

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-133**

Field Notes Describing a 263,495 Square Foot (6.049 Acres)
Tract of Land to be Acquired in City Block 7715

BEING a 263,495 Square Foot (6.049 Acres) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, lying in Block 7715, City of Dallas, Dallas County Texas, also being out of a tract of land conveyed to Dallas H.B.M. III, LLC by the warranty deed with vendor's lien recorded in Volume 97143, Page 4787 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 (N=6955486.9643, E=2496825.7383) at the most northerly corner of said Dallas H.B.M. tract, said point also being at the intersection of the southeasterly right-of-way line of Rector Street (a 60-foot right-of-way) (Volume 4032, Page 530, D.R.D.C.T.) with the southwesterly right-of-way line of Nolen Street (a 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 21°52'27" East, along the northeasterly line of said Dallas H.B.M. tract and the southwesterly right-of-way line of said Nolen Street, a distance of 526.64 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954998.3110, E=2497021.9215) at the most northerly corner of a tract of land conveyed to the Dallas Area Rapid Transit (DART) by Condemnation Cause No. CC-95-D3121-E recorded in Volume 98213, Page 6864, D.R.D.C.T.;

THENCE South 59°38'33" West, along the common line of said Dallas H.B.M. and DART tracts, at a distance of 180.00 feet passing the most northerly corner of Lot 1, Block A/7715 of South Oak Cliff Bus Operating Facility, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 99075, Page 11, D.R.D.C.T., and continuing along the common line of said Dallas H.B.M. tract and said Lot 1, in all a total distance of 458.28 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6954766.7326, E=2496626.5355);

THENCE North 30°28'30" West, departing the common line of said Dallas H.B.M. tract and said Lot 1, over and across said Dallas H.B.M. tract, a distance of 431.22 feet to ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955138.3319, E=2496407.8653);

THENCE North 78°01'00" West, continuing over and across said Dallas H.B.M. tract, a distance of 132.53 feet to ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955165.8481, E=2496278.2430) in the northwesterly line of said Dallas H.B.M. tract and the southeasterly right-of-way line of said Rector Street;

Drafted by: [Signature]
 FIELD NOTES APPROVED:
 10/19/2021


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THENCE North 59°36'26" East, along the northwesterly line of said Dallas H.B.M. tract and the southeasterly right-of-way line of said Rector Street, a distance of 634.81 feet to the **POINT OF BEGINNING**, containing 263,495 square feet, or 6.049 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.



