 feet, a Central Angle of 59°00'09", an Arc Length of 42.30 feet and a Chord which bears South 25°55'41" East a distance of 40.46 feet to the Point of Tangency:

South 03°34'25" West a distance of 29.54 feet to the Point of Curvature of a curve to the Left:

Southeasterly along said Curve, having a Radius of 32.98 feet, a Central Angle of 63°37'03", an Arc Length of 36.62 feet and a Chord which bears South 28°14'07" East a distance of 34.77 feet to the Point of Tangency:

South 60°02'39" East a distance of 40.42 feet to the Point of Curvature of a curve to the Left:

Southeasterly along said Curve, having a Radius of 105.15 feet, a Central Angle of 28°01'04", an Arc Length of 51.42 feet and a Chord which bears South 74°03'11" East a distance of 50.91 feet to the Point of Tangency:

South 88°03'43" East a distance of 28.65 feet to the Point of Curvature of a curve to the Right:

Southeasterly along said curve, having a Radius of 53.83 feet, a Central Angle of 60°43'26", an Arc Length of 57.06 feet and a Chord which bears South 57°42'01" East a distance of 54.42 feet to the Point of Tangency:

South 27°20'18" East a distance of 21.78 feet:

South 44°46'33" East a distance of 12.28 feet to the Point of Curvature of a curve to the Left:

Southeasterly along said Curve, having a Radius of 200.00 feet, a Central Angle of 11°18'56", an Arc Length of 39.50 feet and a Chord which bears South 50°26'01" East a distance of 39.43 feet to the Point of Tangency:

South 56°05'29" East a distance of 10.97 feet to the Point of Curvature of a Curve to the Right:

Southeasterly along said Curve, having a Radius of 409.62 feet, a Central Angle of 11°27'03", an Arc Length of 81.86 feet and a Chord which bears South 51°45'57" East a distance of 81.73 feet to the Point of Reverse Curvature of a Curve to the Left:

Southeasterly along said Curve, having a Radius of 110.00 feet, a Central Angle of 32°51'21", an Arc Length of 62.92 feet and a Chord which bears South 62°25'41" East a distance of 62.07 feet to the Point of Reverse Curvature of a Curve to the Right:

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Southeasterly along said Curve, having a Radius of 125.00 feet, a Central Angle of $30^{\circ}23'05''$, an Arc Length of 66.29 feet and a Chord which bears South $63^{\circ}37'23''$ East a distance of 65.52 feet to the Point of Tangency:

South $48^{\circ}25'51''$ East a distance of 123.93 feet to the Point of Curvature of a curve to the Right:

Southeasterly along said Curve, having a Radius of 400.00 feet, a Central Angle of $10^{\circ}27'39''$, an Arc Length of 73.03 feet and a Chord which bears South $43^{\circ}12'01''$ East a distance of 72.93 feet to the Point of Reverse Curvature of a Curve to the Left:

Southeasterly along said curve, having a Radius of 110.00 feet, a Central Angle of $26^{\circ}40'23''$, an Arc Length of 51.21 feet and a Chord which bears South $51^{\circ}18'23''$ East a distance of 50.75 feet to the Point of Tangency:

South $64^{\circ}38'34''$ East a distance of 43.24 feet:

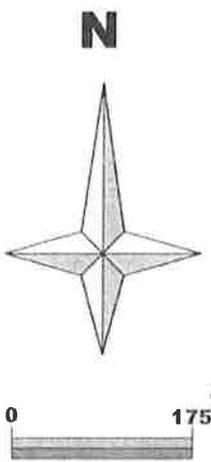
South $10^{\circ}45'27''$ West a distance of 19.29 feet:

THENCE South $20^{\circ}13'17''$ West a distance of 19.56 feet to the **POINT OF BEGINNING**, containing 512,031 Square Feet, or 11.755 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 Hoyt
5/20/2020





35' Southwestern Bell Telephone Company Easement
Vol. 1994, Pg. 124

W.J. ELLIOTT SURVEY
Abstract #118

CITY OF DALLAS
Int. #201200073935

BLOCK
7718

See Page 5 of 5 for
Off-Set Line Detail

Candace Capital, LLC
Int. #201500014199

512,031 Sq. Ft.
(11.755 Acre)
Tract to be Acquired

Chain-Link Fence



R= 2,814.79'
Δ = 14°09'56"
L= 695.91'
Ch: 694.14'
N 13°29'41" E

5/8" I.R. Found
CONTROLLING
MONUMENT

1/2" I.R.
CITY OF DALLAS
Int. #201000164671

5/8" I.R. Set, Marked:
"PROPERTY CORNER"
POINT OF BEGINNING
N=6957662.52
E=2498020.98

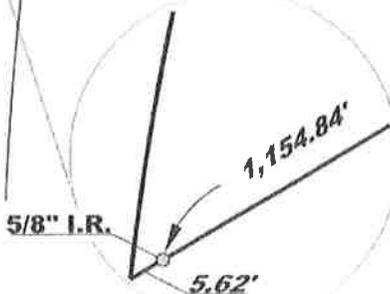


ROBERT SLOAN SURVEY
Abstract #119

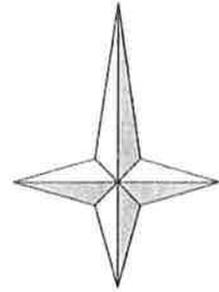
Darling - Delaware, Inc
Vol. 83166, Pg. 2988

BLOCK
7721

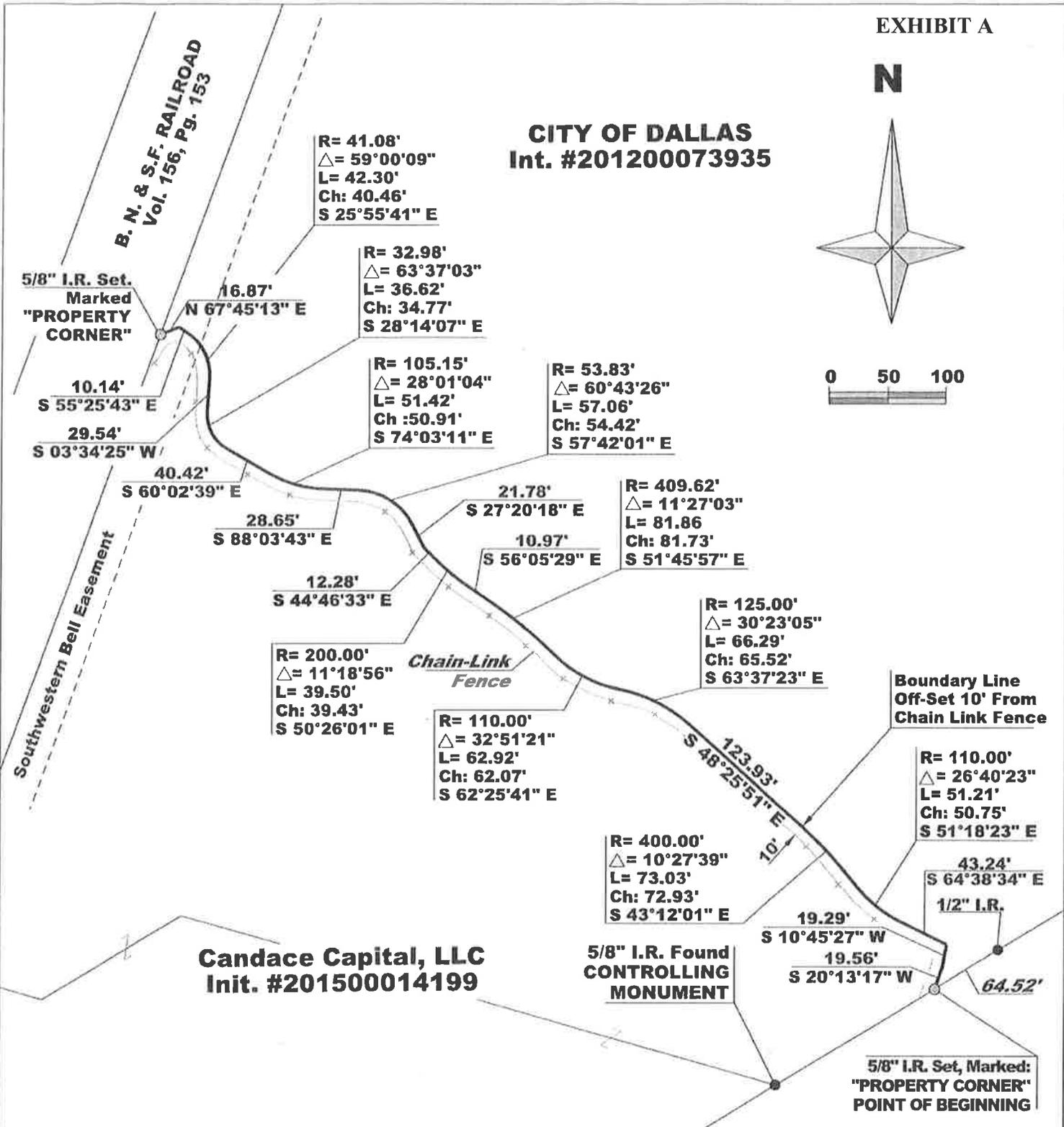
 DALLAS FLOODWAY EXTENSION			
PROPERTY ACQUISITION			
TRACT CL-119			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\HOL\TRINITY\DFE\CL-119.dgn	1"=175'	3-10-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	TRINITY	044D-55



N



**CITY OF DALLAS
Int. #201200073935**



**Candace Capital, LLC
Init. #201500014199**

**5/8" I.R. Found
CONTROLLING
MONUMENT**

**5/8" I.R. Set, Marked:
"PROPERTY CORNER"
POINT OF BEGINNING**

 DALLAS FLOODWAY EXTENSION PROPERTY ACQUISITION TRACT CL-119			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	N:\ENGR\SURVEY\HOLT\TRINITY\DFE\CL-119.dgn	1"=100'	3-10-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	TRINITY	044D-55