

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-146**

Field Notes Describing a 5,971 Square Foot (0.137 Acre)
Tract of Land to be Acquired in City Block 6642

Cliff Holt
FIELD NOTES APPROVED:
3/8/2021



BEING a 5,971 Square Foot (0.137 Acre) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, and being all of Lot 86, Block 6642, of Meadow Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 7, Page 465, Map Records of Dallas County, Texas (M.R.D.C.T.) and being out of a 0.276-acre tract of land conveyed to Theatrical Warehouse, Inc. by the special warranty deed with vendor's lien recorded in Instrument Number 201000222871 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 ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955562.5240, E=2495928.5508) at the most northerly corner of said Lot 86, said point also being the most westerly corner of Lot 87 of said Block 6642, said point also being in the southeasterly right-of-way line of Alex Street (a 50-foot right-of-way) (Volume 7, Page 465, M.R.D.C.T.);

THENCE South 30°21'19" East, departing the southeasterly right-of-way line of said Alex Street, and along the common line of said Lots 86 and 87, a distance of 99.79 feet to a 5/8-inch iron pipe found (N=6955476.4157, E=2495978.9739) at the most easterly corner of said Lot 86, said point also being the most southerly corner of said Lot 87, said point also being in the northwesterly line of a 10-foot alley (Volume 7, Page 465, M.R.D.C.T.);

THENCE South 59°38'44" West, along the southeasterly line of said Lot 86 and the northwesterly line of said 10-foot alley, a distance of 60.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955446.0999, E=2495927.2110) at the most southerly corner of said Lot 86, said point also being the most easterly corner of Lot 85 of said Block 6642;

THENCE North 30°21'19" West, departing the southeasterly line of said Lot 86 and the northwesterly line of said 10-foot alley, along the common line of said Lots 85 and 86, a distance of 99.25 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955531.7382, E=2495877.0578) at the most westerly corner of said Lot 86, said point also being the most northerly corner of said Lot 85, said point also being in the southeasterly right-of-way line of said Alex Street;

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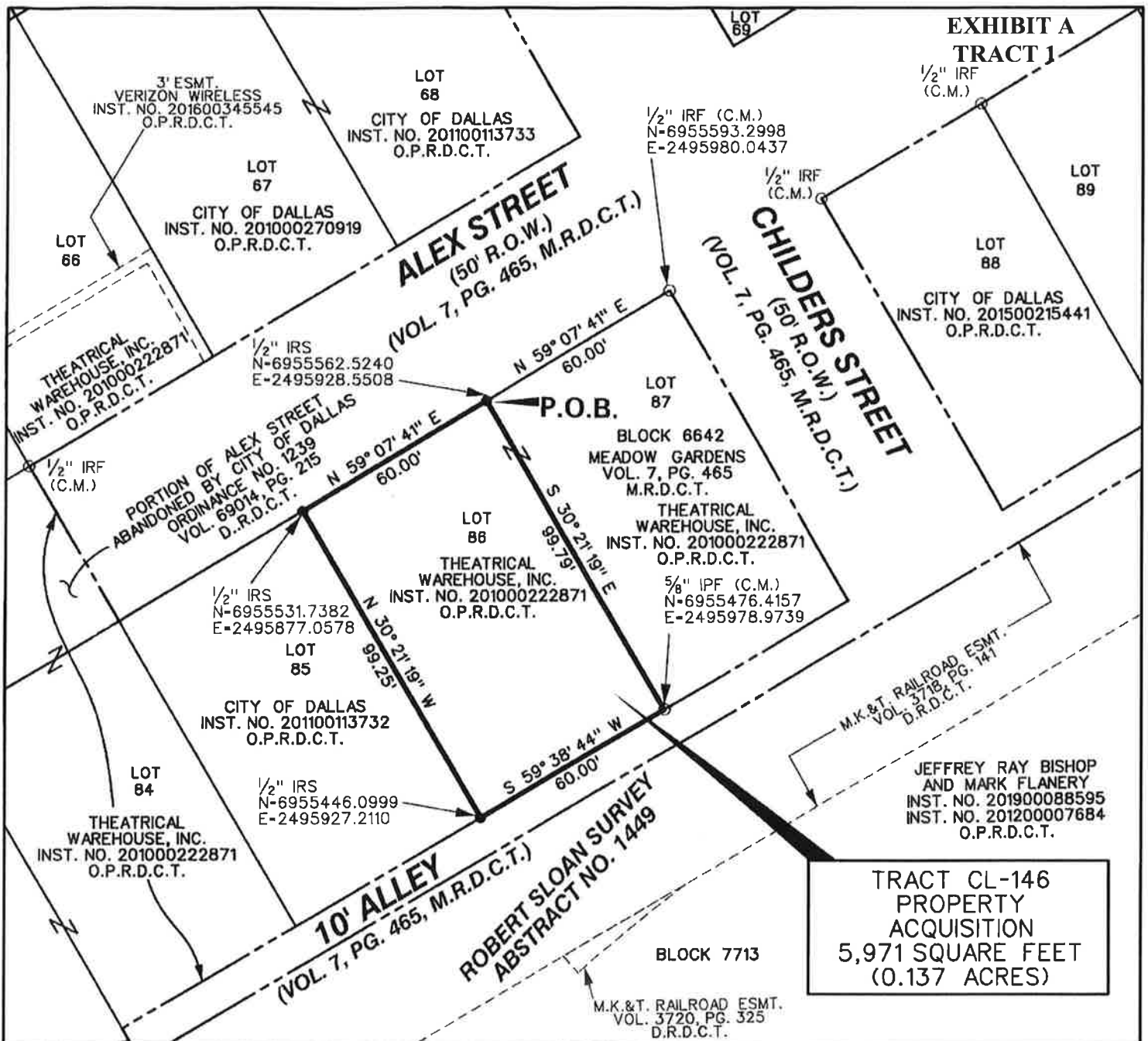
THENCE North 59°07'41" East, along the southeasterly right-of-way line of said Alex Street, the same being the northwesterly line of said Lot 86, a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 5,971 square feet, or 0.137 acres of land.

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.



Daniel S. Lim
3/4/2021



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
- × 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



Daniel S. Lim
3/4/2021



LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBEPS Surveying Firm 101236-00
1112 N Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 Fax (214) 942-9881

| DALLAS FLOODWAY EXTENSION | | | | |
|---|---------------------|--------|----------|--------|
| PROPERTY ACQUISITION | | | | |
| CADILLAC LEVEE: TRACT CL-146 | | | | |
| FOR: DEPARTMENT OF PUBLIC WORKS | | | | |
| SURVEYOR'S NAME: LIM & ASSOCIATES, INC. | | | | |
| TELEPHONE | USACE APPROVAL DATE | | | |
| LIM | 03/02/2021 | | | |
| PARTY CHIEF | CALCULATIONS | SCALE | FOLDER | NUMBER |
| LIM | LIM | 1"=40' | BOOK 344 | CL-146 |

**DALLAS FLOODWAY EXTENSION
CADILLAC LEVEE, TRACT CL-147**

Field Notes Describing a 6,004 Square Foot (0.138 Acre)
Tract of Land to be Acquired in City Block 6642

BEING a 6,004 Square Foot (0.138 Acre) tract of land out of the Robert Sloan Survey, Abstract No. 1449, Dallas County, Texas, and being all of Lot 87, Block 6642, of Meadow Gardens, an addition to the City of Dallas, Dallas County, Texas, according to the map recorded in Volume 7, Page 465, Map Records of Dallas County, Texas (M.R.D.C.T.) and being out of a 0.276-acre tract of land conveyed to Theatrical Warehouse, Inc. by the special warranty deed with vendor's lien recorded in Instrument Number 201000222871 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:

Draft Holt
FIELD NOTES APPROVED:
3/8/2021


NOTE: All distances are surface projection, using a scale factor of 1.000136506.

BEGINNING at a ½-inch iron rod found (N=6955593.2998, E=2495980.0437) (Controlling Monument) at the most northerly corner of said Lot 87, said point also being the intersection of the southeasterly right-of-way line of Alex Street (a 50-foot right-of-way) (Volume 7, Page 465, M.R.D.C.T.) with the southwesterly right-of-way line of Childers Street (a 50-foot right-of-way) (Volume 7, Page 465, M.R.D.C.T.);

THENCE South 30°21'19" East, along the southwesterly right-of-way line of said Childers Street and the northeasterly line of said Lot 87, a distance of 100.33 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955506.7316, E=2496030.7468) at the most easterly corner of said Lot 87, said point also being in the northwesterly line of a 10-foot alley (Volume 7, Page 465, M.R.D.C.T.);

THENCE South 59°38'44" West, along the northwesterly right-of-way line of said 10-foot alley and the southeasterly line of said Lot 87, a distance of 60.00 feet to a 5/8-inch iron rod found (N=6955476.4157, E=2495978.9739) at the most southerly corner of said Lot 87, said point also being the most easterly corner of Lot 86 of said Block 6642;

THENCE North 30°21'19" West, departing the northwesterly line of said 10-foot alley and the southeasterly line of said Lot 87, along the common line of said Lots 86 and 87, a distance of 99.79 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6955562.5240, E=2495928.5508) at the most westerly corner of said Lot 87, said point also being the most northerly corner of said Lot 86, said point also being in the southeasterly right-of-way line of said Alex Street;

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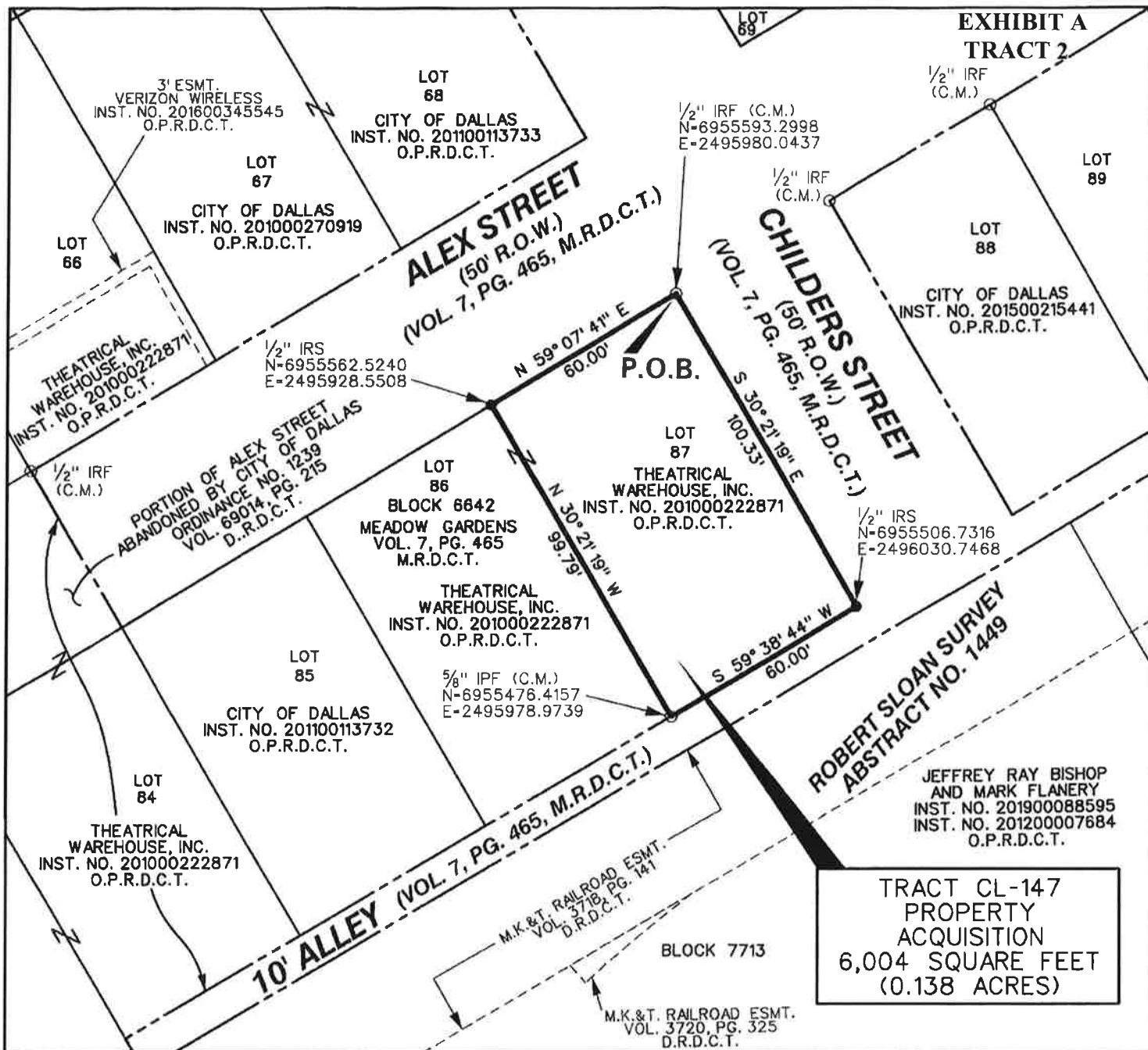
THENCE North 59°07'41" East, along the southeasterly right-of-way line of said Alex Street and the northwesterly line of said Lot 87, a distance of 60.00 feet to the **POINT OF BEGINNING**, containing 6,004 square feet, or 0.138 acres of land.

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.



Daniel S. Lim
3/4/2021



NOTES:

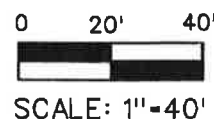
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2. All Coordinates are State Plane Values, No Scale, No Projection. All distances are surface projection, using a scale factor of 1.000136506.

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
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- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
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Daniel S. Lim
3/4/2021



| DALLAS FLOODWAY EXTENSION | | | | |
|---|---------------------|--------|----------|--------|
| PROPERTY ACQUISITION | | | | |
| CADILLAC LEVEE: TRACT CL-147 | | | | |
| FOR: DEPARTMENT OF PUBLIC WORKS | | | | |
| SURVEYOR'S NAME: LIM & ASSOCIATES, INC. | | | | |
| TECHNICIAN | USACE APPROVAL DATE | | | |
| LIM | 05/03/2021 | | | |
| PARTY CHIEF | CALCULATIONS | SCALE | FOLDER | NUMBER |
| LIM | LIM | 1"=40' | BOOK 504 | CL-147 |