

**DALLAS FLOODWAY EXTENSION  
CADILLAC LEVEE, TRACT CL-101**

Field Notes Describing a 514,906 Square Foot (11.821 Acre)  
Tract of Land to be Acquired in City Block 4651

**BEING** a 514,906 Square Foot (11.821 Acre) tract of land out of the W.S. Beatty Survey, Abstract No. 57, Dallas County, Texas and the William J. Elliot Survey, Abstract No. 448, Dallas County, Texas, lying in City Block 4651, City of Dallas, Dallas County, Texas, also being out of that tract of land conveyed to Joseph Carl Ondrusek and Barbara Ann Ondrusek Wolfe by deed recorded in Instrument No. 201700218412 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.

**COMMENCING** at the southeasterly corner of said Ondrusek tract, being at the intersection of the northerly right-of-way line of Eleventh Street (an 80-foot right-of-way at this point)(Volume 3, Page 360, Map Records of Dallas County, Texas, (M.R.D.C.T.)) with the westerly right-of-way line of Cedar Crest Boulevard (a variable width right-of-way)(Volume 694, Page 607 and Volume 3614, Page 487, of the Deed Records of Dallas County, Texas (D.R.D.C.T.));

**THENCE** North 17° 26' 58" East, along the westerly right-of-way line of said Cedar Crest Boulevard, the same being the easterly line of said Ondrusek tract, a distance of 212.45 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6958996.8252, E=2495287.1683) for the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE** North 69° 21' 07" West, departing the westerly right-of-way line of said Cedar Crest Boulevard and the easterly line of said Ondrusek tract, over and across said Ondrusek tract, a distance of 187.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

**THENCE** North 77° 52' 47" West, continuing over and across said Ondrusek tract, a distance of 160.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

**THENCE** South 86° 51' 29" West, continuing over and across said Ondrusek tract, a distance of 100.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

**THENCE** North 80° 34' 27" West, continuing over and across said Ondrusek tract, a distance of 165.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" (N=6959117.8887, E=2494693.2094) in the westerly line of said Ondrusek tract, said point also being in the easterly line of a tract of conveyed to Columbia Packing of Texas, Inc. by deed recorded in Volume 93020, Page 5398, D.R.D.C.T.;

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**THENCE** North 12° 31' 10" West, along the common line of said Columbia Packing of Texas and Ondrusek tracts, a distance of 945.74 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the northwesterly corner (N=6960041.0226, E=2494488.2274) of said Ondrusek tract, said point also being in the southerly line of a tract of land conveyed to Dallas Power & Light Company (predecessor in title to the Oncor Electric Delivery Company) by deed recorded in Volume 70031, Page 1766, D.R.D.C.T.;

**THENCE** South 58° 43' 07" East, along the common line of said Ondrusek and Dallas Power & Light Company tracts, a distance of 1,082.12 feet to a ½-inch iron rod found at the northeasterly corner (N=6959479.2093, E=2495412.9112) of said Ondrusek tract, said point also being in the westerly line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument No. 201200204158, O.P.R.D.C.T.;

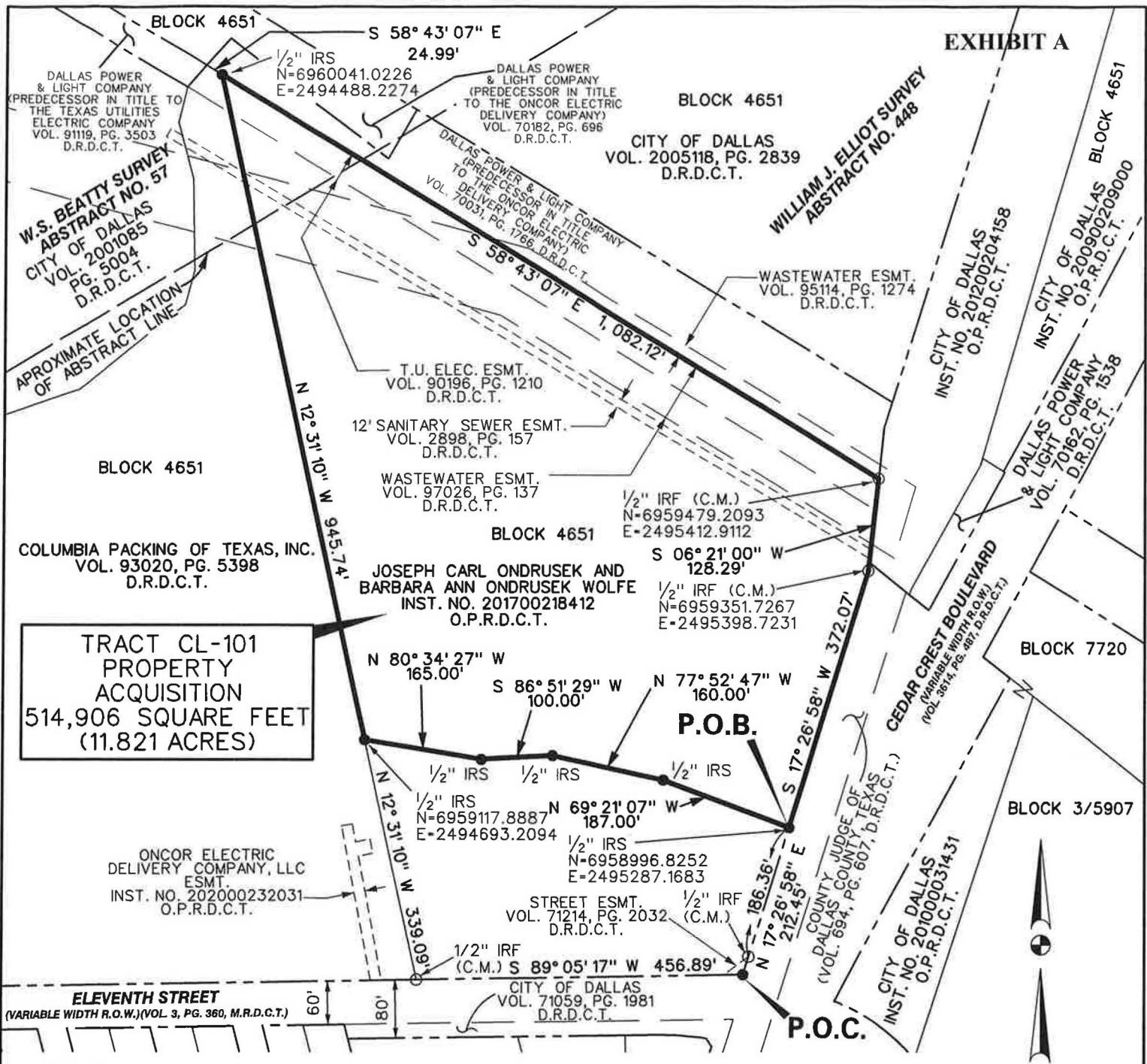
**THENCE** South 06° 21' 00" West, along the common line of said Ondrusek and City of Dallas tracts, a distance of 128.29 feet to a ½-inch iron rod found (N=6959351.7267, E=2495398.7231) in the westerly right-of-way line of said Cedar Crest Boulevard;

**THENCE** South 17° 26' 58" West, along the westerly right-of-way line of said Cedar Crest Boulevard and the easterly line of said Ondrusek tract, a distance of 372.07 feet to the **POINT OF BEGINNING**, containing 514,906 Square Feet, or 11.821 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
- × SET - CUT "X" SET
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**LIM & ASSOCIATES, inc.**  
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**EXHIBIT "A"  
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DALLAS FLOODWAY EXTENSION				
PROPERTY ACQUISITION				
CADILLAC LEVEE: TRACT CL-101				
FOR: DEPARTMENT OF PUBLIC WORKS				
SURVEYOR'S NAME: LIM & ASSOCIATES, INC.				
TECHNICIAN	CALCULATIONS	SCALE	FOLDER	DATE
LJM	LJM	1"=200'	BLOCK 4651	10/16/20
PARTY CHIEF	SCALE	FOLDER	NUMBER	
LJM	1"=200'	BLOCK 4651	CL-101	