

**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-134**

Field Notes Describing a 342,106 Square Foot (7.854 Acre)  
Tract of Land To be Acquired in City Block 7713

**BEING** a 342,106 Square Foot (7.854 Acre) 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 those tracts of land conveyed to Jeffrey Ray Bishop and Mark Flanery by deeds recorded in Instrument Number 201200007684 and 201900088595 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 5/8-inch iron rod found (N=6955544.2265, E=2496807.0509) at the most easterly corner of said Bishop-Flanery tract, said point also being the intersection of the northwesterly right-of-way line of Rector Street (a 60-foot right-of-way) (Volume 4032, Page 530, Deed Records of Dallas County, Texas (D.R.D.C.T.)) with the southwesterly right-of-way line of Nolen Street (called 100-foot right-of-way) (an undedicated street, and being a remainder of that tract of land conveyed to Moody and Tips, by deed recorded in Volume 3673, Page 627, D.R.D.C.T.);

**THENCE** South 59°38'44" West, along the northwesterly right-of-way line of said Rector Street and the southeasterly line of said Bishop-Flanery tract, a distance of 920.50 feet to a 1/2-inch iron rod found (N=6955079.1200 E=2496012.8493) at the most southerly corner of said Bishop-Flanery tract, said point also being the most easterly corner of a tract of land conveyed to the Dallas Independent School District (DISD) by deed recorded in Volume 88024, Page 1303, D.R.D.C.T.;

**THENCE** Northwesterly, departing the northwesterly right-of-way line of said Rector Street, along the common line of said Bishop-Flanery and DISD tracts the following calls and distances:

North 30°21'16" West, a distance of 101.52 feet to a 1/2-inch rod set with yellow plastic cap stamped "LIM ASSOC";

South 59°38'44" West, a distance of 3.60 feet to a 1/2-inch rod set with yellow plastic cap stamped "LIM ASSOC";

North 30°21'16" West, at a distance of 213.48 feet, passing a 1/2-inch iron rod found at the most northerly corner of said DISD tract, said point also being the most easterly corner of another remainder of said Moody and Tips tract, continuing along the common line of said Bishop-Flanery and Moody and Tips tracts, in all a distance of 248.48 feet to a 1/2-inch rod found (N=6955379.2790, E=2495832.8938) at the most westerly corner of said Bishop-Flanery tract, said point also being in the southeasterly right-of-way line of a 10-foot alley dedicated

Deed Hall  
FIELD NOTES APPROVED:  
8/31/2021



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by plat of Meadow Gardens, an Addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 7, Page 465, Map Records, Dallas County, Texas (M.R.D.C.T.);

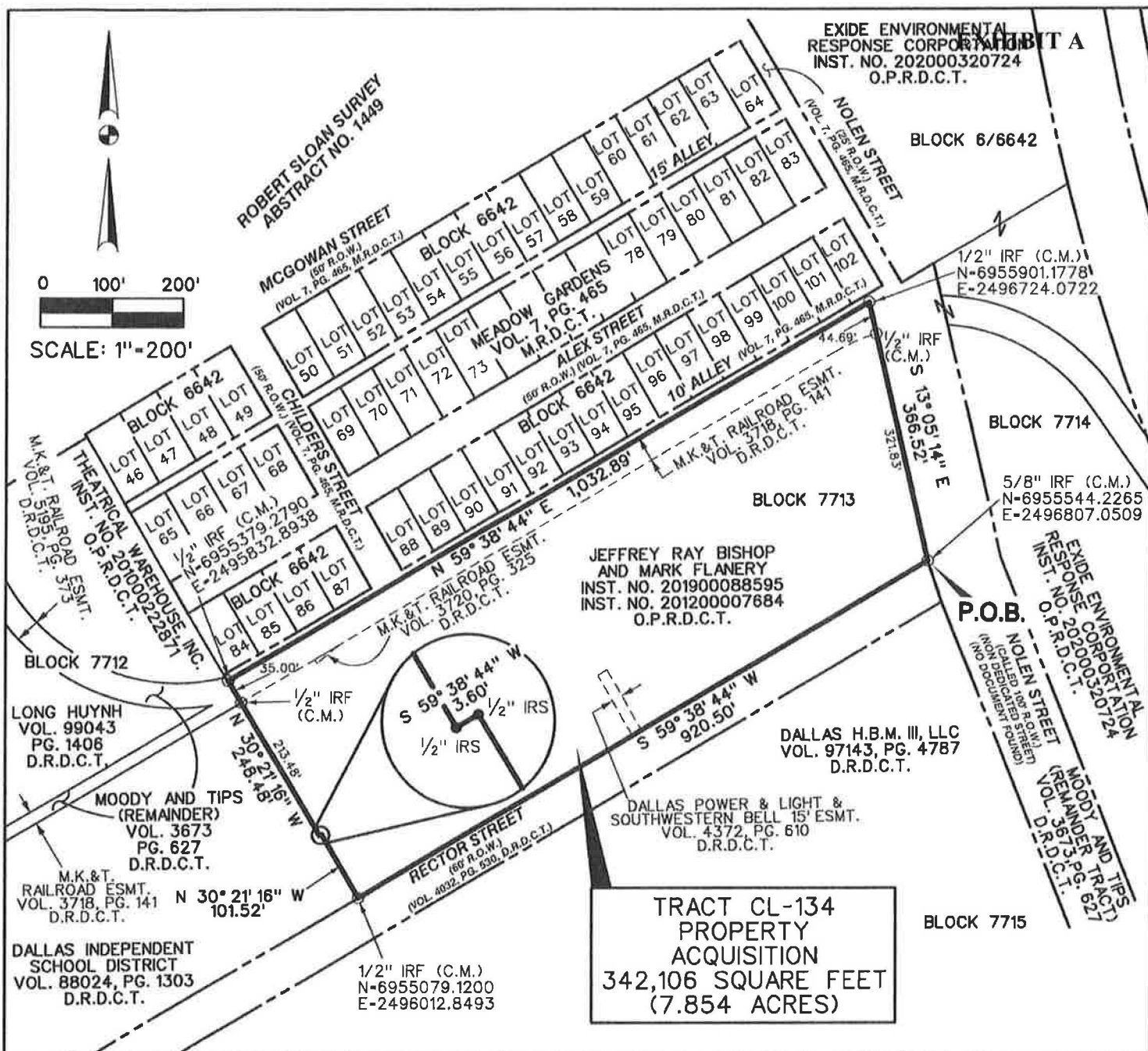
**THENCE** North 59°38'44" East, departing the northeasterly line of said remainder of Moody and Tips tract, along the southeasterly right-of-way line of said 10-foot alley and the northwesterly line of said Bishop-Flanery tract, a distance of 1,032.89 feet to a ½-inch iron rod found (N=6955901.1778 E=2496724.0722) at the northeasterly corner of said Bishop-Flanery tract, said point also being in the southwesterly right-of-way line of said Nolen Street;

**THENCE** South 13°05'14" East, departing the southeasterly line of said 10-foot alley, along the common line of said Bishop-Flanery tract and the southwesterly right-of-way line of said Nolen Street, a distance of 366.52 feet to the **POINT OF BEGINNING**, containing 342,106 Square Feet, or 7.854 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
- X SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS



08-30-2021

DALLAS FLOODWAY EXTENSION				
	PROPERTY ACQUISITION			
	CADILLAC LEVEE: TRACT CL-184			
	FOR: DEPARTMENT OF PUBLIC WORKS			
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECH/STATION	LEASE APPROVAL DATE			
L1H	06/27/2021			
PURTY CHOP	CALCULATIONS	NOISE	POLAR	WARRANT
L1H	L1H	1"=200'	BLACK	CL-114