



Agenda Information Sheet

File #: 18-519

Item #: 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: September 26, 2018
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard - Revenue: \$1,517.00

BACKGROUND

This item authorizes the conveyance of a wastewater easement containing approximately 7,163 square feet of land to the City of Heath for the construction, maintenance and use of wastewater facilities across City-owned Lake Ray Hubbard. This property will be used for the City of Heath's Le Russiaeu residential project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Revenue: \$1,517.00

OWNER

City of Heath

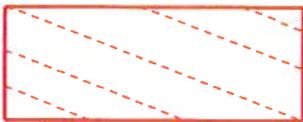
MAP

Attached



WASTEWATER EASEMENT

Approx. 7,163 Sq Ft near the intersection of Terry Lane and Myers Road



September 26, 2018

WHEREAS, the City of Dallas owns a tract of land which is used for Lake Ray Hubbard; and

WHEREAS, the City of Heath has requested a wastewater easement on said land for the construction, maintenance and use of wastewater facilities containing approximately 7,163 square feet across City-owned land located at Lake Ray Hubbard, City of Heath, Rockwall County, Texas; and being more fully described in Exhibit "A" attached hereto and made a part of hereof for all purposes; and

WHEREAS, the Interlocal Agreement and Lease between the City of Dallas and the City of Heath dated December 3, 2004, contemplates the granting of easement rights.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That upon receipt of **ONE THOUSAND FIVE HUNDRED SEVENTEEN DOLLARS AND NO/100 (\$1,517.00)** from the City of Heath, the City Manager or designee is hereby authorized to execute a Wastewater Easement, to be attested by the City Secretary, approved as to form by the City Attorney.

SECTION 2. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred (General Fund, Fund 0001, Department DEV, Unit 1182, Object 5011). Any remaining proceeds shall be transferred to the Water and Sewer Fund, Fund 0100, Department DWU, Unit 7005, Revenue Code 8428.

SECTION 3. That this Resolution is designated for City purposes as Contract No. DEV-2018-00006887.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

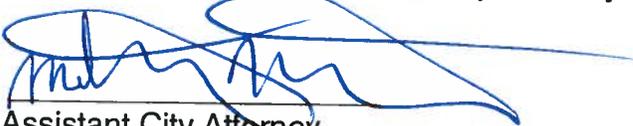
BY: 
Assistant City Attorney

EXHIBIT "A"

20 FT. CITY OF HEATH WASTEWATER EASEMENT

(7,163 square feet or 0.164 acre)

BEING a 7,163 square feet or 0.164 of an acre tract of land situated in the J.O. Heath Survey; Abstract 116 and the H.J. McKenzie Survey, Abstract 157, Rockwall County, Texas, and being part of a called 6.22 acre tract of land described in deed to the City of Dallas, recorded in Volume 81, Page 211, Deed Records, Rockwell County, Texas, and depicted as Tracts J-17 and J-18 on the Forest and Cotton Inc. Map, recorded in Volume 81, Page 244 of said Deed Records, and being within the Take Line of Lake Ray Hubbard as shown on Dallas Water Utilities Property Survey Map 612D-1, Sheet 111, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set for corner in said Take Line of Lake Ray Hubbard and in the common boundary line of said 6.22 acre tract and a 3.40 acre tract of land described in deed to Javier Huerta, recorded in Instrument 20160000022828 of said Deed Records from which a concrete monument (City of Dallas corner number J18-2) found broken for the east corner of said 6.22 acre tract and an ell corner of said 3.40 acre tract bears South 61 degrees 44 minutes 22 seconds East, a distance of 178.47 feet;

THENCE South 82 degrees 47 minutes 18 seconds West, a distance of 170.49 feet to a 1/2-inch iron rod set for corner;

THENCE South 01 degrees 55 minutes 51 seconds West, a distance of 184.65 feet to a 1/2-inch iron rod set for corner;

THENCE North 88 degrees 04 minutes 09 seconds West, a distance of 20.00 feet to a 1/2-inch iron rod set for corner, from which an "X" cut in the back of curb on the north side of Terry Lane, a 27 ft. concrete public road (variable width) bears South 05 degrees 21 minutes 49 seconds East, a distance of 50.38 feet;

THENCE North 01 degrees 55 minutes 51 seconds East, a distance of 201.69 feet to a 1/2-inch iron rod set for corner;

THENCE North 82 degrees 47 minutes 18 seconds East, a distance of 159.46 feet to a 1/2-inch iron rod set for corner in said Take Line of Lake Ray Hubbard and in the common boundary line of said 3.40 acre tract and said 6.22 acre tract;

THENCE South 61 degrees 44 minutes 22 seconds East, with said Take Line of Lake Ray Hubbard and with the common boundary line of said 3.4 acre tract and said 6.22 acre tract, a distance of 34.46 feet to the POINT OF BEGINNING and containing 7,163 square feet or 0.164 acre of land.



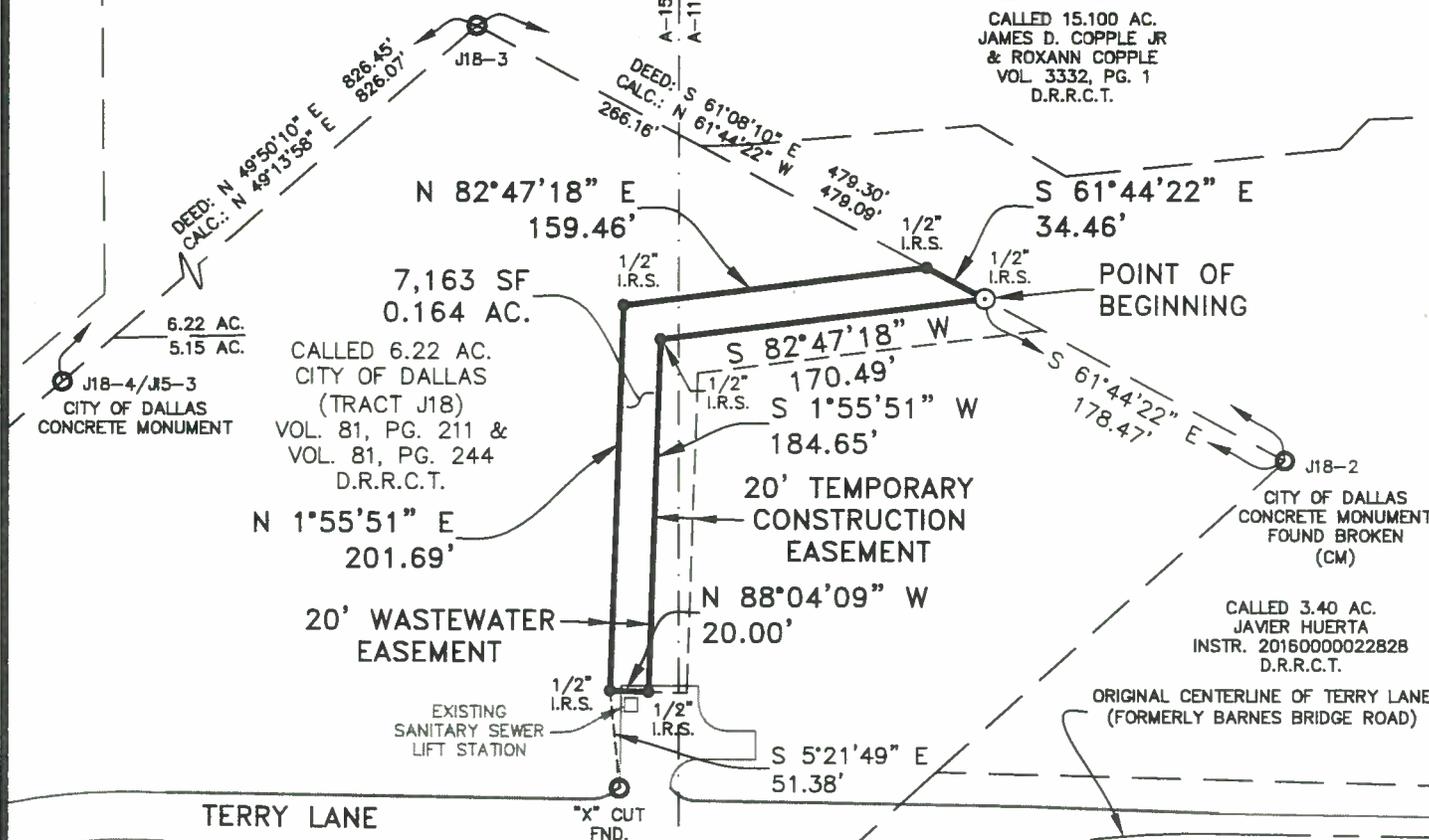
FIELD NOTES APPROVED:

Dr 3/9/18

H.J. MCKENZIE SURVEY
A-157

JOHN O. HEATH SURVEY
A-116

CALLED 15.100 AC.
JAMES D. COPPLE JR
& ROXANN COPPLE
VOL. 3332, PG. 1
D.R.R.C.T.



TERRY LANE

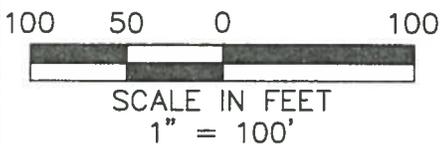
DEED LINE AND ORIGINAL CENTERLINE OF TERRY LANE (FORMERLY BARNES BRIDGE ROAD)

CALLED 5.15 AC. (TRACT J-16) CITY OF DALLAS VOL. 89, PG. 88 D.R.R.C.T.

CALLED 5.0868 AC. JEFFREY O. LUNDAY & JODY BERGELT-LUNDAY VOL. 731, PG. 84 D.R.R.C.T.

LOT 1A
MYERS ADDITION AMENDED PLAT CAB. H. SL. 149 P.R.R.C.T.

MYERS RD



LEGEND

I.R.S.	IRON ROD SET
I.R.F.	IRON ROD FOUND
CM	CONTROLLING MONUMENT

EXHIBIT "A"

20' WASTEWATER EASEMENT

H.J. MCKENZIE SURVEY, ABST. NO. 157
J.O. HEATH SURVEY, ABST. NO. 116
CITY OF HEATH, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES

TEXAS FIRM REG. NO. 001145

201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401



Agenda Information Sheet

File #: 18-759

Item #: 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: September 26, 2018
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner, containing a total of approximately 27,690 square feet of land, located near the intersection of Shady Brook Lane and Southwestern Boulevard - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements and a portion of a water and sanitary sewer easement to Village Main Street LLC, the abutting owner. The area will be included with the property of the abutting owner for mixed-use development. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

OWNER

Village Main Street LLC

PC Village Apartments Dallas, LP

Pogue Family No. 2 Limited Partnership

Pogue Family No. 2, Inc.

J. Blake Pogue, President

MAP

Attached

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a sanitary sewer easement, a water main easement, portions of two sanitary sewer easements, and a portion of a water and sanitary sewer easement located in City Blocks G/5411 and J/5411 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Village Main Street LLC.; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the conveyance of a new easement, if needed, to the City of Dallas and the relocation of existing facilities; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing a future effective date for the abandonment, relinquishment and quitclaim made herein; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Village Main Street LLC, a Delaware limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tracts or parcels of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition

include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That this abandonment, relinquishment and quitclaim of the City's right, title and interest in and to said portions of easements shall not become effective until and unless: (i) the existing installations and facilities are relocated, at **GRANTEE's** expense, to the new easement(s), if needed, to be provided by **GRANTEE** and acceptable to the Director of Department of Sustainable Development and Construction, as is hereinafter provided; and (ii) plans for the construction and relocation of installations within the new easement(s) are approved by the Director of Department of Sustainable Development and Construction; and (iii) said construction and relocation of installations are completed, approved and accepted in writing by the Director of Department of Sustainable Development and Construction. **GRANTEE** will grant the new easement at no cost consideration to the City and all work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

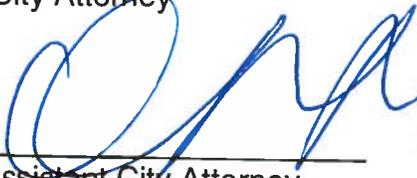
SECTION 10. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

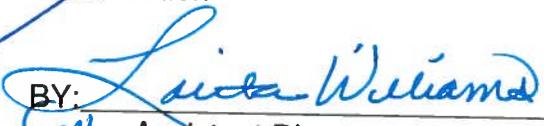
SECTION 11. That this ordinance is designated for City purposes as Contract No. DEV-2018-00006272.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Assistant Director

Passed _____.

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT
VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 5,144 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN C. COOK SURVEY, ABSTRACT NO. 259, CITY OF DALLAS BLOCK NUMBER G/5411, CITY OF DALLAS, DALLAS COUNTY, TEXAS AND BEING A PORTION OF A 15-FOOT SANITARY SEWER EASEMENT (STRIP NO. 2) CREATED BY DEED TO THE CITY OF DALLAS, RECORDED IN VOLUME 68027, PAGE 550, DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.), AND BEING A PORTION OF A 15-FOOT SANITARY SEWER EASEMENT CREATED BY LOT 1, BLOCK G/5411, VILLAGE MEADOW NO. 1, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78238, PAGE 2036, D.R.D.C.T., AND BEING OUT OF A CALLED 11.151 ACRE TRACT OF LAND (THE MEADOW, TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED TO PC VILLAGE APARTMENTS DALLAS, LP, RECORDED IN VOLUME 91165, PAGE 1114, D.R.D.C.T.; SAID 0.1181 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 1, BLOCK C/5411 OF BEND NO. 2A AND BEND NO. 3A, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95072, PAGE 2981, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF BLOCK F/5411 OF THE BEND NO. 4, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 77239, PG. 2025, D.R.D.C.T., AND BEING IN THE SOUTHERLY LINE OF BLOCK H/5411 OF REVISED PLAT OF THE CLIFFS NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79172, PG. 2109, D.R.D.C.T.;

THENCE, NORTH 83°47' 22" WEST, ALONG THE COMMON LINE OF SAID BLOCK H/5411 AND SAID LOT 1, BLOCK C/5411, AT A DISTANCE OF 450.00 FEET PASSING THE SOUTHWEST CORNER OF SAID BLOCK H/5411, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK J/5411 OF THE LAKES, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84212, PAGE 2441 AND VOLUME 84222, PAGE 7, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411, AT A DISTANCE OF 621.31 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK C/5411, SAME BEING THE NORTHEAST CORNER OF LOT 1, BLOCK B/5411 OF SAID BEND NO. 2A AND BEND NO. 3A ADDITION, CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK B/5411, AT A DISTANCE OF 1,346.87 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK B/5411, SAME BEING THE NORTHEAST CORNER OF BLOCK A/5411 OF THE BEND, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75238, PAGE 1040, D.R.D.C.T., CONTINUING ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, IN ALL FOR A TOTAL DISTANCE OF 1,505.33 FEET TO A CUT "X" FOUND FOR AN ANGLE POINT IN THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411;

THENCE, (L1) SOUTH 89°31'42" WEST, CONTINUING ALONG THE COMMON LINE OF LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, A DISTANCE OF 92.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK J/5411, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK G/5411;

THENCE, DEPARTING SAID COMMON LINE AND ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 THE FOLLOWING TWO (2) CALLS;

1. (L2) NORTH 07°31'42" EAST, A DISTANCE OF 590.00 FEET TO A POINT;
2. (L3) NORTH 05°12'06" WEST, A DISTANCE OF 56.58 FEET TO A POINT FOR THE INTERSECTION OF THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 AND BEING IN THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT;

THENCE, (L4) NORTH 75°10'26" WEST, DEPARTING SAID COMMON LINE OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT, A DISTANCE OF 166.79 FEET TO THE **POINT OF BEGINNING**;

(For SPRG use only)

Reviewed by: JC Date: 10-5-15 SPRG NO: 3444

**PARTIAL SANITARY SEWER EASEMENT ABANDONMENT
VILLAGE MEADOW NO. 1
PART OF LOT 1, BLOCK G/5411
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE SOUTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT THE FOLLOWING CALLS:

1. (L5) NORTH 75°10'26" WEST, A DISTANCE OF 68.86 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 207.50 FEET;
2. (C1) NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 31°08'04", FOR AN ARC LENGTH 112.76 FEET, A CHORD BEARING OF NORTH 59°36'23" WEST AND A CHORD DISTANCE OF 111.37 FEET TO THE POINT OF TANGENCY;
3. (L6) NORTH 44°02'21" WEST, A DISTANCE OF 155.40 FEET TO A POINT FOR CORNER IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHWESTERN BOULEVARD (90-FOOT WIDE PUBLIC RIGHT-OF-WAY, VOLUME 68065, PAGE 1920, D.R.D.C.T.);

THENCE, (L7) NORTH 10°09'04" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, A DISTANCE OF 18.50 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND AND ALONG THE NORTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT THE FOLLOWING CALLS:

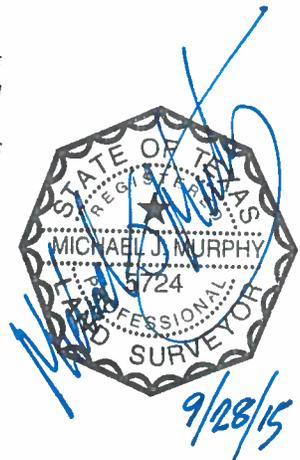
1. (L8) SOUTH 44°02'21" EAST, A DISTANCE OF 166.22 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.50 FEET;
2. (C2) SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°08'04", FOR AN ARC LENGTH OF 104.60 FEET, A CHORD BEARING OF SOUTH 59°36'23" EAST AND A CHORD DISTANCE OF 103.32 FEET TO THE POINT OF TANGENCY;
3. (L9) SOUTH 75°10'26" EAST, A DISTANCE OF 78.08 FEET TO A POINT FOR CORNER;

THENCE, (L10) SOUTH 46°24'09" WEST, DEPARTING THE NORTHERLY LINE OF SAID 15-FOOT SANITARY SEWER EASEMENT, CONTINUING OVER AND ACROSS SAID LOT 1, BLOCK G/5411 AND SAID 11.151 ACRE TRACT OF LAND, A DISTANCE OF 17.61 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED 5,144 SQUARE FEET OR 0.1181 ACRES OF LAND;

NOTES:

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM (TEXAS NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 83) (2011) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



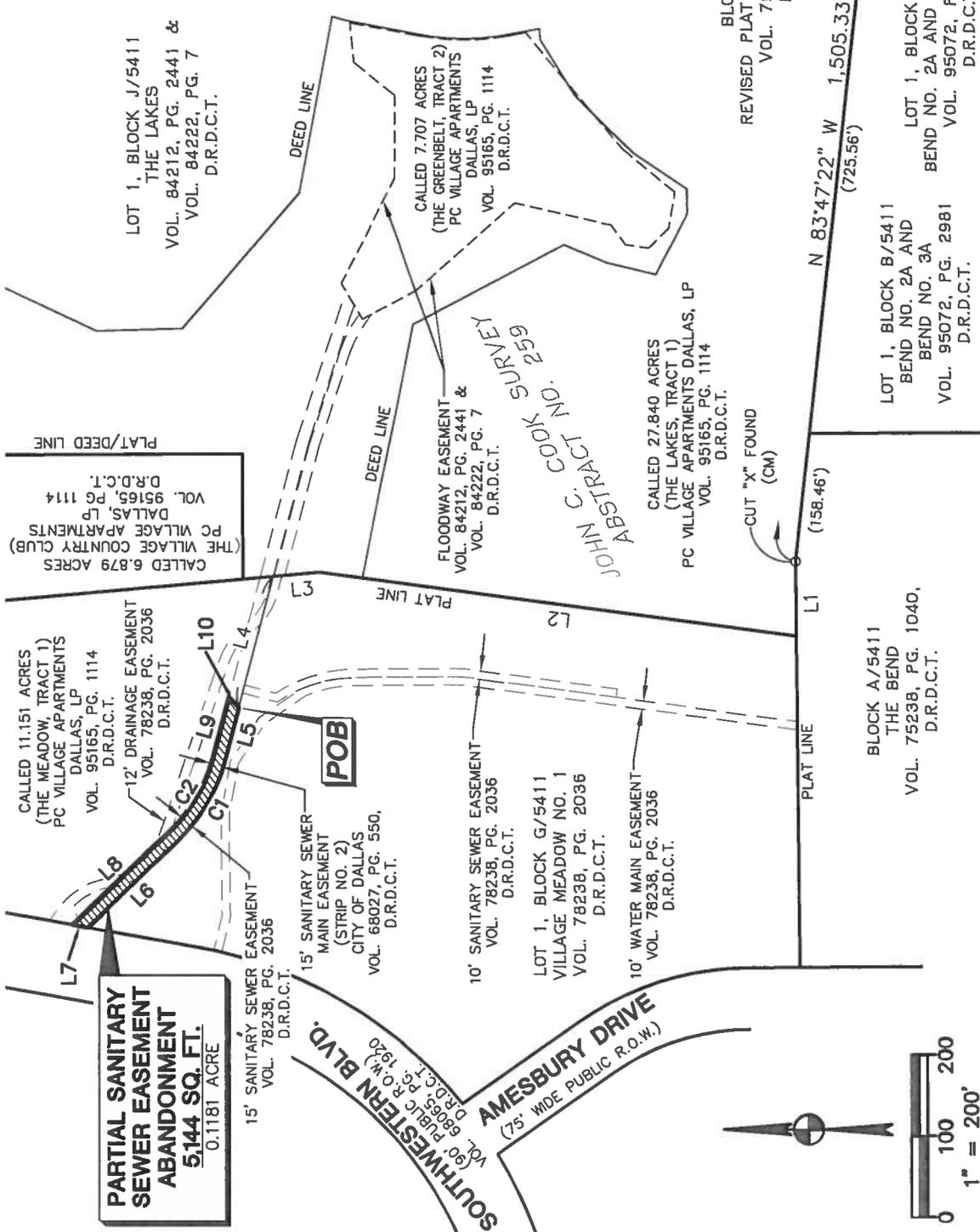
(For SPRG use only)

Reviewed by: JL Date: 10-5-15 SPRG NO: 3444

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 10-5-15
 SPRG NO. 3444

LEGEND

- IRF IRON ROD FOUND
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- (CM) CONTROLLING MONUMENT
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ. FT. SQUARE FEET
- R.O.W. RIGHT-OF-WAY
- (XXX.XX') RECORD DISTANCES



NOTES:
 A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).
 SEE PAGE 4 OF 4 FOR LINE AND CURVE TABLE.

PARTIAL SANITARY SEWER EASEMENT ABANDONMENT VILLAGE MEADOW NO. 1 PART OF LOT 1, BLOCK G/5411 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 09-28-2015 SCALE: 1" = 200' PROJECT NO.: R0111747-30003 SHEET NO. 3 OF 4

BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPLS Registration Number 10107502
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EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°31'42"W	92.00'
L2	N7°31'42"E	590.00'
L3	N5°12'06"W	56.58'
L4	N75°10'26"W	166.79'
L5	N75°10'26"W	68.86'
L6	N44°02'21"W	155.40'
L7	N10°09'04"E	18.50'
L8	S44°02'21"E	166.22'
L9	S75°10'26"E	78.08'
L10	S46°24'09"W	17.61'

EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	112.76'	207.50'	31°08'04"	111.37'	N59°36'23"W
C2	104.60'	192.50'	31°08'04"	103.32'	S59°36'23"E

MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

9/28/15

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 10-5-15
 SPRG NO. 3444

BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPLS Registration Number: 10107502
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**PARTIAL SANITARY SEWER
 EASEMENT ABANDONMENT
 VILLAGE MEADOW NO. 1
 PART OF LOT 1, BLOCK G/5411
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DATE: 09-28-2015 SCALE: N/A DRAWN BY: JEG PROJECT NO.: R0111747-30003 SHEET NO. 4 OF 4

**PARTIAL WATER AND SANITARY SEWER
EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 22,546 SQUARE FOOT TRACT OF LAND SITUATED IN THE JOHN C. COOK SURVEY, ABSTRACT NUMBER 259, CITY OF DALLAS BLOCK NUMBER J/5411, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 1, BLOCK J/5411 OF THE LAKES, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84212, PAGE 2441 AND VOLUME 84222, PAGE 7 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (D.R.D.C.T.) AND ALSO BEING OUT OF A CALLED 32.900 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO VILLAGE MAIN STREET LLC, RECORDED IN INSTRUMENT NUMBER 201700229195, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (O.P.R.D.C.T.); SAID 22,546 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE NORTHEAST CORNER OF BLOCK A/5411 OF THE BEND, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75238, PAGE 1040, D.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF LOT 1, BLOCK B/5411 OF BEND NO. 2A AND BEND NO. 3A, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 95072, PAGE 2981, D.R.D.C.T., AND BEING IN THE SOUTH LINE OF SAID LOT 1, BLOCK J/5411

THENCE ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID BLOCK A/5411, THE FOLLOWING CALLS:

NORTH 83°47'22" WEST, A DISTANCE OF 158.46 FEET TO A CUT "X" FOUND FOR AN ANGLE POINT;

(L1) SOUTH 89°31'42" WEST, A DISTANCE OF 92.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK J/5411, SAME BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK G/5411 OF VILLAGE MEADOW NO. 1, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 78238, PAGE 2036 D.R.D.C.T., AND THE SOUTHEAST CORNER OF A CALLED 7.926 ACRE TRACT OF LAND (THE MEADOW), DESCRIBED IN A SPECIAL WARRANTY DEED TO FM VILLAGE FACILITY LLC, RECORDED IN INSTRUMENT NUMBER 201500234779, O.P.R.D.C.T.;

THENCE, ALONG THE COMMON LINE OF SAID LOT 1, BLOCK J/5411 AND SAID LOT 1, BLOCK G/5411 THE FOLLOWING CALLS:

(L2) NORTH 07°31'42" EAST, A DISTANCE OF 590.00 FEET TO A POINT;

(L3) NORTH 05°12'06" WEST, AT A DISTANCE OF 45.43 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND FOR THE NORTHEAST CORNER OF SAID 7.926 ACRE TRACT OF LAND, CONTINUING ALONG SAID COMMON LINE IN ALL FOR A TOTAL DISTANCE OF 93.50 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK J/5411;

THENCE, DEPARTING THE COMMON LINE, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND AND ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK J/5411 THE FOLLOWING CALLS:

(L4) NORTH 89°38'20" EAST, A DISTANCE OF 154.11 FEET TO A POINT;

(L5) NORTH 00°21'40" WEST, A DISTANCE OF 422.47 FEET TO A POINT;

(L6) SOUTH 87°39'18" EAST, A DISTANCE OF 10.00 FEET TO A POINT;

(L7) NORTH 19°23'17" EAST, A DISTANCE OF 49.99 FEET TO A POINT;

(L8) SOUTH 87°37'48" EAST, A DISTANCE OF 154.46 FEET TO THE **POINT OF BEGINNING**;

(L9) SOUTH 87°37'48" EAST, A DISTANCE OF 11.86 FEET TO A POINT FOR CORNER;

(L10) NORTH 08°24'47" EAST, A DISTANCE OF 8.96 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: *JL* Date: 3-26-18 SPRG NO: 3385

**PARTIAL WATER AND SANITARY SEWER
EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE, DEPARTING THE NORTHERLY LINE OF SAID LOT 1, BLOCK J/5411, CONTINUING OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L11) SOUTH 48°26'30" EAST, A DISTANCE OF 61.16 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 192.50 FEET;

(C1) SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°01'25", FOR AN ARC LENGTH OF 57.20 FEET, A CHORD BEARING OF SOUTH 56°57'12" EAST, AND A CHORD DISTANCE OF 56.99 FEET TO THE POINT OF TANGENCY;

(L12) SOUTH 65°27'55" EAST, A DISTANCE OF 82.57 FEET TO A POINT FOR CORNER;

(L13) NORTH 24°32'05" EAST, A DISTANCE OF 120.93 FEET TO A POINT FOR CORNER;

(L14) NORTH 74°11'27" EAST, A DISTANCE OF 100.02 FEET TO A POINT FOR CORNER;

(L15) SOUTH 56°09'11" EAST, A DISTANCE OF 152.44 FEET TO A POINT FOR CORNER;

(L16) NORTH 88°01'42" EAST, A DISTANCE OF 38.13 FEET TO A POINT FOR CORNER;

(L17) NORTH 52°12'36" EAST, A DISTANCE OF 112.53 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTHWESTERN BOULEVARD (A 90-FOOT WIDE PUBLIC RIGHT-OF-WAY), CREATED BY AN ADDITION TO THE CITY OF DALLAS, RECORDED IN VOLUME 68065, PAGE 1919, D.R.D.C.T., AND BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 45°05'13" EAST A DISTANCE OF 819.38 FEET;

THENCE, (C2) ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°03'30", FOR AN ARC LENGTH OF 15.13 FEET, A CHORD BEARING OF SOUTH 45°26'32" EAST, AND A CHORD DISTANCE OF 15.13 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID SOUTHWESTERN BOULEVARD, OVER AND ACROSS SAID LOT 1, BLOCK J/5411 AND SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L18) SOUTH 52°12'36" WEST, A DISTANCE OF 114.30 FEET TO A POINT FOR CORNER;

(L19) SOUTH 30°21'25" EAST, A DISTANCE OF 36.30 FEET TO A POINT FOR CORNER IN THE NORTHWESTERLY LINE OF THE REMAINDER OF A CALLED 27.840 ACRE TRACT OF LAND (THE LAKES, TRACT 1) DESCRIBED IN A SPECIAL WARRANTY DEED TO PC VILLAGE APARTMENTS DALLAS, LP RECORDED IN VOLUME 95165, PAGE 1114, D.R.D.C.T.;

THENCE, (L20) SOUTH 52°06'53" WEST ALONG THE NORTHWESTERLY LINE OF SAID 27.840 ACRE TRACT OF LAND, A DISTANCE OF 15.13 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING SAID NORTHWESTERLY LINE, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L21) NORTH 30°21'25" WEST, A DISTANCE OF 43.00 FEET TO A POINT FOR CORNER;

(L22) SOUTH 88°01'42" WEST, A DISTANCE OF 36.52 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: JL Date: 3-26-18 SPRG NO: 3385

**PARTIAL WATER AND SANITARY SEWER
EASEMENT ABANDONMENT
THE LAKES PART OF LOT 1, BLOCK J/5411
JOHN C. COOK SURVEY, ABSTRACT NO. 259
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

(L23) NORTH 56°09'11" WEST, A DISTANCE OF 150.35 FEET TO A POINT FOR CORNER;

(L24) SOUTH 74°11'27" WEST, A DISTANCE OF 73.02 FEET TO A POINT FOR CORNER;

(L25) SOUTH 24°32'05" WEST, A DISTANCE OF 272.19 FEET TO A POINT FOR CORNER;

(L26) SOUTH 49°22'13" EAST, A DISTANCE OF 231.34 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF A CALLED 1.215 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO VILLAGE MAIN STREET LLC, RECORDED IN INSTRUMENT NUMBER 201700302685, O.P.R.D.C.T., SAME BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 41°26'17" WEST, A DISTANCE OF 437.00 FEET;

THENCE, (C3) ALONG THE NORTH LINE OF SAID 1.215 ACRE TRACT OF LAND, SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°19'29" FOR AN ARC LENGTH OF 25.36 FEET, A CHORD BEARING OF SOUTH 50°13'27" WEST AND A CHORD DISTANCE OF 25.35 FEET TO A POINT FOR CORNER;

THENCE, DEPARTING THE NORTH LINE OF SAID 1.215 ACRE TRACT OF LAND, OVER AND ACROSS SAID 32.900 ACRE TRACT OF LAND THE FOLLOWING CALLS:

(L28) NORTH 49°22'13" WEST, A DISTANCE OF 245.92 FEET TO A POINT FOR CORNER;

(L29) NORTH 24°32'05" EAST, A DISTANCE OF 153.51 FEET TO A POINT FOR CORNER;

(L30) NORTH 65°27'55" WEST, A DISTANCE OF 82.57 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 207.50 FEET;

(C4) NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°01'25", FOR AN ARC LENGTH OF 61.65 FEET, A CHORD BEARING OF NORTH 56°57'12" WEST, AND A CHORD DISTANCE OF 61.43 FEET TO THE POINT OF TANGENCY;

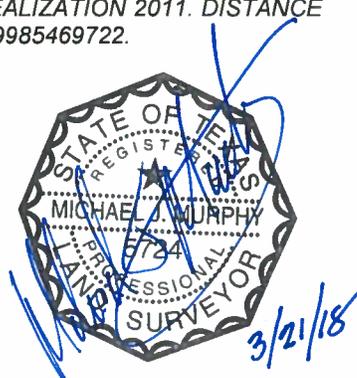
(L31) NORTH 48°26'30" WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 22,546 SQUARE FEET OR 0.5176 ACRES OF LAND.

NOTES:

THE BEARINGS CALLED FOR HEREIN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011. DISTANCE ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.

A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.



(For SPRG use only)

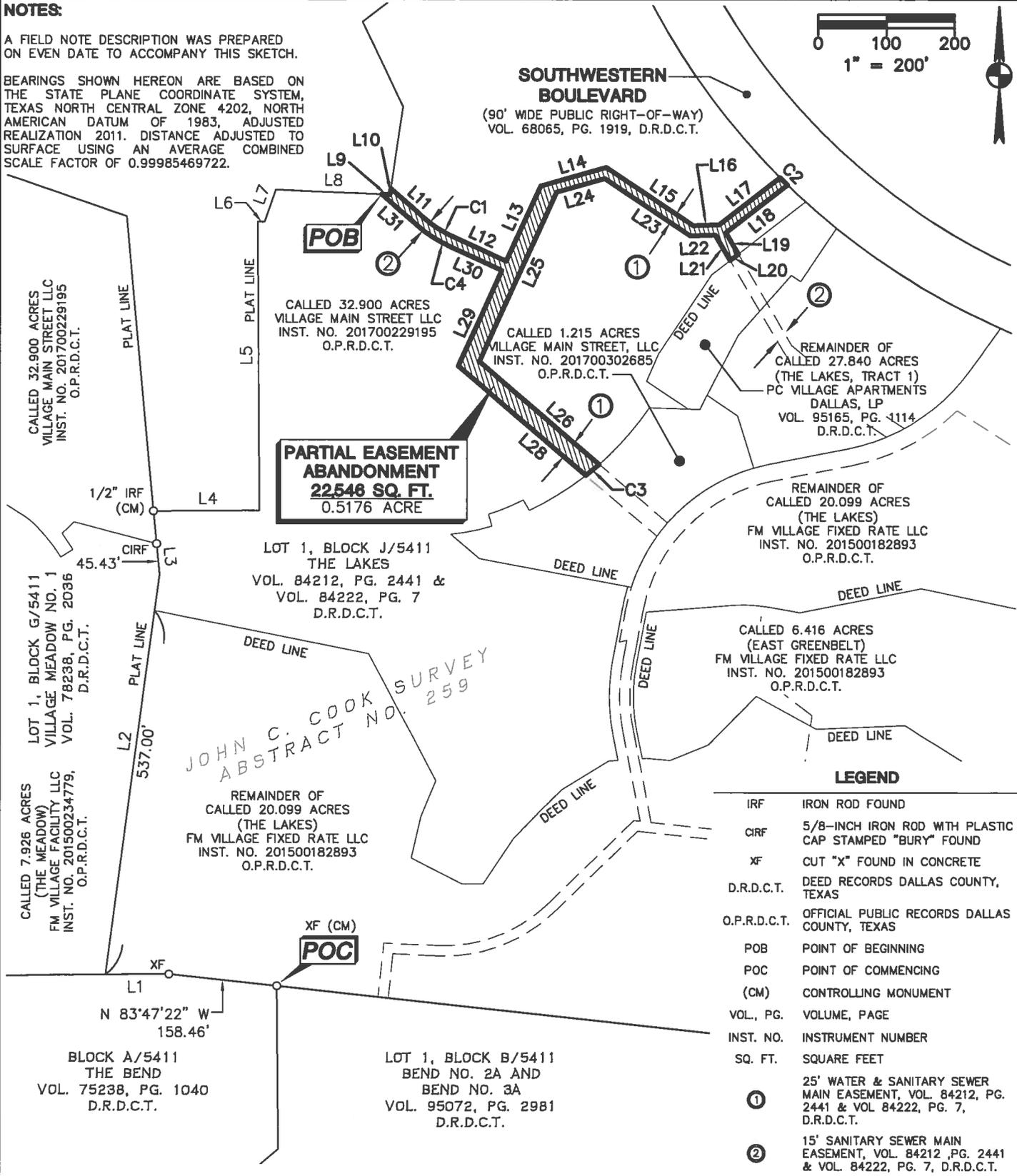
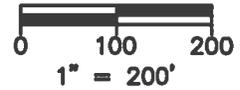
Reviewed by: JL Date: 3-26-18 SPRG NO: 3385

EXHIBIT A-TRACT 2

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, ADJUSTED REALIZATION 2011. DISTANCE ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985469722.



LEGEND

IRF	IRON ROD FOUND
CIRF	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BURY" FOUND
XF	CUT "X" FOUND IN CONCRETE
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
(CM)	CONTROLLING MONUMENT
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
SQ. FT.	SQUARE FEET
①	25' WATER & SANITARY SEWER MAIN EASEMENT, VOL. 84212, PG. 2441 & VOL. 84222, PG. 7, D.R.D.C.T.
②	15' SANITARY SEWER MAIN EASEMENT, VOL. 84212, PG. 2441 & VOL. 84222, PG. 7, D.R.D.C.T.

12222 Merit Drive, Suite 400
Dallas, TX 75251-2268
TBPE # F-6324 TBPLS # 10194229
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PARTIAL WATER & SANITARY SEWER EASEMENT ABANDONMENT

THE LAKES

PART OF LOT 1, BLOCK J/5411

CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 3-26-18
 SPRG NO. 3385

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°31'42" W	92.00'
L2	N 07°31'42" E	590.00'
L3	N 05°12'06" W	93.50'
L4	N 89°38'20" E	154.11'
L5	N 00°21'40" W	422.47'
L6	S 87°39'18" E	10.00'
L7	N 19°23'17" E	49.99'
L8	S 87°37'48" E	154.46'
L9	S 87°37'48" E	11.86'
L10	N 08°24'47" E	8.96'
L11	S 48°26'30" E	61.16'
L12	S 65°27'55" E	82.57'
L13	N 24°32'05" E	120.93'
L14	N 74°11'27" E	100.02'
L15	S 56°09'11" E	152.44'
L16	N 88°01'42" E	38.13'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N 52°12'36" E	112.53'
L18	S 52°12'36" W	114.30'
L19	S 30°21'25" E	36.30'
L20	S 52°06'53" W	15.13'
L21	N 30°21'25" W	43.00'
L22	S 88°01'42" W	36.52'
L23	N 56°09'11" W	150.35'
L24	S 74°11'27" W	73.02'
L25	S 24°32'05" W	272.19'
L26	S 49°22'13" E	231.34'
L28	N 49°22'13" W	245.92'
L29	N 24°32'05" E	153.51'
L30	N 65°27'55" W	82.57'
L31	N 48°26'30" W	65.45'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	57.20'	192.50'	17°01'25"	56.99'	S 56°57'12" E
C2	15.13'	819.38'	1°03'30"	15.13'	S 45°26'32" E
C3	25.36'	437.00'	3°19'29"	25.35'	S 50°13'27" W
C4	61.65'	207.50'	17°01'25"	61.43'	N 56°57'12" W

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 3-26-18
 SPRG NO. 3385



MICHAEL J. MURPHY
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724



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**PARTIAL WATER & SANITARY SEWER
 EASEMENT ABANDONMENT
 THE LAKES
 PART OF LOT 1, BLOCK J/5411
 CITY OF DALLAS, DALLAS COUNTY, TEXAS**



Agenda Information Sheet

File #: 18-828

Item #: 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: September 26, 2018
COUNCIL DISTRICT(S): 12
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of Villa Road to Dean Campbell, the abutting owner, containing approximately 8,355 square feet of land, located near the intersection of Villa Road and Mapleshade Lane; and authorizing the quitclaim - Revenue: \$52,637.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Villa Road to Dean Campbell, the abutting owner. The area will be included with the property of the abutting owner for the construction of a parking lot for Campbell Christian Academy School. The abandonment fee is based on an independent appraisal.

Notices were sent to 13 property owners located within 300 feet of the proposed abandonment area. There were no responses in opposition of this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

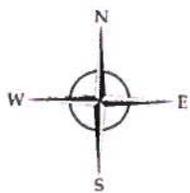
Revenue: \$52,637.00, plus the \$20.00 ordinance publication fee

OWNER

Dean Campbell

MAP

Attached



 **STREET ABANDONMENT**

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Villa Road located adjacent to City Blocks F/8728 and G/8728 in the City of Dallas and County of Collin, Texas; subject to a reverter; providing for the quitclaim thereof to Dean Campbell; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Dean Campbell, an individual, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of Villa Road is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIFTY-TWO THOUSAND SIX HUNDRED AND THIRTY-SEVEN AND NO/100 DOLLARS (\$52,637.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A.

GRANTEE, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- (a) acknowledge that per the City of Dallas Thoroughfare Plan, Section 51 A-9, Mapleshade Lane requires 80 feet of right-of-way.
- (b) maintain 8-inch water and 8-inch wastewater mains and easements through the provisions of Exhibit B.
- (c) acknowledge Exhibit B which covers existing Oncor Electric Delivery facilities to remain in place.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the passage of this abandonment, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

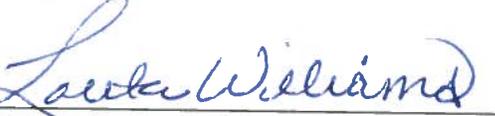
SECTION 13. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00006941.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Assistant Director
SOK

Passed _____.

Exhibit A

**STREET ABANDONMENT
PART OF VILLA ROAD
ADJACENT TO BLOCK F/8728 AND G/8728
SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553
CITY OF DALLAS, COLLIN COUNTY, TEXAS**

Being a 8,355 square feet (0.1918 acre) tract of land situated in the Martha McBride Survey, Abstract No. 553 adjacent to City of Dallas Block F/8728 and G/8728, Collin County, Texas and being a portion of Villa Road (60 foot width right-of-way) dedicated by Preston Villa Addition, according to the map recorded in Volume 2, Page 63, Map Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a "X" cut in concrete found lying on the westerly line of said Villa Road and lying on the northerly right-of-way line of Mapleshade Lane (variable width right-of-way) Volume 2, Page 63, Map Records, Collin County, Texas and being the northeasterly corner of that certain tract of land dedicated to the City of Dallas, by Ordinance No. 22215, and being the southeasterly corner of Lot 6, Block G/8728 of said Preston Villa Addition;

THENCE North 00 degrees 30 minutes 38 seconds East, along the westerly right-of-way line of said Villa Road, passing at 79.03 feet a 3/8 inch iron rod found and continuing a total distance of 159.04 feet to a 3/8 inch iron rod found lying on the Southwesterly right-of-way line of President George Bush Turnpike (variable width right-of-way) Instrument No. 97-0093059, Official Public Records, Collin County, Texas and also being the southeasterly corner of the remainder of Lot 4, Block G/8728 of Preston Villa Addition;

THENCE South 54 degrees 22 minutes 09 seconds East, along the southwesterly right-of-way line of said President George Bush Turnpike, a distance of 73.71 feet to a 5/8 inch iron rod found lying on the easterly right-of-way line of said Villa Road and being the northwesterly corner of the remainder of Lot 34, Block F/8728 of said Preston Villa Addition;

THENCE South 00 degrees 36 minutes 21 West, along the easterly right-of-way line of said Villa Road and westerly line of said Lot 34 and passing at 38.50 feet a 5/8 inch iron rod found at the southwesterly corner of said Lot 34, Block F/8728 and the northwesterly corner of Lot 35, Block F/8728, of said Preston Villa Addition continuing along the westerly line of said Lot 35, Block F/8728, a total distance of 118.50 feet to a 1/2 inch iron rod with yellow cap stamped "TXHS" set for the southwesterly corner of Lot 35, Block F/8728 of said Preston Villa Addition;

THENCE North 87 degrees 43 minutes 01 seconds West, over and across said Villa Road, a distance of 60.12 feet to the POINT OF BEGINNING and containing 8,355 square feet or 0.1918 an acre of land.



Raul D. Reyes, R.P.S. 5390

(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 5/19/18
SPRG NO: 4493



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

BASIS OF BEARING IS THE EAST LINE OF
PRESTON VILLA, VOL. 2, PG. 63, M.R.D.C.T.,
COMMON WITH THE WEST LINE OF VILLA
ROAD. (N 00°30'38"E)

JOB# 1704099-1
DATE: 1/11/2018
REVISED 5/02/2018
PAGE 1 of 2
DRAWN BY: JWR

Exhibit A

STREET ABANDONMENT

PART OF VILLA ROAD

ADJACENT TO BLOCK F/8728 AND G/8728

SITUATED IN THE MARTHA MCBRIDE SURVEY, ABSTRACT NO. 553

CITY OF DALLAS, COLLIN COUNTY, TEXAS

40 20 0 20 40 60

SCALE - 1" = 40'



PARCEL 87C
VOL. 4031, PG. 2136
D.R.C.C.T.

REMAINDER OF LOT 4

3/8" IRF

340.95'

PRESIDENT GEORGE BUSH TURNPIKE
(CALLED VARIABLE WIDTH RIGHT-OF-WAY)
INST. NO. 97-0093059
O.P.R.C.C.T.
CAUSE NO. 3-151-93

LOT 33
PARCEL 99
VOL. 4031, PG. 2177
D.R.D.C.T.

BLOCK G/8728,
PRESTON VILLAS
ADDITION
VOL. 2, PG. 63
M.R.C.C.T.

3/8" IRF
(CM)

PART OF LOT 34
PARCEL 100
CONTROL ACCESS
HIGHWAY FACILITY
CC FILE NO. 93-0000471-
D.R.C.C.T.

LOT 5

80.01'

5/8" IRF
(CM)

DEAN CAMPBELL
INST. NO. 20110415000392220
O.P.R.C.C.T.
REMAINDER OF
LOT 34

3/8" IRF

DEAN CAMPBELL
INST. NO.
20170714000927730
O.P.R.C.C.T.

3/8" IRF
(CM)

VILLA ROAD 60'
RIGHT-OF-WAY
PRESTON VILLAS
ADDITION
VOL. 2, PG. 63
M.R.C.C.T.

38.50'

69.21'

5/8" IRF
(CM)

1/2" IRF
"5199"
(CM)

LOT 6

8,355 SQ. FT.
0.1918 AC.

80.00'

DEAN CAMPBELL
VOL. 4715, PG. 674
D.R.C.C.T.
REMAINDER OF
LOT 35

1/2" IRF
"TXHS"

131.89'

"X" CUT IN
CONCRETE
FOUND

79.03'

N 00°30'38" E 159.04'
BASIS OF BEARINGS

1/2" IRS
"TXHS"

BLOCK F/8728,
PRESTON VILLAS
ADDITION
VOL. 2, PG. 63
M.R.C.C.T.

LOT 7
DEDICATED TO THE
CITY OF DALLAS
BY ORDINANCE NO.
22215

POINT OF
BEGINNING

N 87°43'01" W
60.12'

MAPLESHADE LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

VOL. 2, PG. 63
M.R.C.C.T.

VILLA ROAD
(60' RIGHT-OF-WAY)
VOL. 2, PG. 63
M.R.C.C.T.

80.00'

LOT 36
(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 5/19/18
SPRG NO: 4493

LEGEND:

- CM CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IRS IRON ROD WITH YELLOW CAP STAMPED "TXHS"
- "X" FND. X FOUND IN CONCRETE
- VOL. , PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- SQ.FT SQUARE FEET
- AC ACRE
- D.R.C.C.T DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



TEXAS HERITAGE SURVEYING, INC.
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Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300



Raul D. Reyes, R.P.L.S.# 5390

BASIS OF BEARING IS THE EAST LINE OF
PRESTON VILLA ADDITION, VOL. 2, PG. 63,
M.R.D.C.T., COMMON WITH THE WEST LINE
OF VILLA ROAD. (N 00°30'38"E)

JOB# 1704099-1
DATE: 1/11/2018
REVISED: 5/02/2018
PAGE 2 of 2
DRAWN BY: JWVR

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.



Agenda Information Sheet

File #: 18-762

Item #: 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 3, 5, 6, 7, 8, 9

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0430-01-060, etc., CFDA No. 20.205) in the amount of \$3,214,417.51 to design, upgrade, and construct nine traffic signals and associated on-system intersection improvements at: Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; **(2)** a required local match in the amount of \$42,397.50 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of \$198,900.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed \$3,214,417.51 - Financing: Texas Department of Transportation Grant Funds (\$2,973,120.01) and General Fund (\$42,397.50)

BACKGROUND

The City of Dallas was awarded a grant of \$5.9M from the 2015 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty-one high accident intersections. In 2016, the total grant award was \$ 8M for twenty-five locations, and in 2017 the City of Dallas was awarded \$8.27M for an additional twenty-five locations. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction.

The City is responsible for design of the traffic signals; and certain administrative fees. TxDOT is responsible for bidding the construction package, 100 percent construction costs for on-system intersections; construction engineering and project administration.

The current item is for nine of the seventy-one high accident intersections awarded in 2015-2017:

On-System Intersections:

- Scyene Road (SH 352) and Prairie Creek Road (2015 HSIP Award)
(CSJ 0430-01-060), (Upgrade), (CD 5,7)
- Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue (2017 HSIP Award)
(CSJ 0197-01-013), (Upgrade), (CD 7)
- Scyene Road (SH 352) and St. Augustine Drive (2016 HSIP Award)
(CSJ 0430-01-061), (Upgrade), (CD 7)
- Buckner Boulevard (Loop 12) and Samuell Boulevard (2015 HSIP Award)
(CSJ 0581-01-143), (Upgrade), (CD 7)
- Buckner Boulevard (Loop 12) and Mercer Drive (2017 HSIP Award)
(CSJ 0581-01-153), (Upgrade), (CD 9)
- Buckner Boulevard (Loop 12) and Lake Highlands Drive (2016 HSIP Award)
(CSJ 0581-01-149), (Upgrade), (CD 9)
- Kiest Boulevard (Spur 303) and Duncanville Road (2015 HSIP Award)
(CSJ 2208-02-024), (Upgrade), (CD 3)
- Lancaster Road (SH 342) and Camp Wisdom Road (2017 HSIP Award)
(CSJ 0918-47-229), (Upgrade), (CD 8)
- Harry Hines Boulevard (Loop 354) at Lombardy Lane (2015 HSIP Award)
(CSJ 0196-06-031), (Upgrade), (CD 6)

This action will authorize payment of project-related state fees for the nine on-system locations in the amount of \$42,397.50 to be issued as a warrant check for City of Dallas' match for the \$3,214,417.51 estimated project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of \$2,515,805.50 while the State will be responsible for the 10 percent local construction match and the indirect State costs in the amount of \$457,314.51 for a total amount of \$2,973,120.01 in Federal and State funds for construction and associated intersection improvements at nine on-system intersections with a total project cost not to exceed \$3,214,417.51. Specifically, the City is required to pay State fees in the amount of \$42,397.50, professional design services in the amount of \$198,900.00 (through a separate contract with Kimley-Horn and Associates, Inc.), bringing the City's portion of the project to \$241,297.50.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2019 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Complete Design	November 2018
Let for Construction	June 2019
Complete Construction	Summer 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - \$198,900.00
Texas Department of Transportation Grant Funds (this action) - \$2,973,120.01
General Fund (this action) - \$42,397.50

The total project cost of this funding agreement is \$3,214,417.51 with the following components:

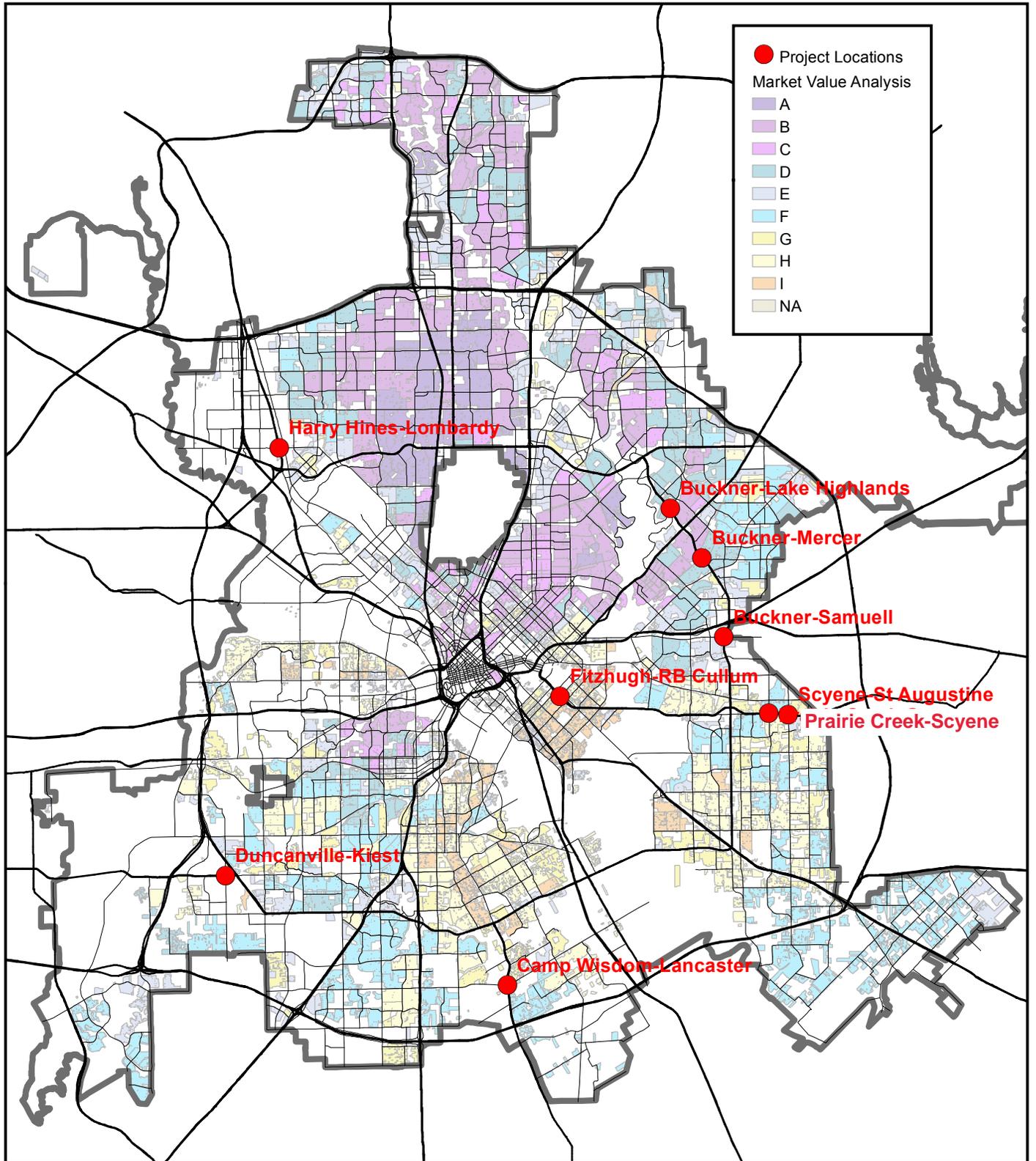
Federal and State Funds (TxDOT) \$2,973,120.01
Local Match (City of Dallas) \$ 241,297.50

<u>Council District</u>	<u>Amount</u>
3	\$ 304,437.64
5	\$ 74,499.24
6	\$ 333,880.78
7	\$1,339,320.89
8	\$ 427,278.86
9	\$ 735,000.10
Total Amount	\$3,214,417.51

MAP

Attached

2015-17 HSIP, 2019 Let On-System Intersections



Council Districts 3, 5, 6, 7, 8, 9
Mapsco Pages 23-S, 37-H, 38-T, 46-U, 48-G, 49-W, 49-X, 52-Y, 65-V

September 26, 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2015-2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of nine traffic signals and associated on-system intersection improvements, at Scyene Road (SH 352) and Prairie Creek Road, Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue, Scyene Road (SH 352) and St. Augustine Drive, Buckner Boulevard (Loop 12) and Samuell Boulevard, Buckner Boulevard (Loop 12) and Mercer Drive, Buckner Boulevard (Loop 12) and Lake Highlands Drive, Kiest Boulevard (Spur 303) and Duncanville Road, Lancaster Road (SH 342) and Camp Wisdom Road, and Harry Hines Boulevard (Loop 354) at Lombardy Lane; and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed \$198,900.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is \$2,973,120.01 and the City of Dallas' local match is \$241,297.50 (\$42,397.50 state fees, and \$198,900.00 design), for a total amount not to exceed \$3,214,417.51; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of \$42,397.50 for the on- and off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 Highway Safety Improvement Program Grant to design, upgrade, and construct nine (9) traffic signals and associated on-system intersection improvements, Agreement Nos. CSJ 0430-01-060 (Scyene Road (SH 352) and Prairie Creek Road), CSJ 0197-01-013 (Robert B. Cullum Boulevard (SH 352) and Fitzhugh Avenue), CSJ 0430-01-061 (Scyene Road (SH 352) and St. Augustine Drive), CSJ 0581-01-143 (Buckner Boulevard (Loop 12) and Samuell Boulevard), CSJ 0581-01-153 (Buckner Boulevard (Loop 12) and Mercer Drive), CSJ 0581-01-149 (Buckner Boulevard (Loop 12) and Lake Highlands Drive), CSJ 2208-02-024 (Kiest Boulevard (Spur 303) and Duncanville Road), CSJ 0918-47-229 (Lancaster Road (SH 342) and Camp Wisdom Road), and CSJ 0196-06-031 (Harry Hines Boulevard (Loop 354) at Lombardy Lane), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

September 26, 2018

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of \$42,397.50, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. TRN-2018-00007515.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-765

Item #: 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016 and 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0091-06-059, etc., CFDA No. 20.205) in the amount of \$3,832,559.62 to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements at five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; **(2)** a required local match in the amount of \$238,728.00 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of \$264,100.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed \$3,832,559.62 - Financing: Texas Department of Transportation Grant Funds (\$3,329,731.62) and General Fund (\$238,728.00)

BACKGROUND

The City of Dallas was awarded a grant of \$8M from the 2016 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty-five high accident intersections. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction. In 2017 application year, the City of Dallas was awarded another \$ 8.27M for twenty-five additional high accident locations.

The City is responsible for design of the traffic signals; 10 percent construction cost match for off-system intersections; and certain administrative fees. TxDOT is responsible for bidding the construction package, 90 percent construction costs for off-system intersections (100 percent for on-

system intersections); construction engineering and project administration.

The current item is for eleven of the twenty-five high accident intersections awarded in 2016 and twenty-five additional locations in 2017:

On-System Intersections (2016 HSIP award):

- Campbell Road and Preston Road (SH 289) (CSJ 0091-06-059), (Upgrade), (CD 11,12)
- Buckner Boulevard (Loop 12) and Lake June Road (CSJ 0581-01-146), (Upgrade), (CD 5)
- Buckner Boulevard (Loop 12) and Forney Road (CSJ 0581-01-148), (Upgrade), (CD 7)
- Great Trinity Forest Way (Loop 12) and Jim Miller Road (CSJ 0581-01-150), (Upgrade), (CD 8)
- Ledbetter Drive (Loop 12) and Singing Hills Drive (CSJ 0581-01-151), (Upgrade), (CD 3,4)

Off-System Intersections (2017 HSIP award):

- Webb Chapel Extension and Larga Drive (CSJ 0918-47-227), (Upgrade), (CD 2,6)
- Duncanville Road and Illinois Avenue (CSJ 0918-47-228), (Upgrade), (CD 3)
- Wheatland Road and Bolton Boone Drive (CSJ 0918-47-229), (Upgrade), (CD 8)
- Holcomb Road and Lake June Road (CSJ 0918-47-230), (Upgrade), (CD 5)
- Commerce Street and Griffin Street (CSJ 0918-47-231), (Upgrade), (CD 14)
- Audelia Road and Royal Lane (CSJ 0918-47-232), (Upgrade), (CD 10)

This action will authorize local matching funds in the amount of \$238,728.00 to be issued as a warrant check for City of Dallas' match for the \$3,832,559.62 estimated project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of \$2,975,214.00 while the State will be responsible for the indirect State costs in the amount of \$354,517.62 for a total amount of \$3,329,731.62 in Federal and State funds for construction and associated intersection improvements at eleven intersections with a total project cost not to exceed \$3,832,559.62. Specifically, the City is required to pay State fees in the amount of \$50,717.00, professional design services in the amount of \$264,100.00 (through a separate contract with Kimley-Horn and Associates, Inc.), and 10 percent match for direct State engineering and construction costs for off-system intersections, totaling \$188,011.00 bringing the City's portion of the project to \$502,828.00.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2020 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Design	Ongoing
Let for Construction	Fall 2020
Complete Construction	December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - \$264,100.00
Texas Department of Transportation Grant Funds (this action) - \$3,329,731.62
General Fund (this action) - \$238,728.00

The total project cost of this funding agreement is \$3,832,559.62 with the following components:

Federal and State Funds (TxDOT) \$3,329,731.62
Local Match (City of Dallas) \$ 502,828.00

<u>Council District</u>	<u>Amount</u>
2	\$ 271,981.97
3	\$ 541,083.55
4	\$ 127,968.02
5	\$ 688,804.96
6	\$ 90,660.66
7	\$ 358,732.53
8	\$ 722,447.77
10	\$ 395,742.75
11	\$ 175,481.68
12	\$ 175,481.68
14	\$ 284,174.05

Total Amount \$3,832,559.62

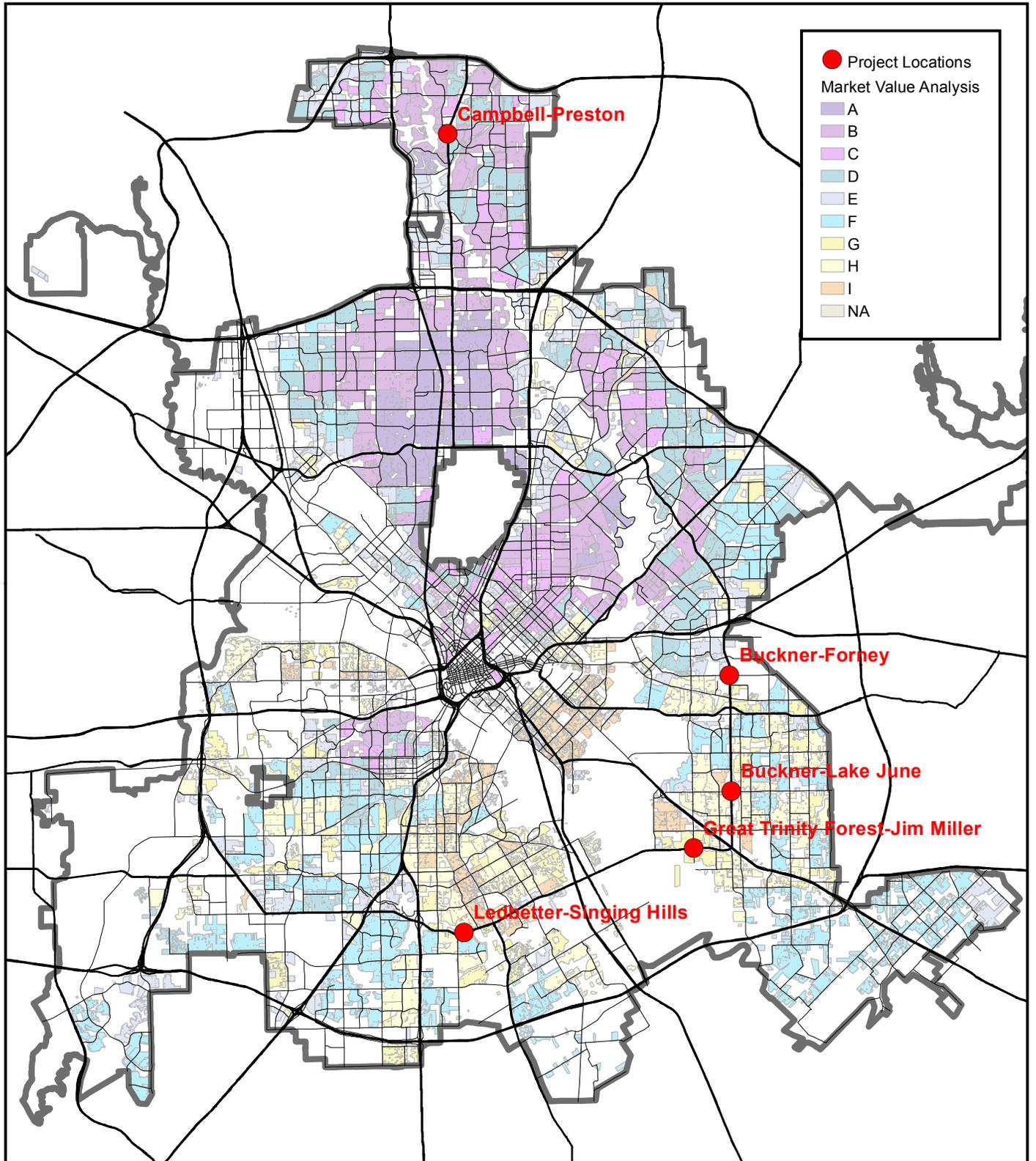
OWNER

Texas Department of Transportation (TxDOT)

MAP

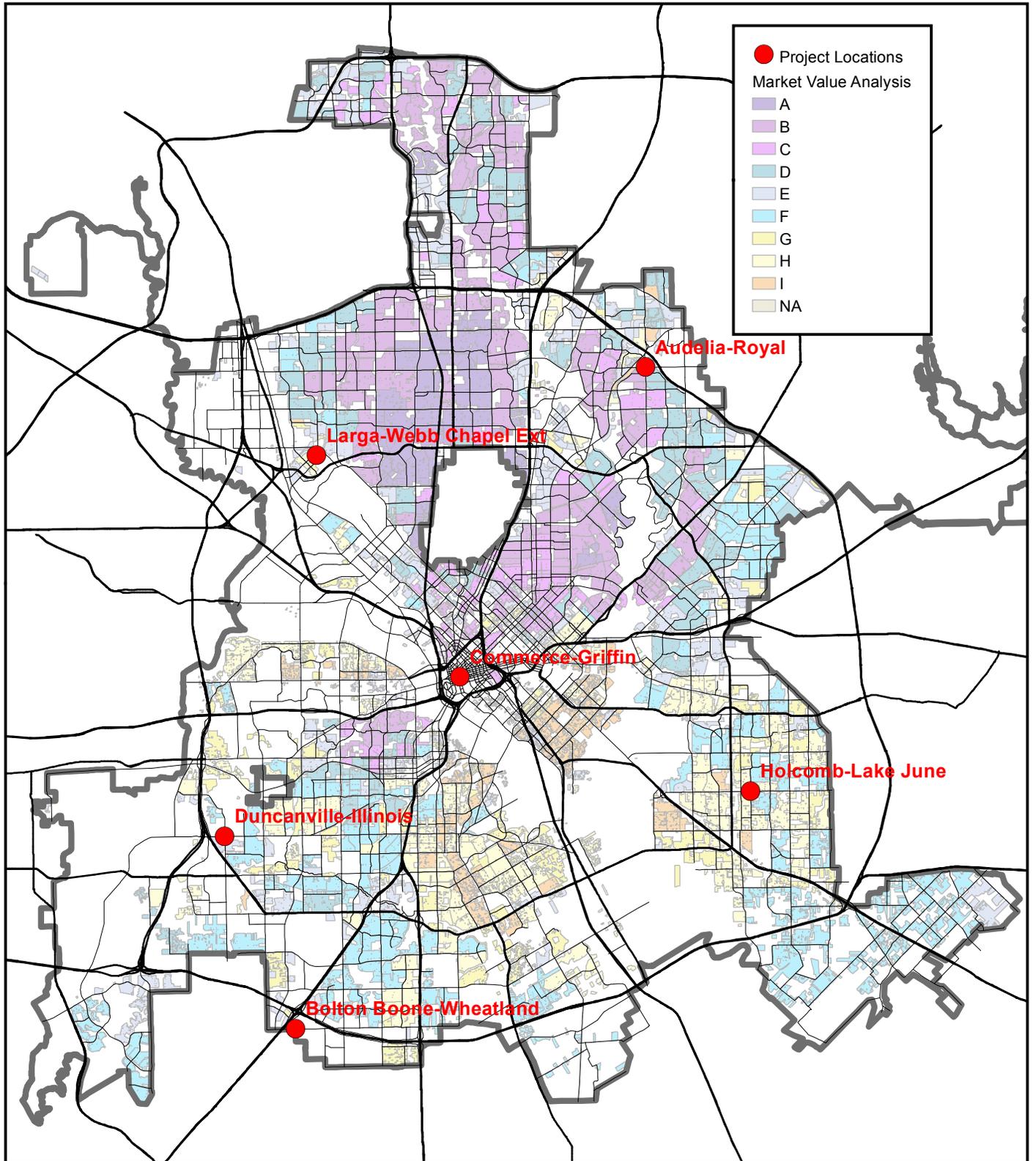
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2016 HSIP, 2020 Let On-System Intersections



Council Districts 3, 4, 5, 7, 8, 11, 12
Mapsco Pages 5-P, 48-Q, 58-L, 58-S, 65-K

2017 HSIP, 2020 Let Off-System Intersections



Council Districts 2 ,3, 5, 6, 8, 10, 14
Mapscos Pages 23-Y, 27-G, 45-P, 52-U, 58-M, 73-B

September 26, 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2016-2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of eleven traffic signals and associated on- and off-system intersection improvements, consisting of five on-system intersections: Campbell Road and Preston Road (SH 289), Buckner Boulevard (Loop 12) and Lake June Road, Buckner Boulevard (Loop 12) and Forney Road, Great Trinity Forest Way (Loop 12) and Jim Miller Road, Ledbetter Drive (Loop 12) and Singing Hills Drive, and six off-system intersections: Webb Chapel Extension and Larga Drive, Duncanville Road and Illinois Avenue, Wheatland Road and Bolton Boone Drive, Holcomb Road and Lake June Road, Commerce Street and Griffin Street, Audelia Road and Royal Lane; and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed \$264,100.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is \$3,329,731.62 and the City of Dallas' local match is \$502,828.00 (\$188,011.00 for 10% percent construction match, \$50,717.00 state fees, and \$264,100.00 design), for a total amount not to exceed \$3,832,559.62; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of \$238,728.00 for the on- and off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2016-2017 Highway Safety Improvement Program Grant to design, upgrade, and construct eleven traffic signals and associated on and off-system intersection improvements. The agreement includes five on-system intersections: Agreement Nos. CSJ 0091-06-059 (Campbell Road and Preston Road (SH 289)), CSJ 0581-01-146 (Buckner Boulevard (Loop 12) and Lake June Road (Loop 12)), CSJ 0581-01-148 (Buckner Boulevard (Loop 12) and Forney Road), CSJ 0581-01-150 (Great Trinity Forest Way (Loop 12) and Jim Miller Road), CSJ 0581-01-151 (Ledbetter Drive and Singing Hills Drive), and 6 off-system intersections: CSJ 0918-47-227 (Webb Chapel Extension and Larga Drive), CSJ 0918-47-228 (Duncanville Road and Illinois Avenue), CSJ 0918-47-229 (Wheatland Road and Bolton Boone Drive), CSJ 0918-47-230 (Holcomb Road and Lake June Road), CSJ 0918-47-231 (Commerce Street and Griffin Street), CSJ 0918-47-232 (Audelia Road and Royal Lane), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six months or longer and no expenditures have been charged against federal funds.

September 26, 2018

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of \$238,728.00, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. TRN-2018-00007407.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-766

Item #: 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 6, 7, 9, 11, 12, 13, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant (Agreement No. CSJ 0918-47-215, etc., CFDA No. 20.205) in the amount of \$3,072,946.66 to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road; **(2)** a required local match in the amount of \$307,256.10 to be issued as a warrant check for State construction costs and other State direct costs; and **(3)** an additional required local match identified for design of the traffic signals in the amount of \$186,410.00, previously approved on June 14, 2017, by Resolution No. 17-0931 - Total not to exceed \$3,072,946.66 - Financing: Texas Department of Transportation Grant Funds (\$2,579,280.56) and General Fund (\$307,256.10)

BACKGROUND

The City of Dallas was awarded a grant of \$8.27M from the 2017 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to upgrade twenty-five high accident intersections. Upgrades will include removal of existing traffic signals and replacing them with new traffic signals; pedestrian and ADA related improvements; and other related construction.

The City is responsible for design of the traffic signals; 10 percent construction cost match for off-system intersections; and certain administrative fees. TxDOT is responsible for bidding the construction package, 90 percent construction costs for off-system intersections (100 percent for on-system intersections); construction engineering and project administration.

The current item is for eight of the twenty-five high accident intersections awarded in 2017:

- La Prada Drive and Oates Drive (CSJ 0918-47-215), (Upgrade), (CD 7,9)
- Gaston Avenue and Munger Boulevard (CSJ 0918-47-217), (Upgrade), (CD 14)
- Forest Lane and Marsh Lane (CSJ 0918-47-218), (Upgrade), (CD 6,13)
- Fair Oaks Avenue and Pineland Drive (CSJ 0918-47-221), (Upgrade), (CD 13)
- Cesar Chavez Boulevard and Hickory Street (CSJ 0918-47-222), (Upgrade), (CD 2)
- Martin Luther King Boulevard and Atlanta Street (CSJ 0918-47-224), (Upgrade), (CD 7)
- Haskell Avenue and Capitol Avenue (CSJ 0918-47-225), (Upgrade), (CD 2,14)
- Arapaho Road and Hillcrest Road (CSJ 0918-47-226), (Upgrade), (CD 11,12)

This action will authorize local matching funds in the amount of \$307,256.10 to be issued as a warrant check for City of Dallas' match for the \$3,072,946.66 estimated total project cost.

TxDOT will be responsible for all the construction activities of the project and the U. S. Department of Transportation will provide the State with 90 percent Federal Participation in the amount of \$2,409,226.50 while the State will be responsible for the indirect State costs in the amount of \$170,054.06 for a total amount of \$2,579,280.56 in Federal and State funds for construction and associated intersection improvements at eight intersections with a total project cost not to exceed \$3,072,946.66. Specifically, the City is required to pay State fees in the amount of \$39,611.10, professional design services in the amount of \$186,410.00 (through a separate contract with Kimley-Horn and Associates, Inc.), and 10 percent match for direct State engineering and construction costs for off-system intersections, totaling \$267,645.00 bringing the City's portion of the project to \$493,666.10.

Any change orders or overruns are the responsibility of the City of Dallas.

The traffic signals will be let for construction in FY 2021 and will be built over a 2-year period.

ESTIMATED SCHEDULE OF PROJECT

Design	Ongoing
Let for Construction	Spring 2021
Complete Construction	Spring 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks by Resolution No. 17-0931.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Design (previously approved by Resolution No. 17-0931) - \$186,410.00
 Texas Department of Transportation Grant Funds (this action) - \$2,579,280.56
 General Fund (this action) - \$307,256.10

The total project cost of this funding agreement is \$3,072,946.66 with the following components:

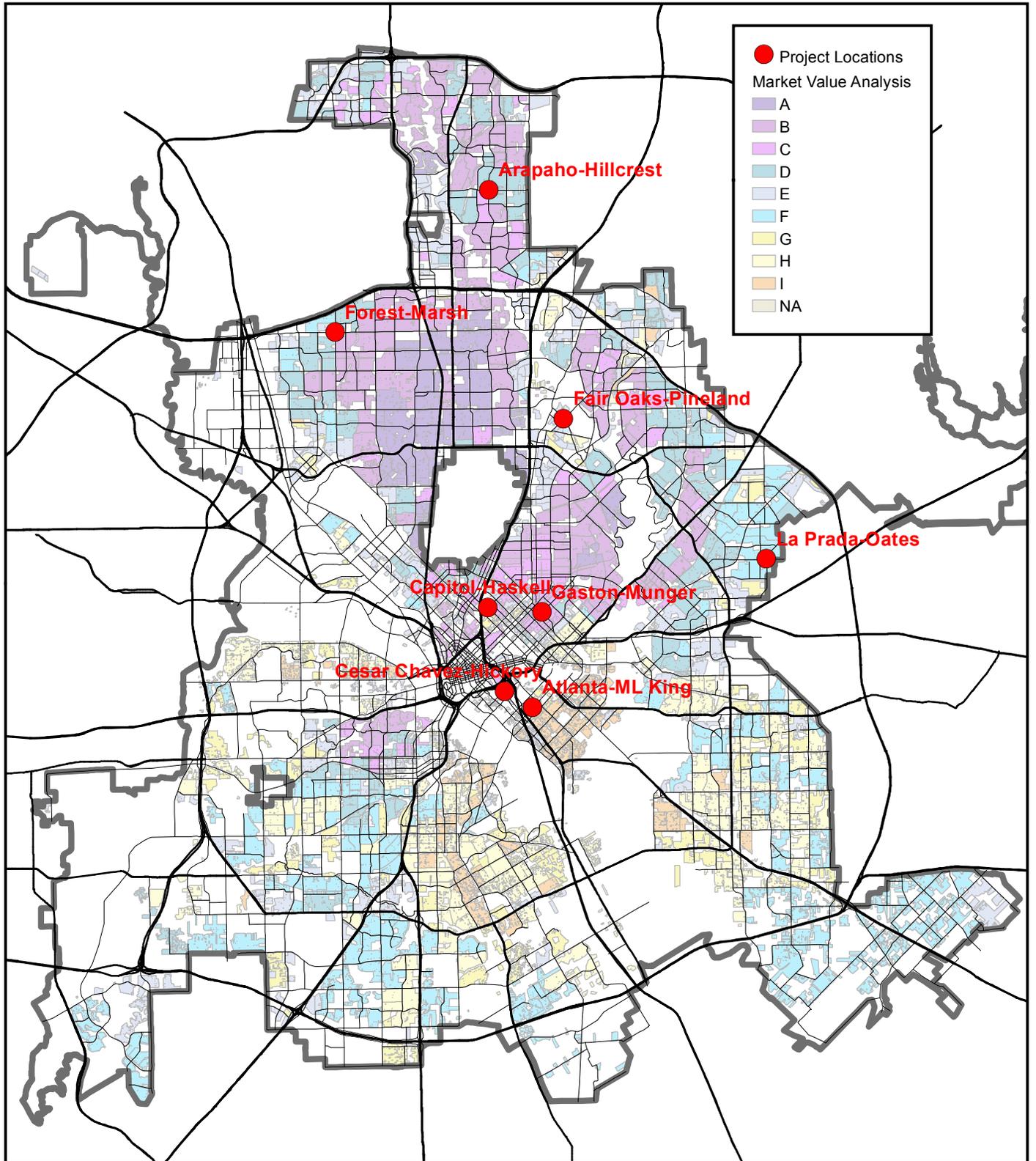
Federal and State Funds (TxDOT) \$2,579,280.56
Local Match (City of Dallas) \$ 493,666.10

<u>Council District</u>	<u>Amount</u>
2	\$ 557,710.29
6	\$ 106,120.43
7	\$ 548,233.53
9	\$ 195,326.99
11	\$ 196,104.28
12	\$ 196,104.28
13	\$ 688,035.25
14	<u>\$ 585,311.61</u>
Total Amount	\$3,072,946.66

MAP

Attached

2017 HSIP, 2021 Let Off-System Intersections



Council Districts 2, 6, 7, 9, 11, 12, 13, 14
Mapsco Pages 5-Z, 13-Z, 26-Q, 39-S, 45-C, 45-R, 46-B, 46-T

September 26, 2018

WHEREAS, the City of Dallas desires to enter into a Local Project Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program (HSIP) Project for design, upgrade, and/or construction of eight traffic signals and associated off-system intersection improvements at: La Prada Drive and Oates Drive, Gaston Avenue and Munger Boulevard, Forest Lane and Marsh Lane, Fair Oaks Avenue and Pineland Drive, Cesar Chavez Boulevard and Hickory Street, Martin Luther King Boulevard and Atlanta Street, Haskell Avenue and Capitol Avenue, Arapaho Road and Hillcrest Road, and

WHEREAS, on June 14, 2017, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide traffic signal design services for 75 traffic signals at various intersections and other related tasks, which includes a portion of the local match for this project, in an amount not to exceed \$186,410.00, by Resolution No. 17-0931; and

WHEREAS, the Federal/State portion of the project is \$2,579,280.56 and the City of Dallas' local match is \$493,666.10 (\$267,645.00 for 10 percent construction match, \$39,611.10 state fees, and \$186,410.00 design), for a total amount not to exceed \$3,072,946.66; and

WHEREAS, the City of Dallas will issue a warrant check at the beginning of the project in the amount of \$307,256.10 for the eight off-system locations; and

WHEREAS, the City of Dallas will be responsible for any change orders or bid overruns.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a Local Project Advance Funding Agreement with the Texas Department of Transportation for a U.S. Department of Transportation - Federal Highway Administration 2017 Highway Safety Improvement Program Grant, approved as to form by the City Attorney, to design, upgrade, and construct eight traffic signals and associated off-system intersection improvements. The agreement includes eight off-system intersections: Agreement Nos. CSJ 0918-47-215 (La Prada Drive and Oates Drive), CSJ 0918-47-217 (Gaston Avenue and Munger Boulevard), CSJ 0918-47-218 (Forest Lane and Marsh Lane), CSJ 0918-47-221 (Fair Oaks Avenue and Pineland Drive), CSJ 0918-47-222 (Cesar Chavez Boulevard and Hickory Street), CSJ 0918-47-224 (Martin Luther King Boulevard and Atlanta Street), CSJ 0918-47-225 (Haskell Avenue and Capitol Avenue), CSJ 0918-47-226 (Arapaho Road and Hillcrest Road), CFDA 20.205, which may be terminated under the conditions as stated in the Master Agreement. This LPAFA may be terminated by the State if the project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds.

September 26, 2018

SECTION 2. That the Chief Financial Officer is hereby authorized to issue a warrant check to TxDOT in the amount of \$307,256.10, Vendor No. 020318, in accordance with the terms and conditions of the agreement from General Fund, Fund 0001, Department TRN, Unit 3049, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to reclassify the disbursement to a Prepaid Expense, Balance Sheet Account 032B, if required by Generally Accepted Accounting Principles.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit any unused General Fund advanced to TxDOT pertaining to this project into General Fund, Fund 0001, Department TRN, Balance Sheet Account 032B.

SECTION 5. That the City Manager is hereby authorized to reimburse the granting agency any expenditures identified as ineligible and notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

SECTION 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 7. That this contract is designated as Contract No. TRN-2018-00007529.

SECTION 8. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-700

Item #: 52.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 6

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with HDR Engineering, Inc. to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant - Not to exceed \$2,695,000.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Since 2007, the City of Dallas and the Tarrant Regional Water District (TRWD) have partnered on the development and construction of an integrated raw water transmission pipeline system that is required to meet future water needs in North Texas. The Integrated Pipeline (IPL) project will bring water from Lake Palestine, Richland-Chambers Reservoir, and Cedar Creek Reservoir to Dallas and TRWD in a more reliable and cost-efficient manner. The approximately 150-mile long raw water transmission pipeline from Lake Palestine to Lake Benbrook ranges in diameter from 84-inch to 120-inches and will convey raw water with a planned peak capacity of 347 million gallons per day (MGD). Dallas' portion of the shared pipeline capacity is a planned 150 MGD.

The first segments of the IPL (combined portion) from Cedar Creek Reservoir to the TRWD's Kennedale Balancing Reservoir, southeast of Lake Arlington, are scheduled to be complete and operational in the first quarter of 2019. TRWD is currently designing, permitting and acquiring land for the Dallas segment of the IPL between Lake Palestine and Cedar Creek Reservoir. Included within the IPL project is a delivery point near Joe Pool Lake constructed for Dallas' use. This project will evaluate alignment alternatives and conveyance methods to deliver water from Dallas' IPL delivery point to the Bachman Water Treatment Plant.

The action includes engineering services to evaluate multiple alignment alternatives and conveyance methods to deliver 150 MGD to the Bachman Water Treatment Plant. It includes the preparation of a design report outlining the recommended alternative. The second phase of this project will provide detailed design documents and construction administration services associated with this project and

will be awarded in a subsequent Council action after the recommended alternative has been identified.

This project is the final step required in connecting Lake Palestine to the Dallas system by 2027, as recommended by Dallas’ 2014 Long Range Water Supply Plan.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	November 2018
Complete Study	November 2019
Begin Final Design	December 2019
Complete Final Design	June 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$2,695,000.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,695,000.00	Architecture & Engineering	25.66%	25.71%	\$693,000.00
• This contract exceeds the M/WBE goal.				

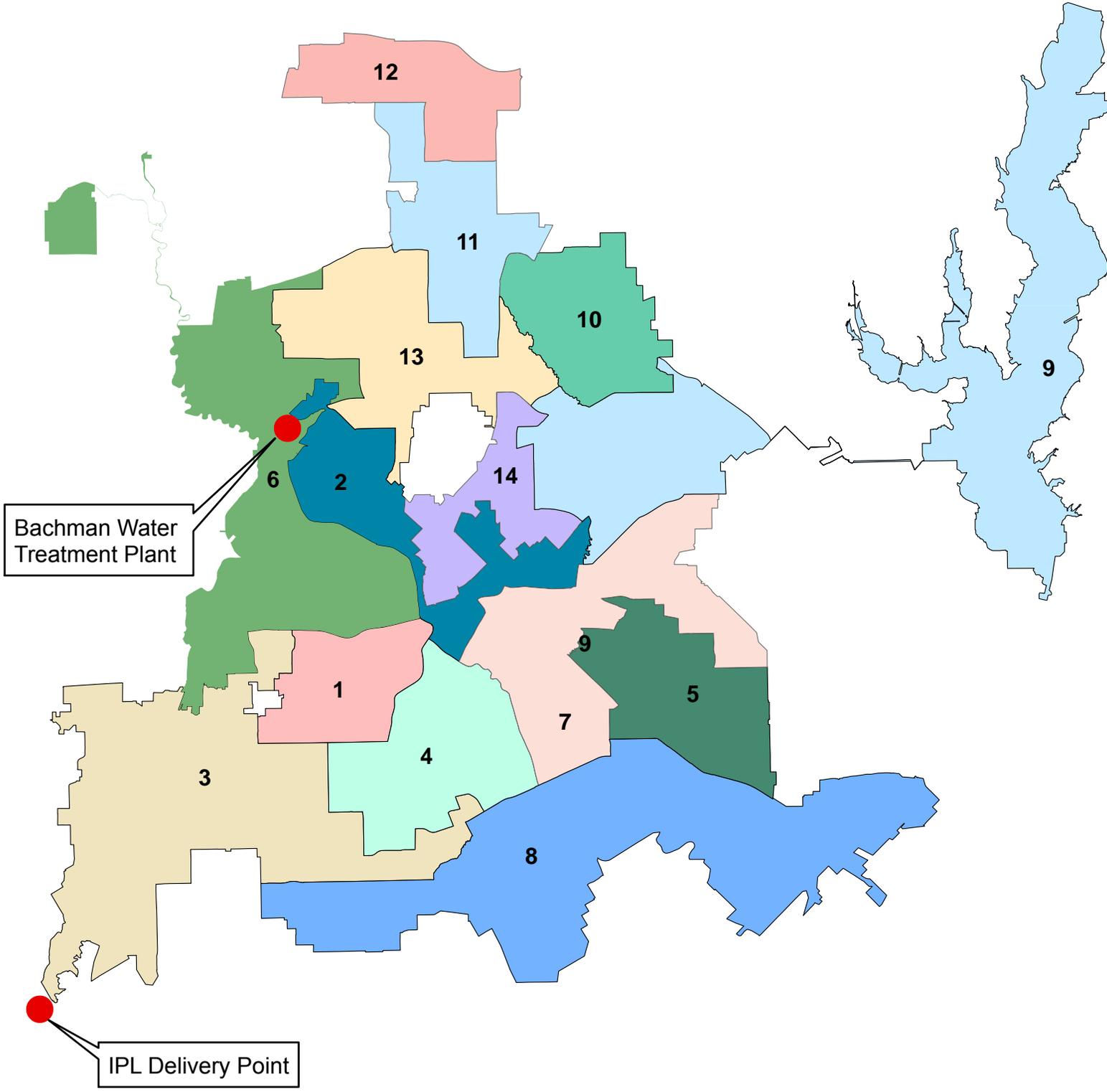
OWNER

HDR Engineering, Inc.

Eric Keen, Chairman and Chief Executive Officer

MAP

Attached



**Dallas Water Utilities
Contract No. 18-175E
IPL to Bachman Water Treatment Plant
Alignment and Conveyance Study**

September 26, 2018

WHEREAS, the City of Dallas has identified a need to provide raw water conveyance from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant.; and

WHEREAS, engineering services are required to evaluate multiple alignment alternatives and conveyance methods and prepare a design report outlining the recommended alternative to deliver 150 million gallons of raw water per day from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant; and

WHEREAS, HDR Engineering, Inc., 17111 Preston Road, Suite 300, Dallas, Texas 75248 has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the proposal submitted by HDR Engineering, Inc., Contract No. 18-175E, in the amount of \$2,695,000.00 be approved and the consultant be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to sign a professional services contract with HDR Engineering, Inc., approved as to form by the City Attorney, to provide engineering services for an alignment study and preliminary design report associated with the delivery of raw water from the Integrated Pipeline delivery point near Joe Pool Lake to the Bachman Water Treatment Plant, in an amount not to exceed \$2,695,000.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,695,000.00 to HDR Engineering, Inc. from the Water Capital Improvement Fund, Fund 3115, Department DWU, Unit PW20, Object 4111, Program 718175, Encumbrance/Contract No. CX-DWU-2018-00007267, Vendor 181219.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-521

Item #: 53.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 3, 4, 6, 7, 8, 9, 10, 11, 12, Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities (list attached to the Agenda Information Sheet) - DMI, Corp. d/b/a Decker Mechanical, lowest responsible bidder of three - Not to exceed \$11,837,743.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action will authorize construction work associated with roof replacements for 33 buildings and 900 pieces of heating, ventilation, and air conditioning (HVAC) equipment at water and wastewater treatment plants, pump stations and other Dallas Water Utilities (DWU) owned facilities. Roofs and HVAC systems at DWU facilities are generally exposed to more aggressive and corrosive environments due to chemicals used in treatment processes. With this exposure, roof and HVAC materials break down at a higher rate, which necessitates more frequent repairs and replacements. Regularly scheduled roof and HVAC replacements and repairs provide protection of building assets and ensure continued reliable water and wastewater service to DWU's customers.

This project also includes renovation improvements to the Administration and Controls Building at the Elm Fork Water Treatment Plant. This building was originally constructed in 1990 and is being renovated to eliminate water and air infiltration at the south facade of the building. Replacement of the south facade windows will stop the deterioration of interior finishes caused by water leaks around the windows and improve the efficiency of the HVAC system in the building.

DMI, Corp. d/b/a Decker Mechanical has had no contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design October 2017

Completed Design	April 2018
Begin Construction	October 2018
Complete Construction	January 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 26, 2014, City Council authorized a professional services contract with Halff Associates, Inc. to provide (1) architectural and engineering services for the design of roof and HVAC systems; and (2) a space utilization study for the Trinity Watershed Management Department by Resolution No. 14-0523.

On April 13, 2016, City Council authorized Supplemental Agreement No. 1 to the engineering services contract with Conley Group, Inc. for additional architectural and engineering services for a condition assessment of the Priority 3 and 4 roof and heating, ventilation, and air conditioning systems at 35 Dallas Water Utilities locations by Resolution No. 16-0565.

On September 13, 2017, City Council authorized a professional services contract with Terracon Consultants, Inc. to provide architectural and engineering services for the design of roof and heating, ventilation, and air conditioning systems by Resolution No. 17-1457.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$11,837,743.00

Design	\$ 1,579,405.00
Construction (this action)	<u>\$11,837,743.00</u>
 Total Project Cost	 \$13,417,148.00

<u>Council District</u>	<u>Amount</u>
3	\$ 118,661.24
4	\$ 3,553,032.80
6	\$ 588,658.40
7	\$ 556,720.00
8	\$ 3,416,058.62
9	\$ 113,069.42
10	\$ 997,991.24
11	\$ 118,661.24
12	\$ 84,330.62
Outside City Limits	<u>\$ 2,290,559.42</u>
 Total	 \$11,837,743.00

PROCUREMENT INFORMATION

The following three bids with quotes were opened on July 27, 2018:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*DMI, Corp. d/b/a Decker Mechanical 1002 KCK Way Cedar Hill, Texas 75104	\$11,837,743.00
MYCON General Contractors, Inc.	\$15,070,484.03
Phoenix I Restoration and Construction, Ltd.	\$15,709,400.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$11,837,743.00	Construction	25.00%	28.59%	\$3,383,986.00
• This contract exceeds the M/WBE goal.				

OWNER

DMI, Corp. d/b/a Decker Mechanical

Wade Decker, President and Owner

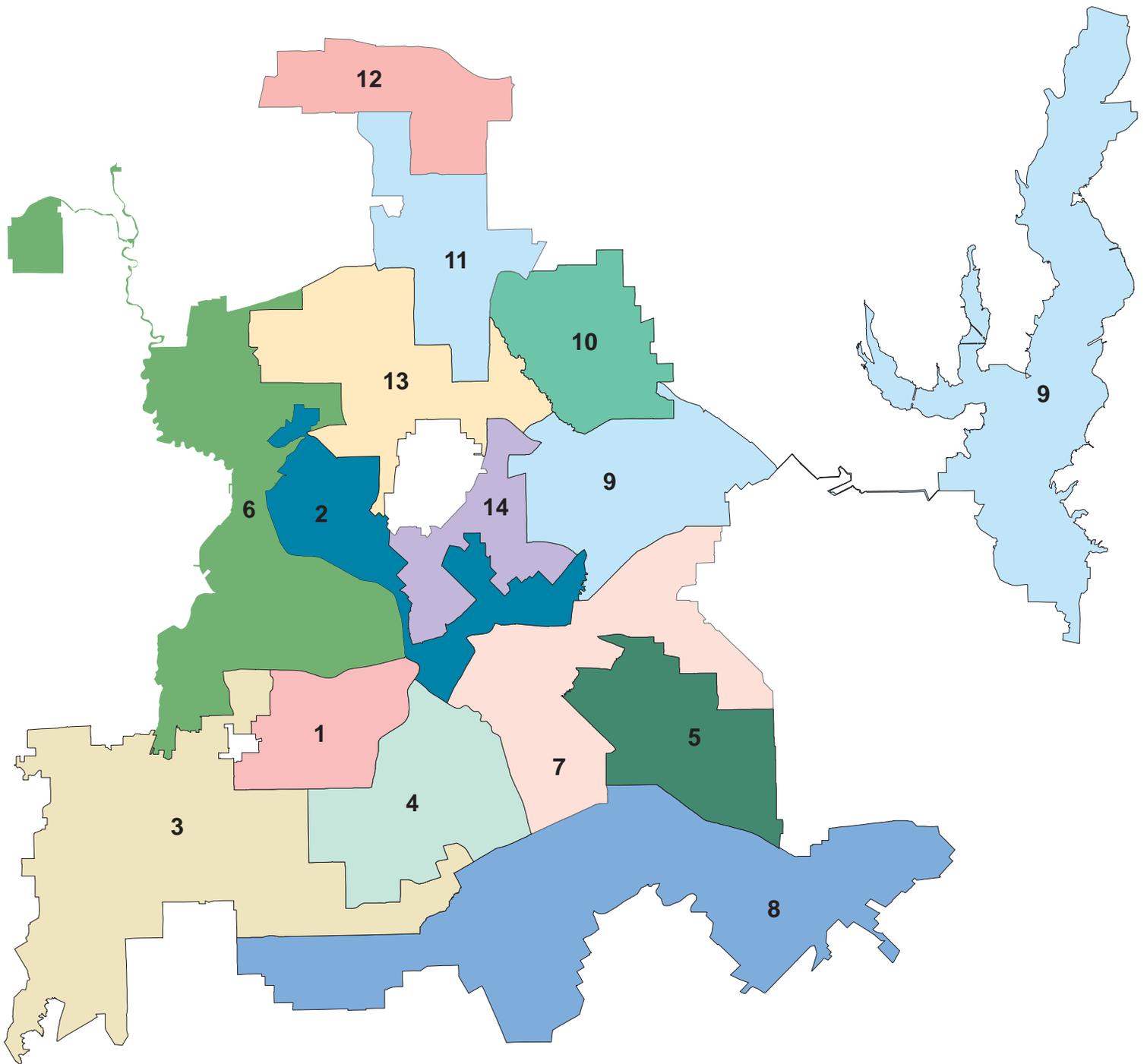
MAP

Attached

List

Roof and HVAC Replacement

<u>Council District</u>	<u>Facility Name</u>
3	Red Bird Pump Station Sorcery Pump Station
4	Cedar Crest Pump Station Central Wastewater Treatment Plant
6	Bachman Water Treatment Plant Walnut Hill Pump Station
7	Jim Miller Pump Station Southeast Service Center
8	Alta Mesa Pump Station Southside Wastewater Treatment Plant
9	Lake Ray Hubbard White Rock Control Center
10	Abrams Pump Station Northeast Service Center Whispering Hills Pump Station
11	Cosa Crest Pump Station Meandering Way Pump Station
12	Parkway Pump Station
Outside City Limits	Beltwood Pump Station East Side Water Treatment Plant Elm Fork Water Treatment Plant Iron Bridge Raw Water Facility Iron Bridge Pump Station Lake Fork Pump Station



**Dallas Water Utilities
Contract No. 18-177/178
Roof and HVAC Replacement
at DWU Facilities**

September 26, 2018

WHEREAS, on July 27, 2018, three bids were received for the installation of roof and heating, ventilation, and air conditioning systems at various Dallas Water Utilities facilities, Contract No. 18-177/178, listed as follows:

<u>Bidders</u>	<u>Bid Amount</u>
DMI, Corp. d/b/a Decker Mechanical	\$11,837,743.00
MYCON General Contractors, Inc.	\$15,070,484.03
Phoenix I Restoration and Construction, Ltd.	\$15,709,400.00

WHEREAS, the bid submitted by DMI, Corp. d/b/a Decker Mechanical, 1002 KCK Way, Cedar Hill, Texas 75104, in the amount of \$11,837,743.00, is the lowest and best of all bids received.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the bid submitted by DMI, Corp. d/b/a Decker Mechanical, in the amount of \$11,837,743.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-177/178, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with DMI, Corp. d/b/a Decker Mechanical, approved as to form by the City Attorney, for roof and heating, ventilation, and air conditioning replacements at Dallas Water Utilities owned facilities, in an amount not to exceed \$11,837,743.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$11,837,743.00 to DMI, Corp. d/b/a Decker Mechanical, as follows:

Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Object 4310, Program 718177, Vendor 338212 Encumbrance/Contract No. CX-DWU-2018-00007310	\$ 4,002,391.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Object 4310, Program 718178, Vendor 338212 Encumbrance/Contract No. CX-DWU-2018-00007310	<u>\$ 7,835,352.00</u>
Total amount not to exceed	\$11,837,743.00

September 26, 2018

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-568

Item #: 54.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the rehabilitation of wastewater mains at three locations (list attached to the Agenda Information Sheet) - Oscar Renda Contracting, Inc., lowest responsible bidder of three - Not to exceed \$22,436,985.50 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the rehabilitation of approximately 12,515 feet of critical wastewater interceptors with identified condition deficiencies. This includes the rehabilitation of approximately 364 feet of 42-inch, 475 feet of 54-inch, and 11,676 feet of 120-inch wastewater mains. The project also includes point repairs to an existing 72-inch wastewater interceptor and the construction of approximately 500 feet of reinforced concrete retaining walls to protect these critical interceptors from continued erosion of the adjacent river bank.

The existing wastewater interceptors were built between 1954 and 1987. The existing 120-inch diameter interceptor has recently experienced pipe joint failures allowing soil and water infiltration into the existing pipe. In addition, condition assessments for these interceptors showed significant structural defects at joints, visible surface reinforcement, infiltration and longitudinal cracks. Based on risk of failure, the rehabilitation of these interceptors is a high priority for Dallas Water Utilities.

The following chart illustrates Oscar Renda Contracting, Inc.'s contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	0	2	0	0
Change Orders	0	2	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design October 2016
 Completed Design April 2018
 Begin Construction November 2018
 Complete Construction November 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2016, City Council authorized an engineering services contract with Kimley-Horn & Associates, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 14 locations by Resolution No. 16-1471.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$22,436,985.50

Design	\$ 1,460,340.00
Construction (this action)	<u>\$22,436,985.50</u>
 Total Project Cost	 \$23,897,325.50

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$22,436,985.50	Construction	25.00%	25.81%	\$5,791,891.65
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three bids with quotes were opened on July 13, 2018:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Oscar Renda Contracting, Inc. 608 Henrietta Creek Road	\$22,436,985.50

Roanoke, Texas 76262	
S.J. Louis Construction of Texas, Ltd.	\$22,618,945.15
Ric-Man Construction, Inc.	\$24,560,844.00

OWNER

Oscar Renda Contracting, Inc.

Frank Renda, President
Rudolph V. Renda, Vice President
Walter Timothy Winn, Vice President
Jarrod Watson, Corporate Secretary and Treasurer

MAPS

Attached

Segment List

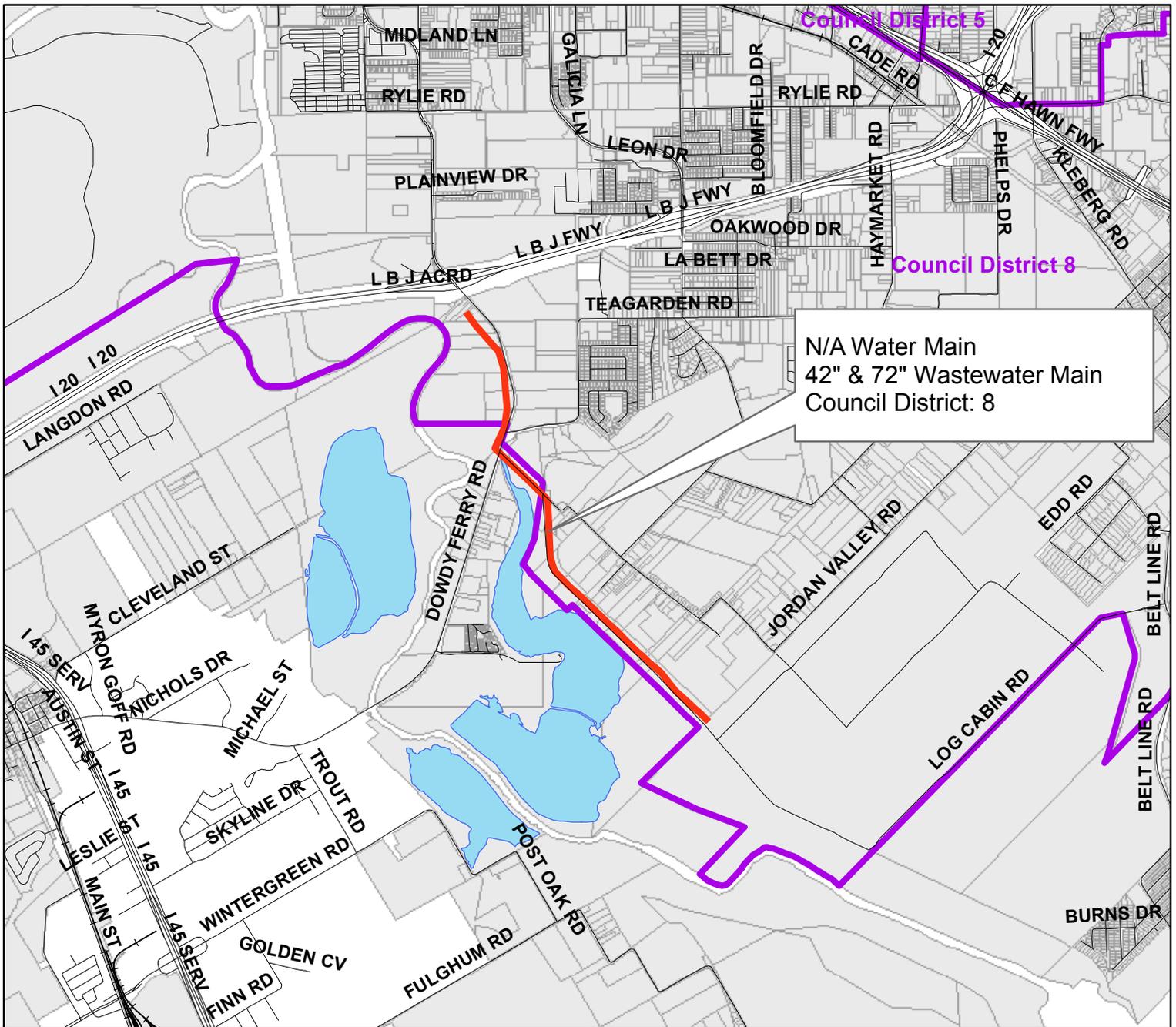
Wastewater Interceptor Rehabilitation at 3 Locations

District 8

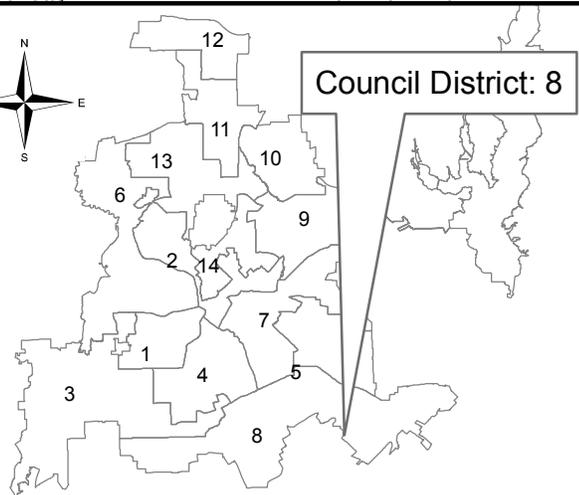
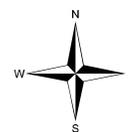
Easement between Dowdy Ferry Road and Middlefield Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast

Easement between Dowdy Ferry Road and Teagarden Road from south of Interstate Highway 635 (L.B.J. Freeway) southeast

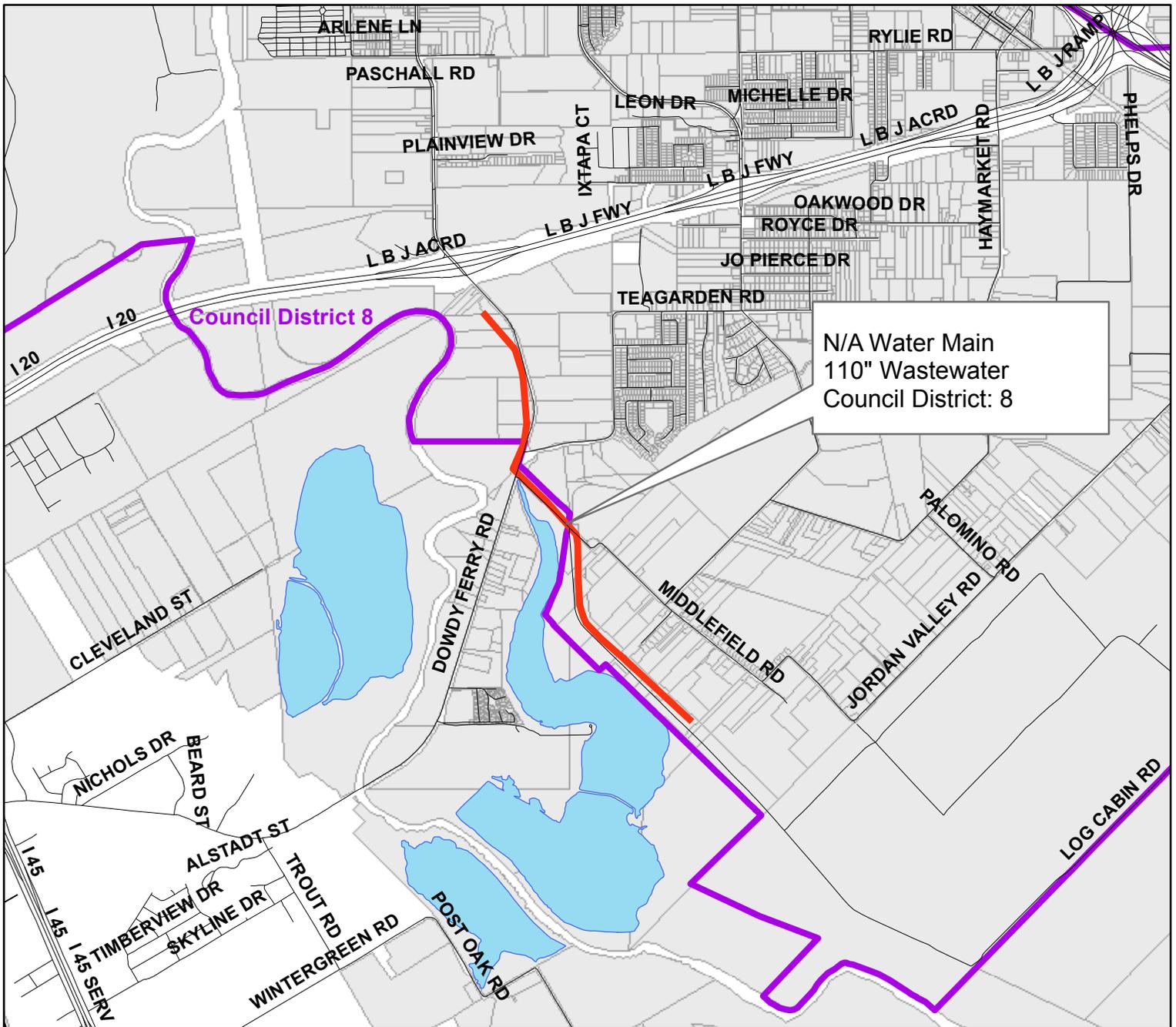
Easement south of Interstate Highway 635 (L.B.J. Freeway) west to Dowdy Ferry Road



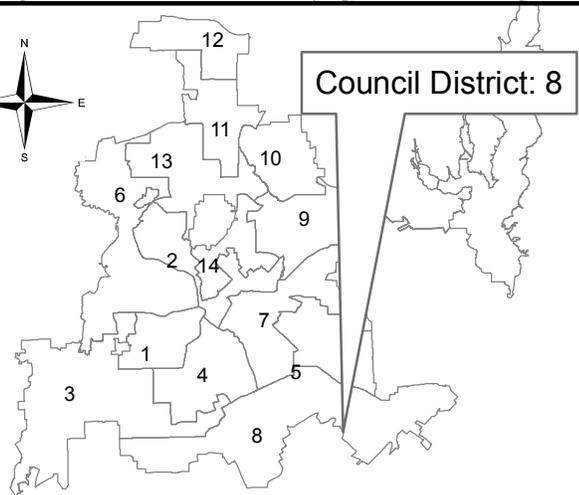
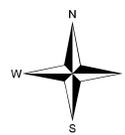
Easement between Dowdy Ferry Road and Middlefield Road
 from south of Interstate Highway 635
 (L.B.J. Freeway) southeast



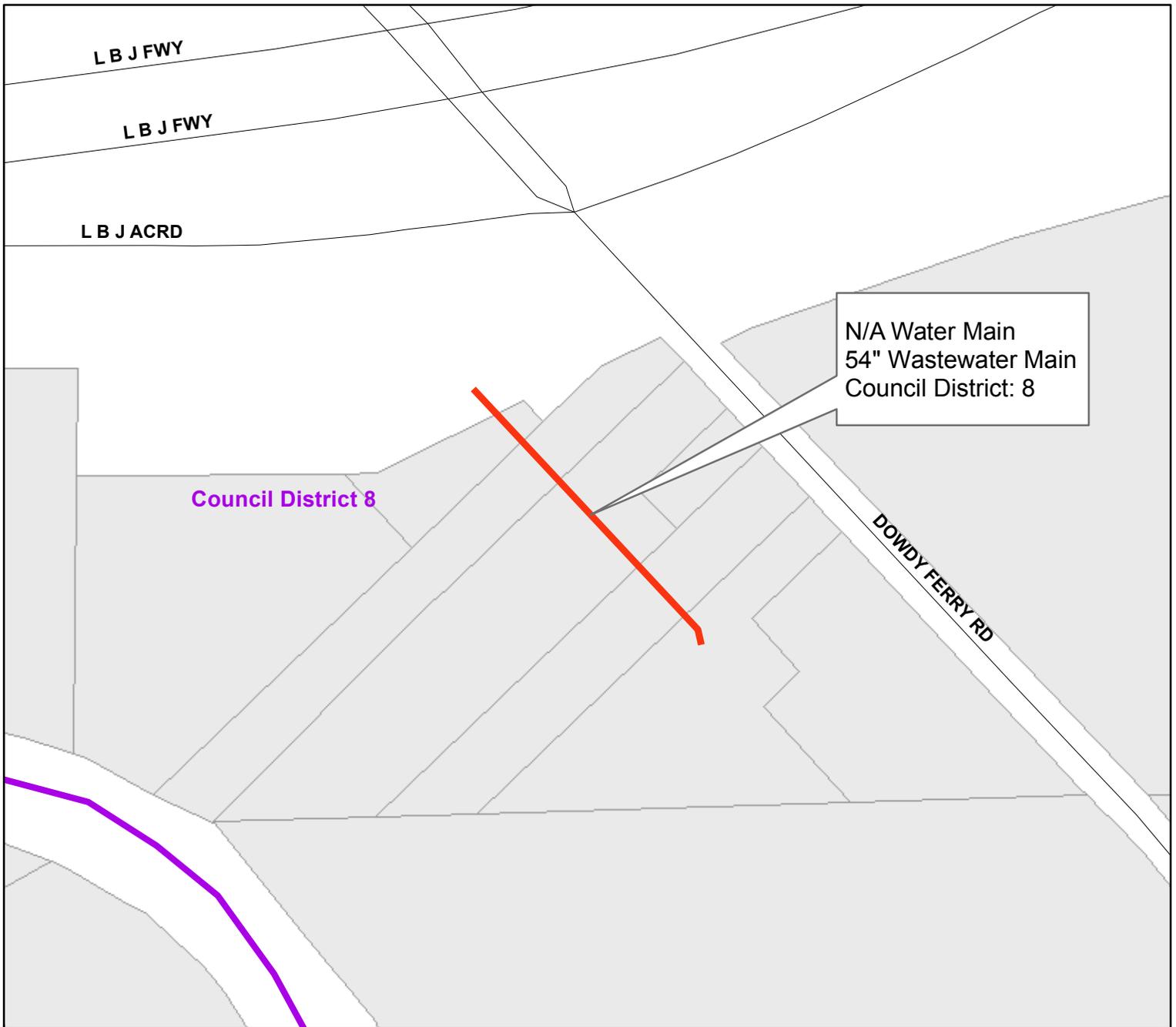
**Dallas Water Utilities
 Contract No. 18-034
 Wastewater Interceptor Rehabilitation
 at 3 Locations**



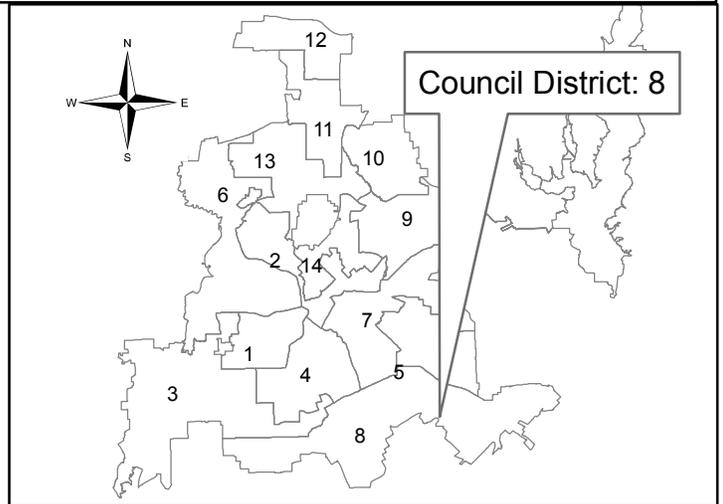
Easement between Dowdy Ferry Road and Teagarden Road
 from south of Interstate Highway 635
 (L.B.J. Freeway) southeast



**Dallas Water Utilities
 Contract No. 18-034
 Wastewater Interceptor Rehabilitation
 at 3 Locations**



Easement south of Interstate Highway
635 (L.B.J. Freeway)
west to Dowdy Ferry Road



Dallas Water Utilities
Contract No. 18-034
Wastewater Interceptor Rehabilitation
at 3 Locations

September 26, 2018

WHEREAS, on July 13, 2018, three bids were received for the rehabilitation of wastewater mains at three locations, Contract No. 18-034, listed as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Oscar Renda Contracting, Inc.	\$22,436,985.50
S.J. Louis Construction of Texas, Ltd.	\$22,618,945.15
Ric-Man Construction, Inc.	\$24,560,844.00

WHEREAS, the bid submitted by Oscar Renda Contracting, Inc., 608 Henrietta Creek Road, Roanoke, Texas 76262, in the amount of \$22,436,985.50, is the lowest and best of all bids received.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the bid submitted by Oscar Renda Contracting, Inc., in the amount \$22,436,985.50, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-034, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with Oscar Renda Contracting, Inc., approved as to form by the City Attorney, for the rehabilitation of wastewater mains at three locations, in an amount not to exceed \$22,436,985.50.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$22,436,985.50 to Oscar Renda Contracting, Inc. from the Wastewater Capital Improvement Fund, Fund 2116, Department DWU, Unit PS40, Object 4330, Program 718034, Encumbrance/Contract No. CX-DWU-2018-00007158, Vendor 244607.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-708

Item #: 55.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the installation of water and wastewater mains at 29 locations (list attached to the Agenda Information Sheet) - RKM Utility Services, Inc., lowest responsible bidder of five - Not to exceed \$13,853,532.50 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

The project consists of the replacement and rehabilitation of 39,835 feet of water and wastewater mains. This includes the installation of approximately 2,420 feet of 6-inch, 18,370 feet of 8-inch, 1,560 feet of 12-inch, 2,665 feet of 16-inch and 1,125 feet of 20-inch water mains, and approximately 12,375 feet of 8-inch, 640 feet of 12-inch, 250 feet of 16-inch, and 430 feet of 18-inch wastewater mains.

The existing water and wastewater mains were built between 1916 and 1982. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

The following chart illustrates RKM Utility Services, Inc.'s contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	0	1	0	2
Change Orders	0	0	0	1
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2015
Completed Design	February 2018
Begin Construction	November 2018
Complete Construction	November 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 10, 2014, City Council authorized an engineering services contract with Stream Water Group, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains by Resolution No. 14-2127.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$13,853,532.50

Design	\$ 964,592.35
Construction (this action)	<u>\$13,853,532.50</u>
Total Project Cost	\$14,818,124.85

<u>Council District</u>	<u>Amount</u>
2	\$ 7,658,157.14
7	<u>\$ 6,195,375.36</u>
Total	\$13,853,532.50

PROCUREMENT INFORMATION

The following five bids with quotes were opened on July 27, 2018:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*RKM Utility Services, Inc 2105 Waterview Parkway Richardson, Texas 75080	\$13,853,532.50
Ark Contracting Services, LLC	\$14,130,995.00
John Burns Construction Company of Texas, Inc.	\$14,667,538.00
Camino Construction, L.P.	\$15,278,009.00
SYB Construction Company, Inc.	\$16,587,346.50

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$13,853,532.50	Construction	25.00%	26.72%	\$3,701,169.67

• This contract exceeds the M/WBE goal.

OWNER**RKM Utility Services, Inc.**

Ryan Dowdy, President and Owner
Bryan Piper, Vice President

MAPS

Attached

Segment List

Installation of Water and Wastewater Mains

District 2

1st Avenue from Hickory Street southeast

*1st Avenue from Parry Avenue west

Alley between Alton Avenue and Santa Fe Avenue from Beacon Street to Fulton Street

Alley between Samuell Boulevard and R. L. Thornton Freeway from Winslow Avenue east

*Barry Avenue from Crosstown Expressway northwest

Browder Street from Griffin Street to Belleview Street

Caldwell Avenue from alley north of Lindsley Avenue southeast

*Caldwell Avenue from Ware Street southeast

*Easement between 1st Avenue and Exposition Avenue from Parry Avenue west

Easement between Canton Street and Commerce Street from Cesar Chavez Boulevard east

Easement between W. Griffin Street and E. Griffin Street from Browder Street north

Easement west of Exposition Ramp from 1st Avenue to Exposition Avenue

Fulton Street from Alton Avenue to Santa Fe Avenue

Garland Avenue from Haskell Avenue to Peak Street

Graham Avenue from Lindsley Avenue to Ash Lane

Griffin Street from Browder Street to R. L. Thornton Service Road

Hickory Street from Bluebell Street to Interstate Highway 45

Lamar Street from Horton Street northwest

Marilla Street from Young Street to Akard Street

District 7

*(1st Avenue from Parry Avenue west)

(See District 2)

Adjacent to Fair Park Aquarium from 1st Avenue to back of the Aquarium building

Alley between Eugene Street and Poplar Street from Central Expressway to Waldron Avenue

Ash Lane from Exposition Avenue to 1st Avenue

*(Barry Avenue from Crosstown Expressway northwest)

(See District 2)

*(Caldwell Avenue from Ware Street southeast)

(See District 2)

Durrett Street from Caldwell Avenue to Harris Court

*(Easement between 1st Avenue and Exposition Avenue from Parry Avenue west)

(See District 2)

Eugene Street from Colonial Avenue to Central Expressway

Jeffries Street from Hickory Street to Santa Fe Avenue

Jeffries Street from Interstate Highway 30 (R. L. Thornton Freeway) to Hickory Street

Marburg Street from Malcolm X Boulevard to Meadow Street

**Installation of Water and Wastewater Mains
Page 2**

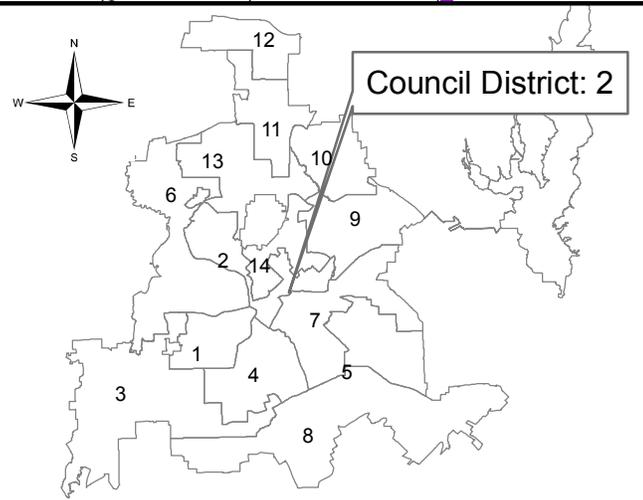
District 7 (Continued)

Santa Fe Avenue from Jeffries Street to Merlin Street
Schull Street from Caldwell Avenue to Fleetwood Street

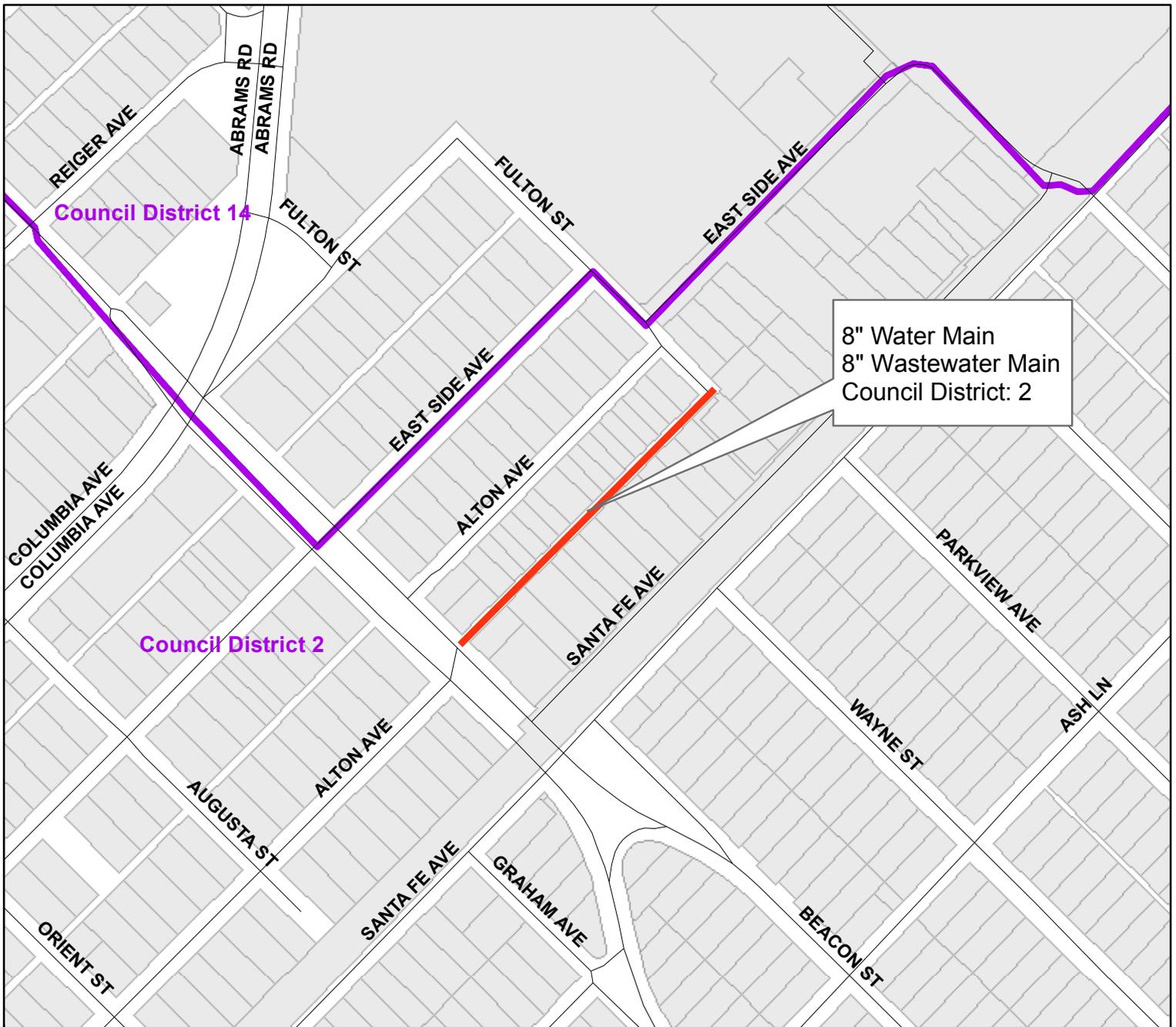
*Project limits in more than one Council District



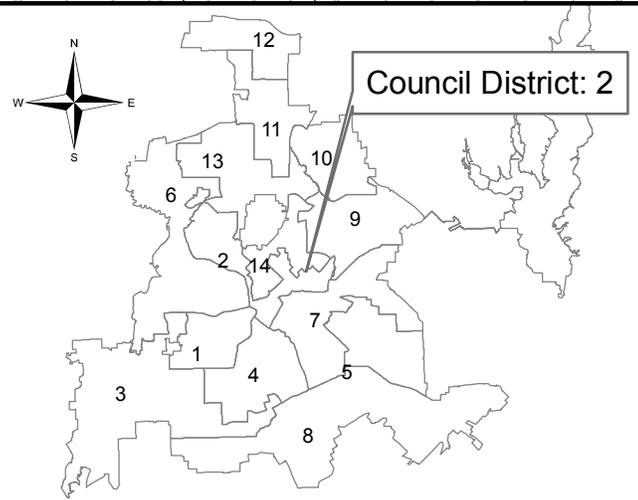
1st Avenue
from Hickory Street southeast



**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



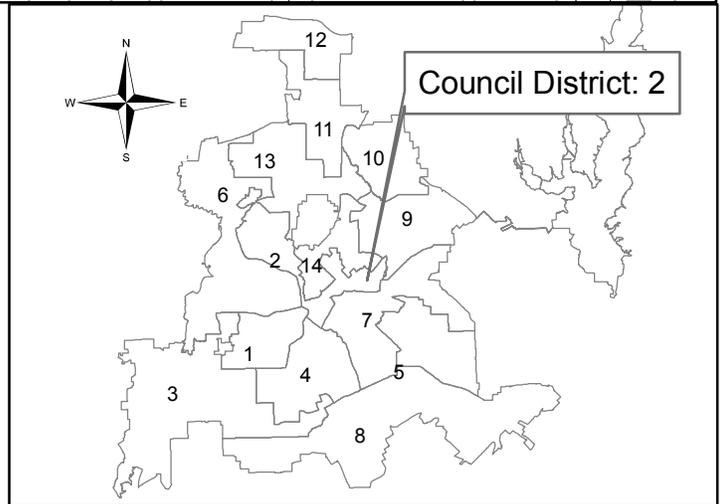
Alley between Alton Avenue and Santa Fe Avenue
from Beacon Street to Fulton Street



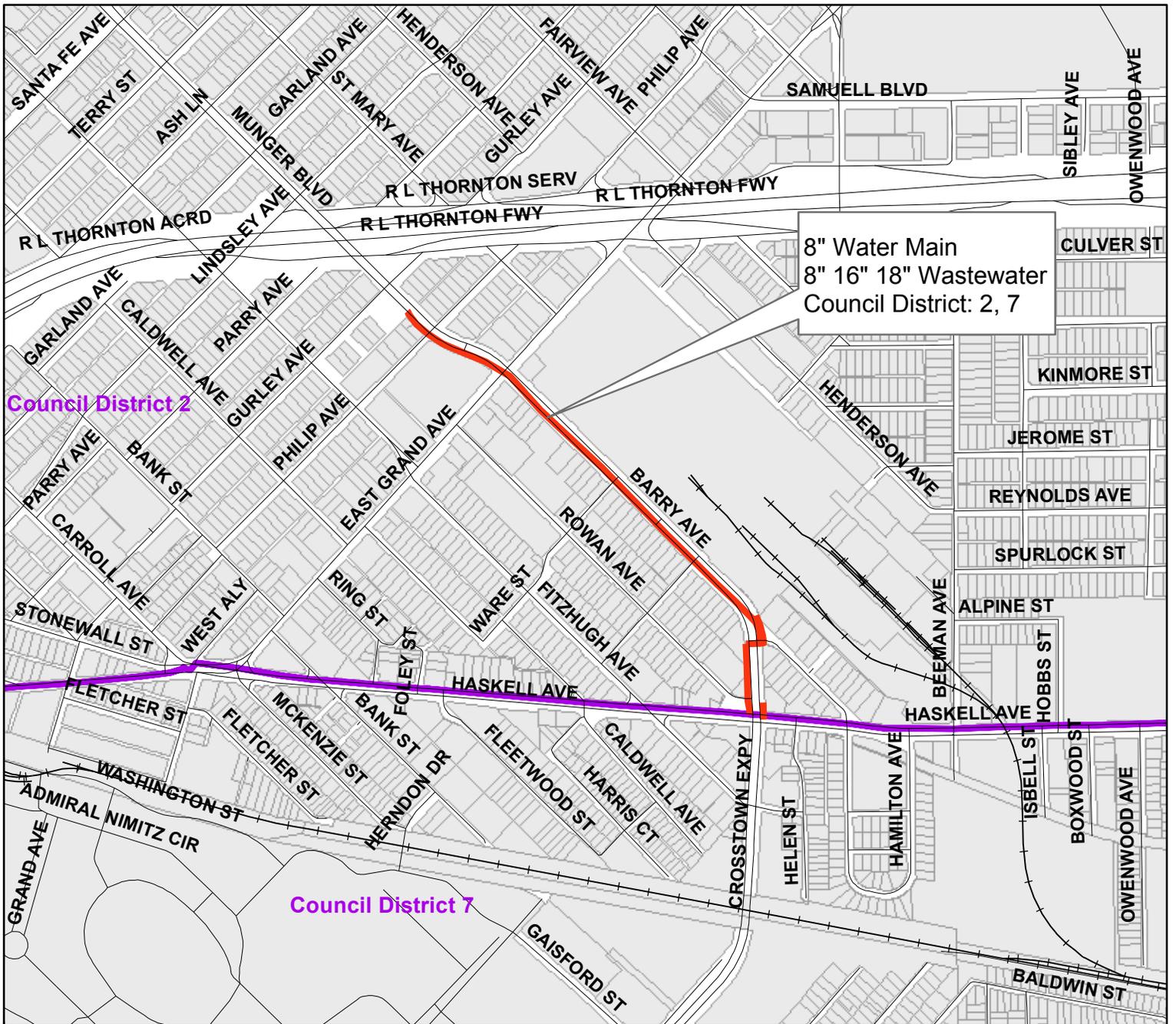
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



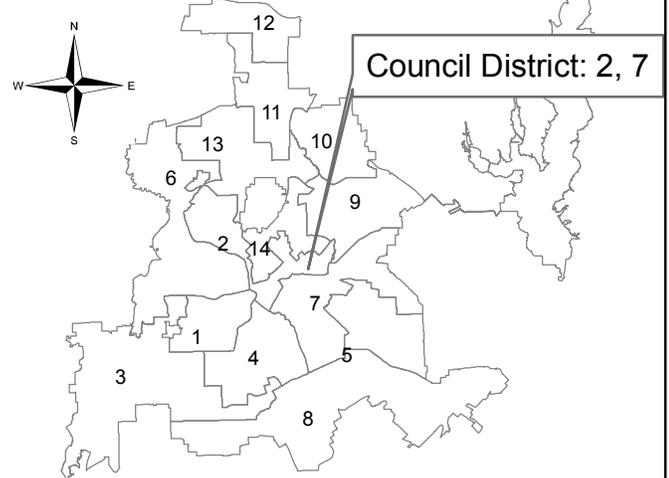
Alley between Samuell Boulevard and
R.L. Thornton Freeway
from Winslow Avenue east



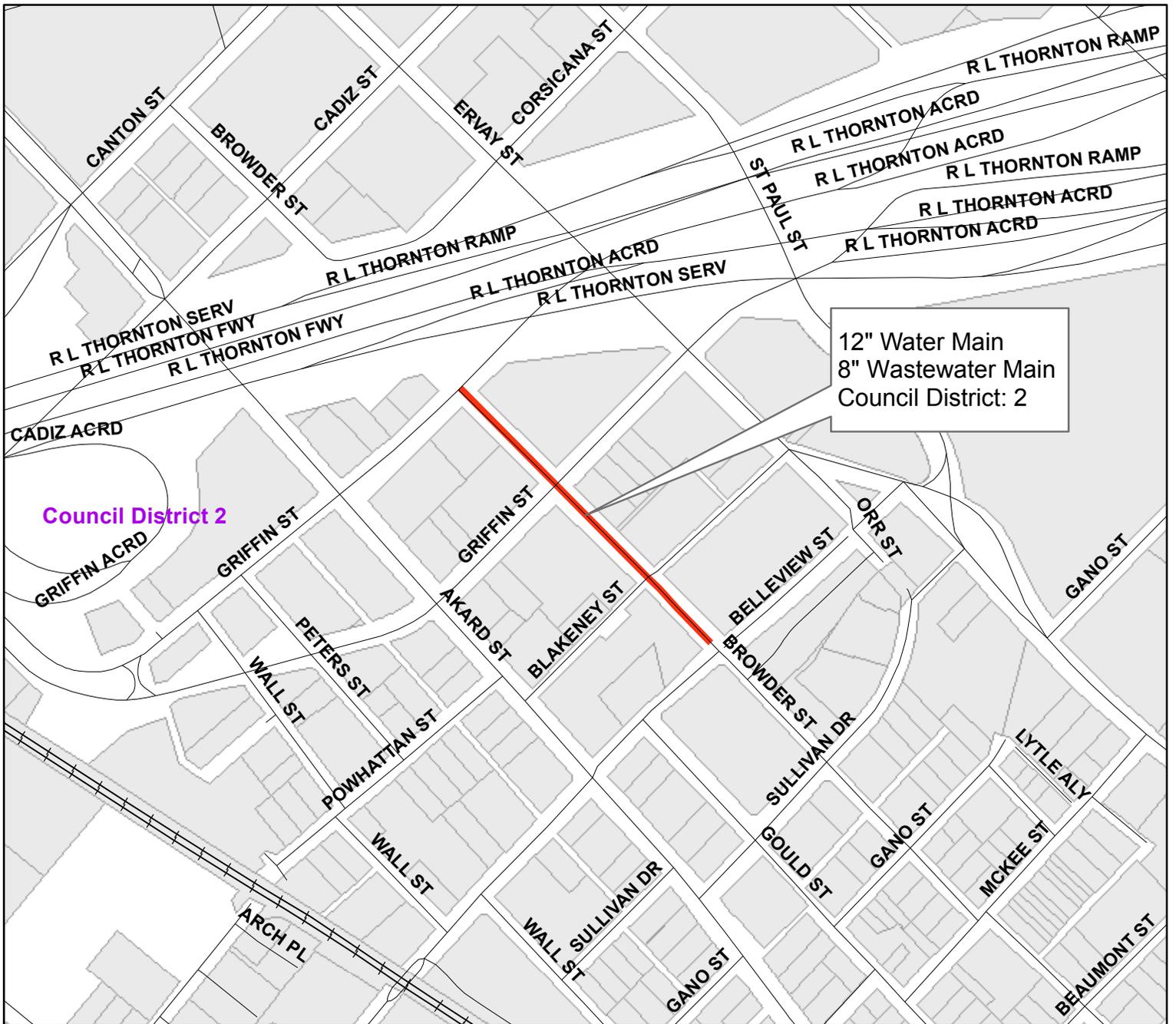
**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



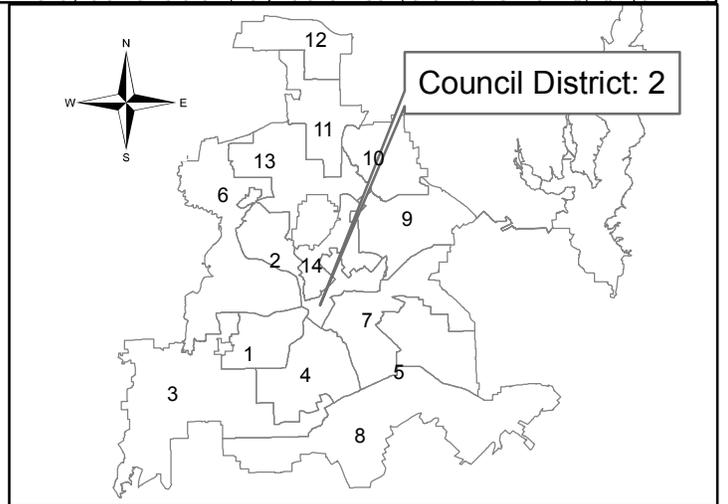
Barry Avenue
from Crosstown Expressway northwest



**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



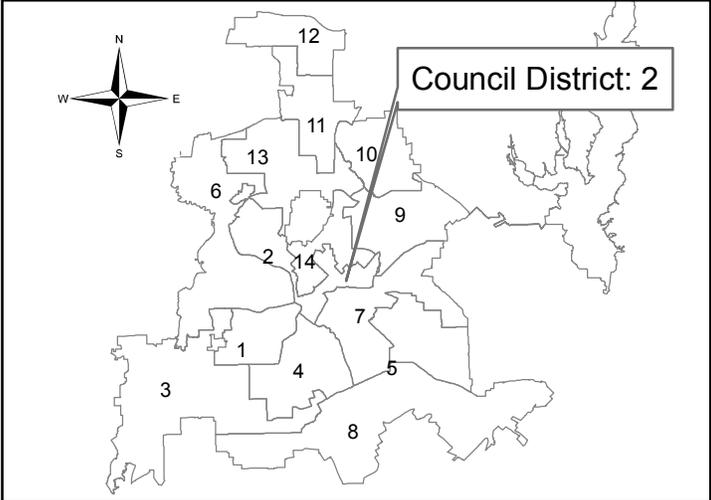
Browder Street
 from Griffin Street to Belleview Street



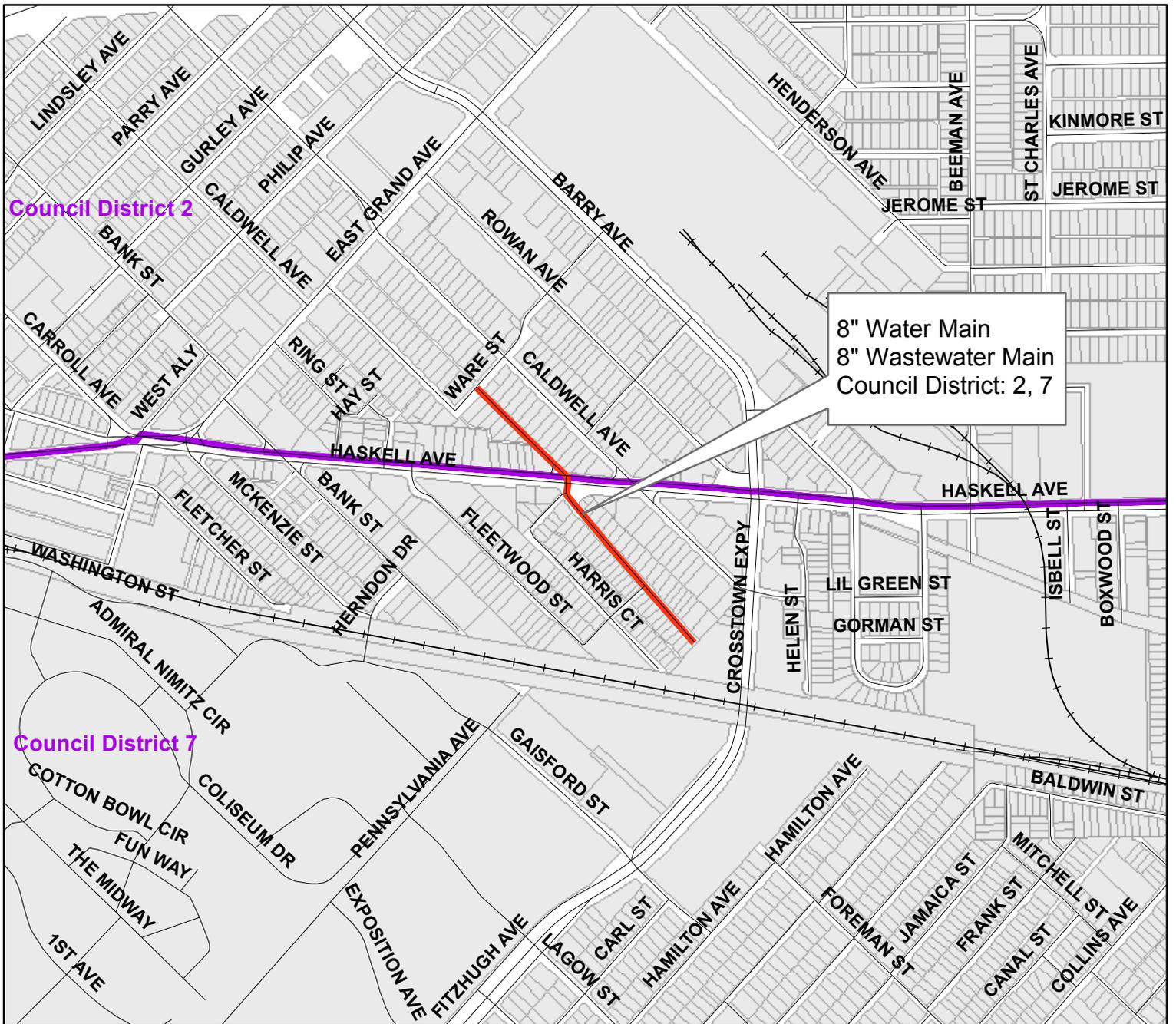
**Dallas Water Utilities
 Contract No. 18-443/444
 Water and Wastewater Main Installations
 at 29 Locations**



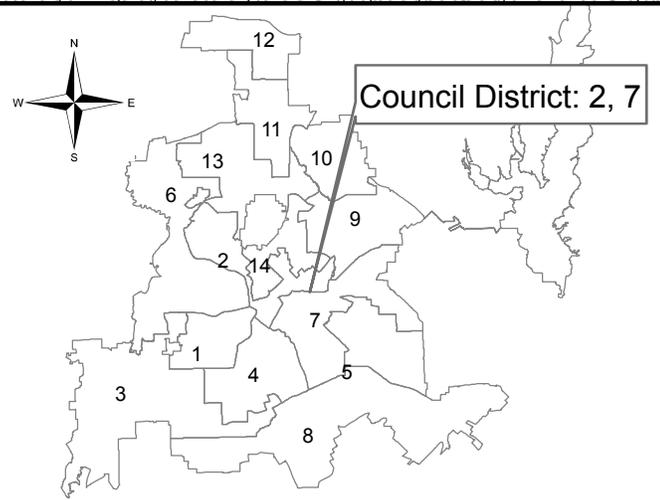
Caldwell Avenue
 from alley north of Lindsley Avenue southeast



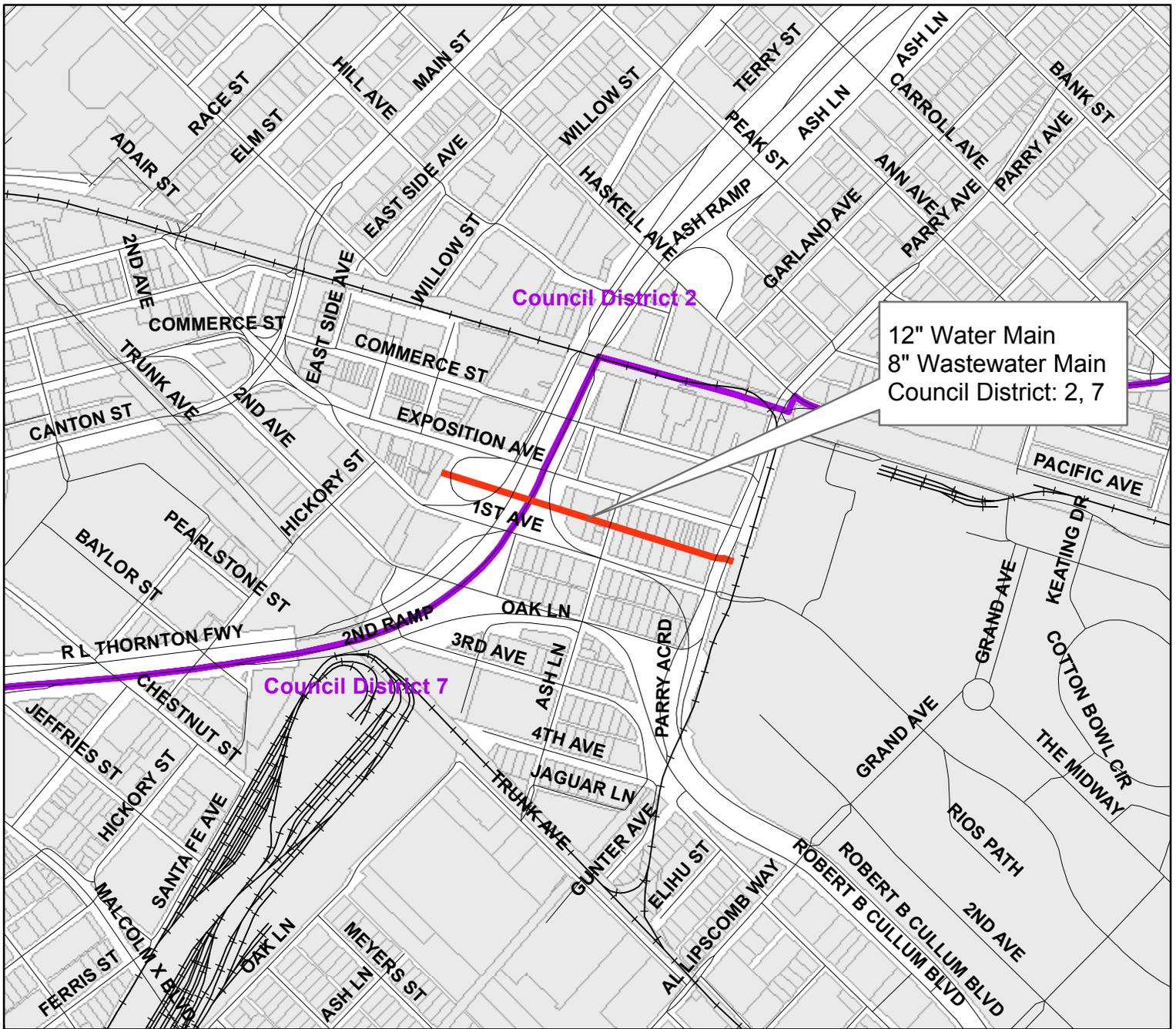
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



Caldwell Avenue
from Ware Street southeast



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

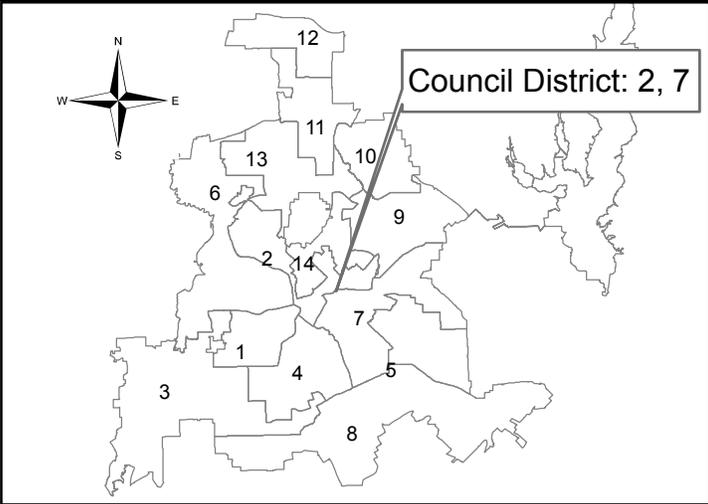


12" Water Main
8" Wastewater Main
Council District: 2, 7

Council District 7

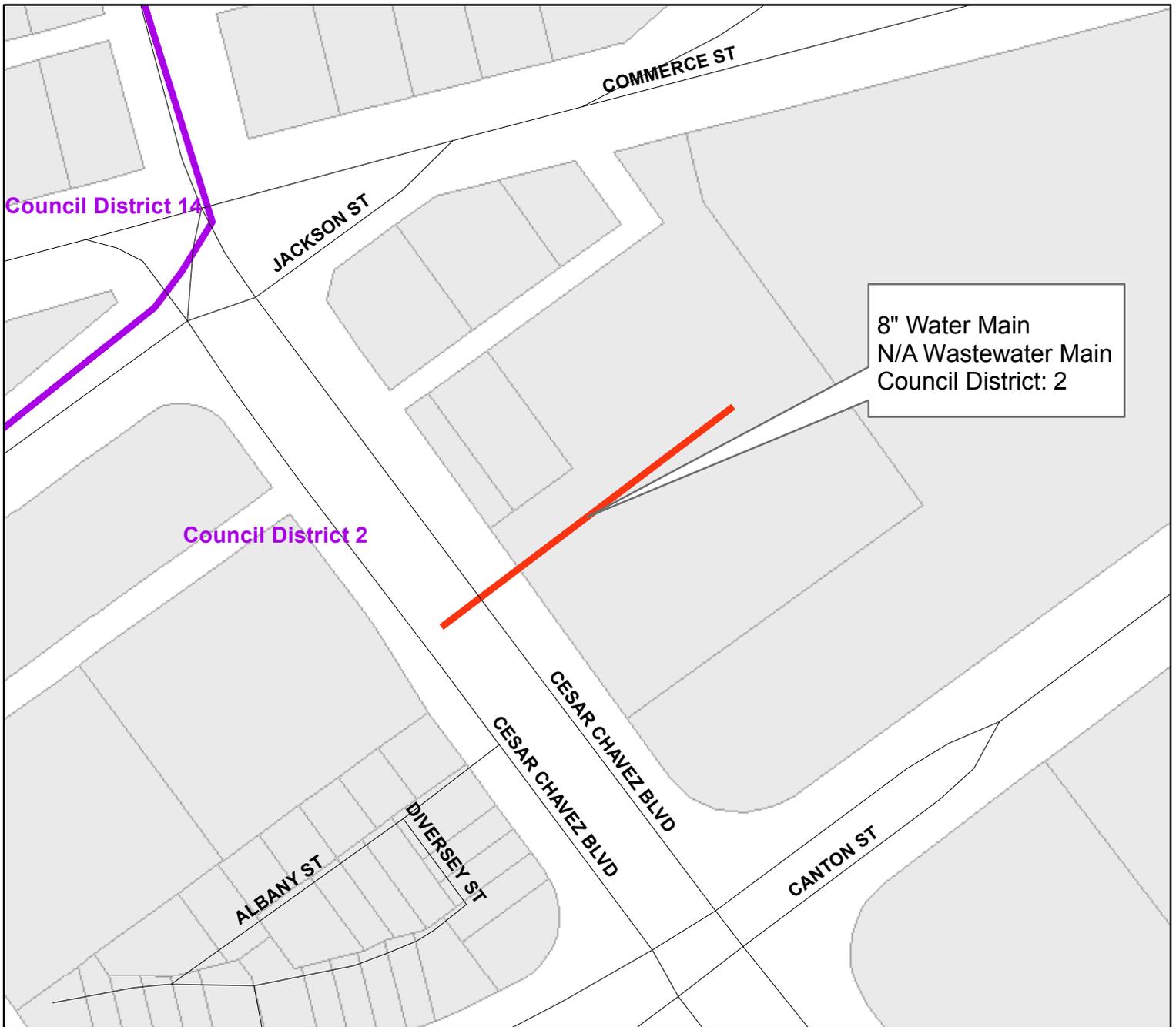
Council District 2

Easement between 1st Avenue and Exposition Avenue
from Parry Avenue west

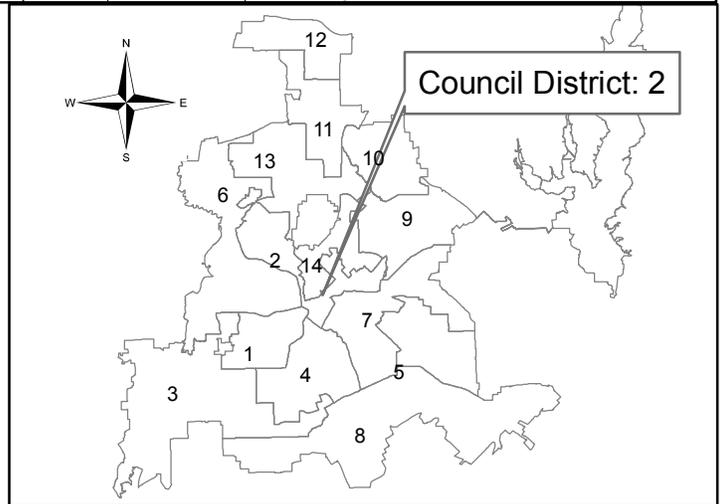


Council District: 2, 7

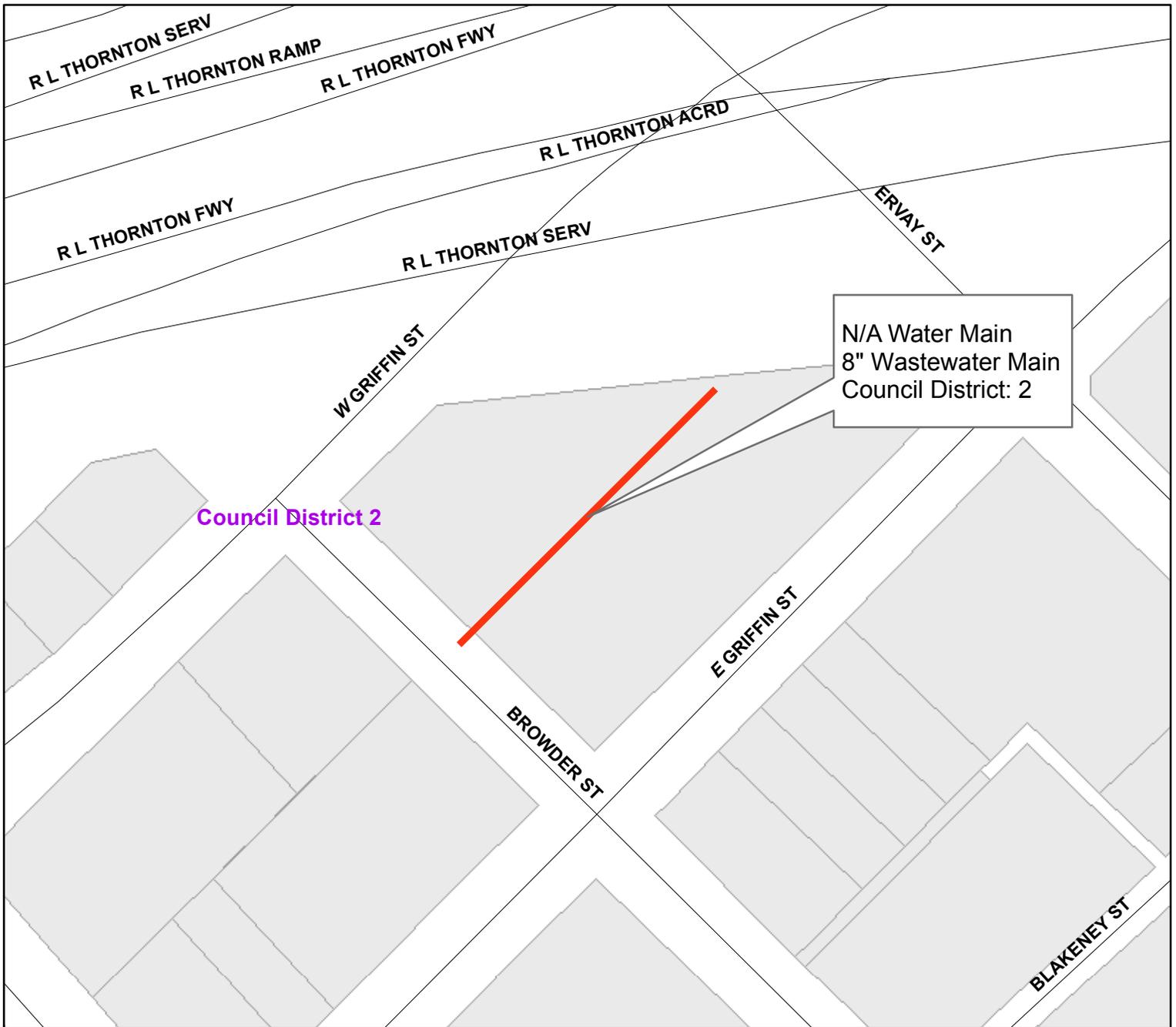
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



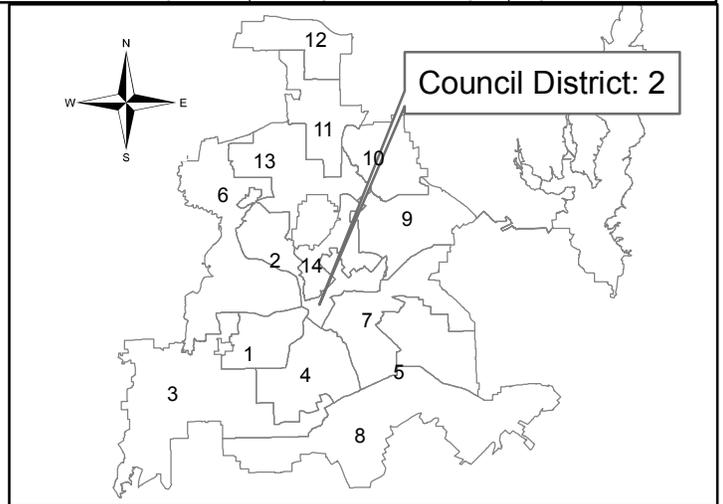
Easement between Canton Street and
Commerce Street
from Cesar Chavez Boulevard east



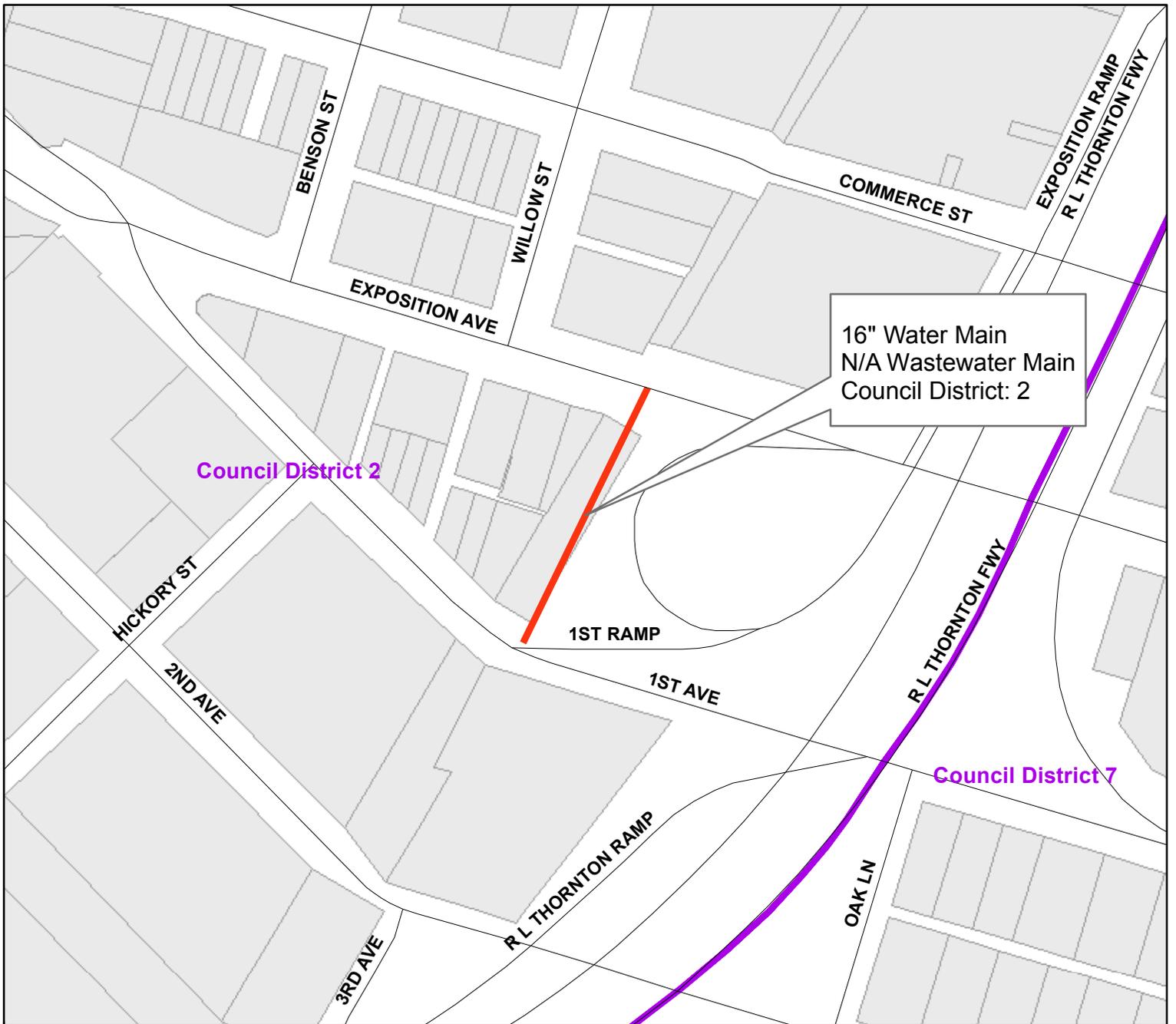
**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



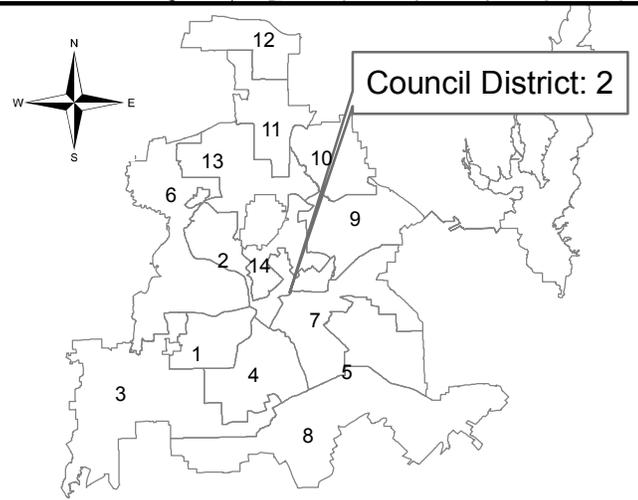
Easement between W. Griffin Street
and E. Griffin Street
from Browder Street north



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



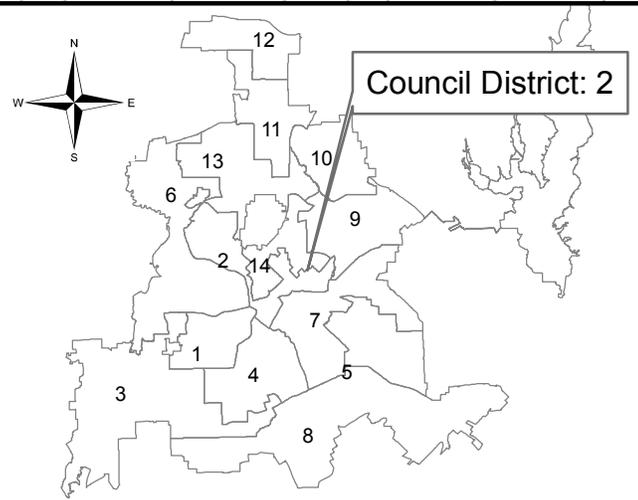
Easement west of Exposition Ramp
from 1st Avenue to Exposition Avenue



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



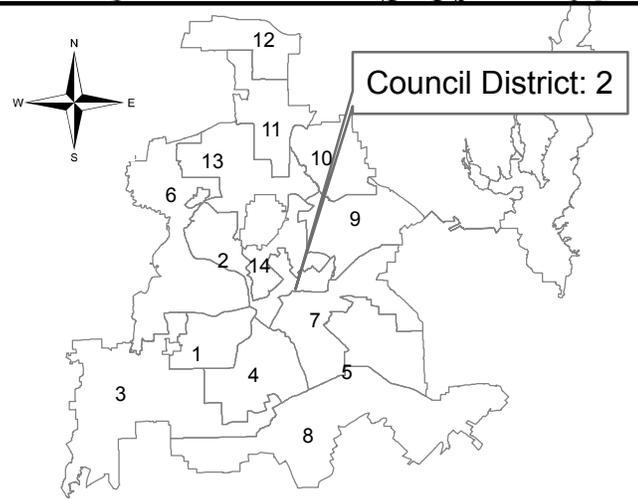
Fulton Street
from Alton Avenue to Santa Fe Avenue



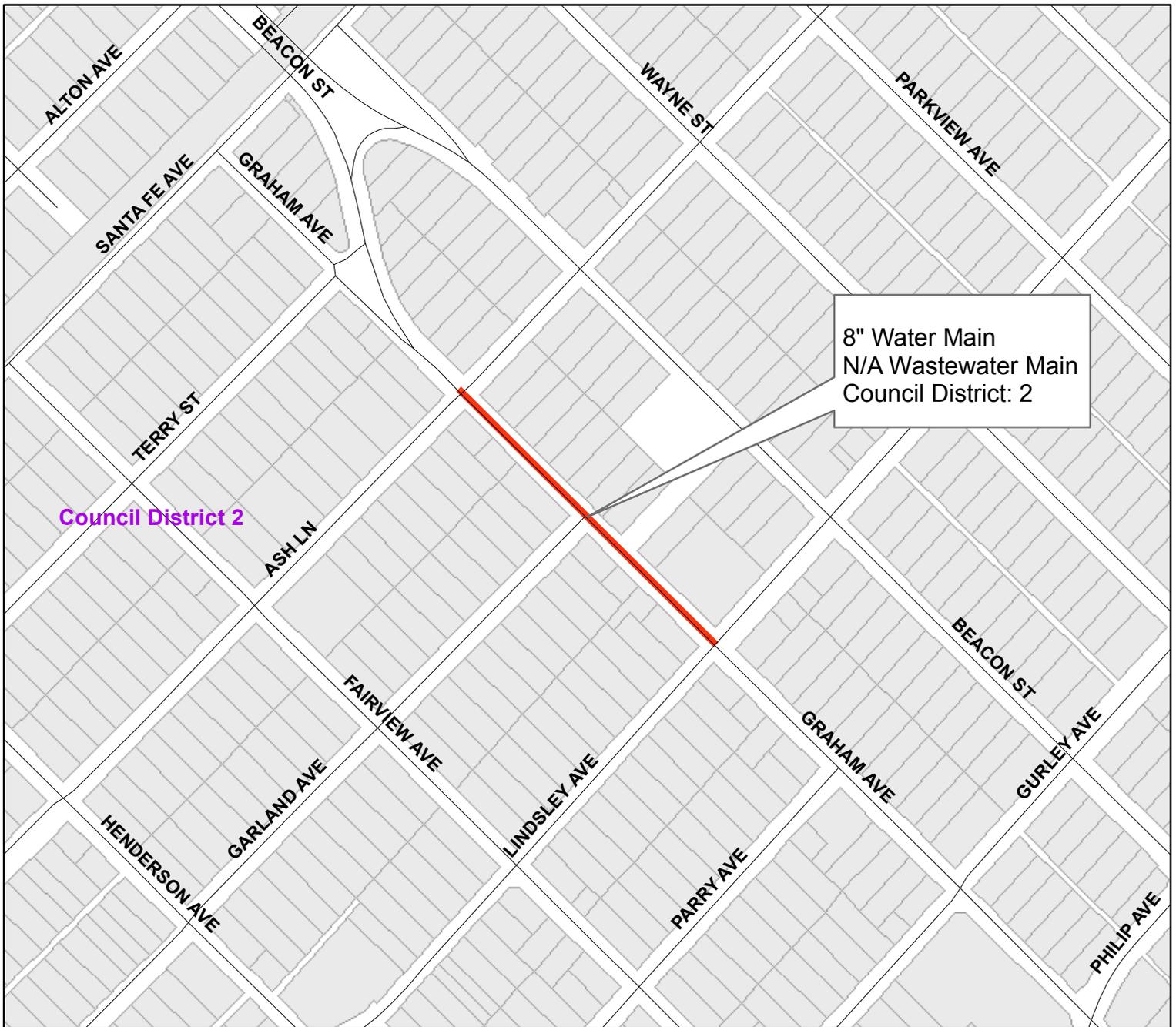
**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



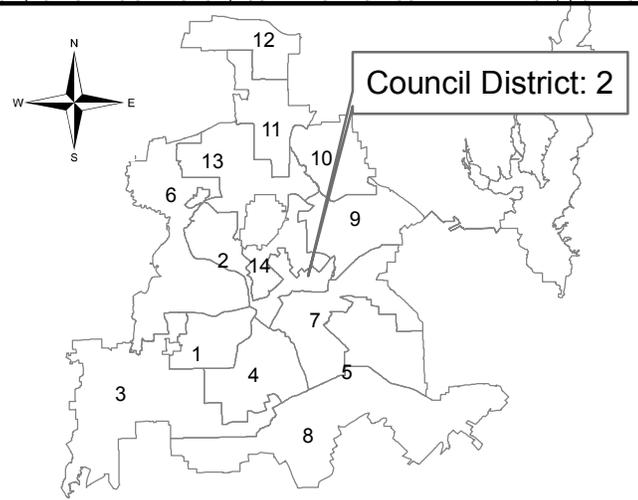
Garland Avenue
from Haskell Avenue to Peak Street



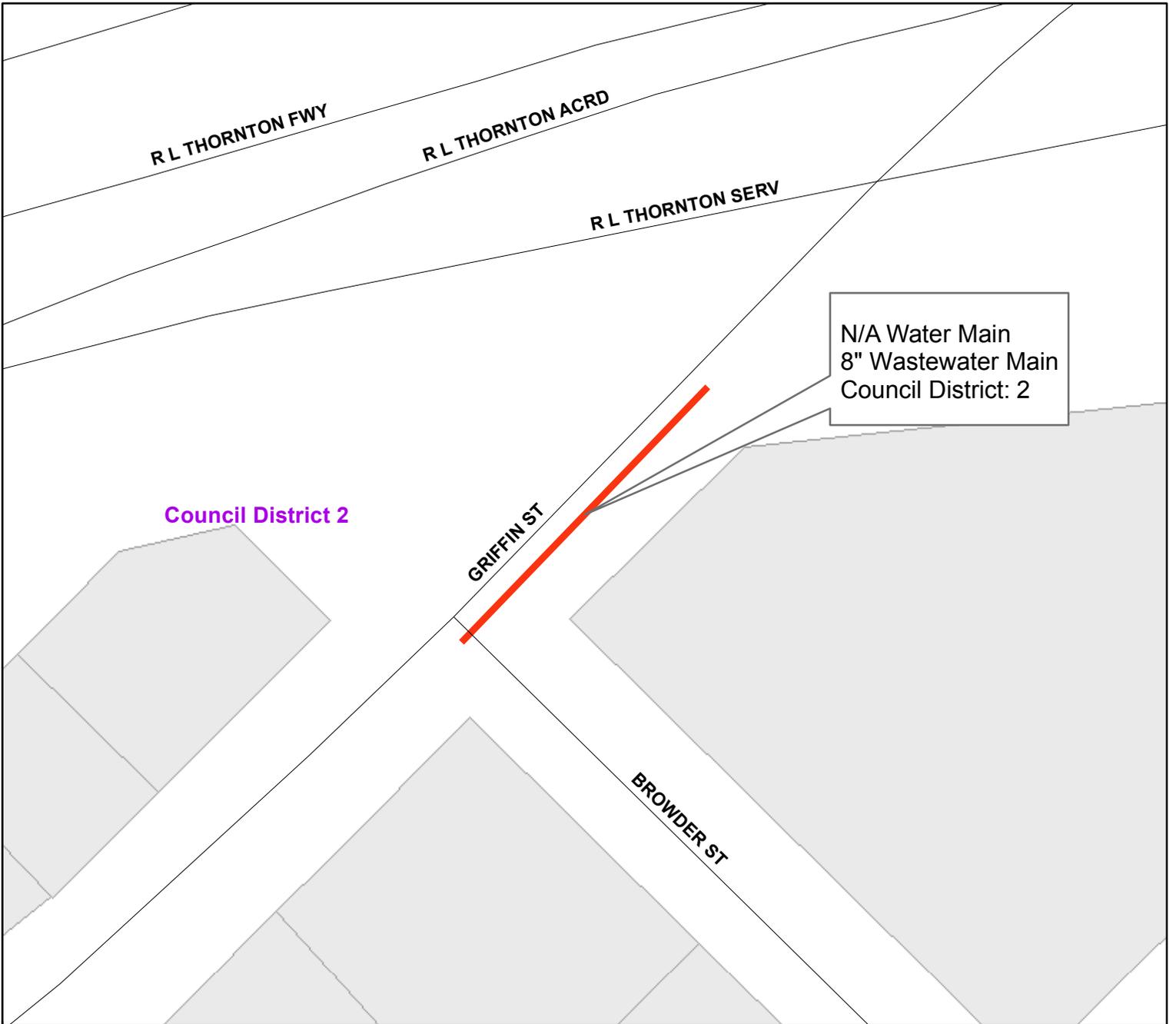
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



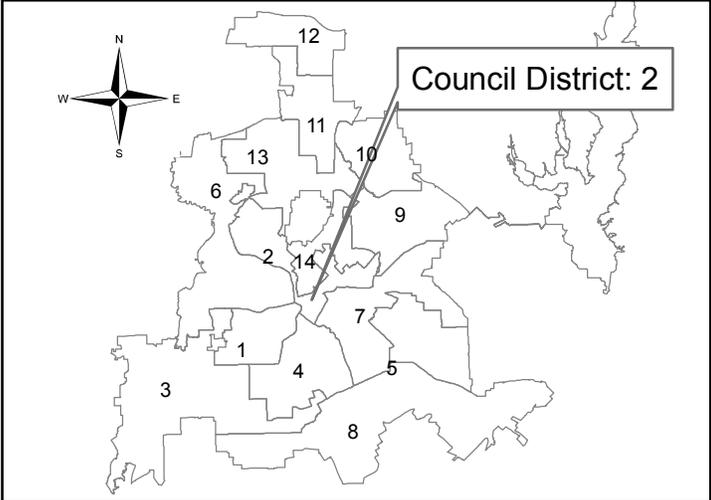
Graham Avenue
 from Lindsley Avenue to Ash Lane



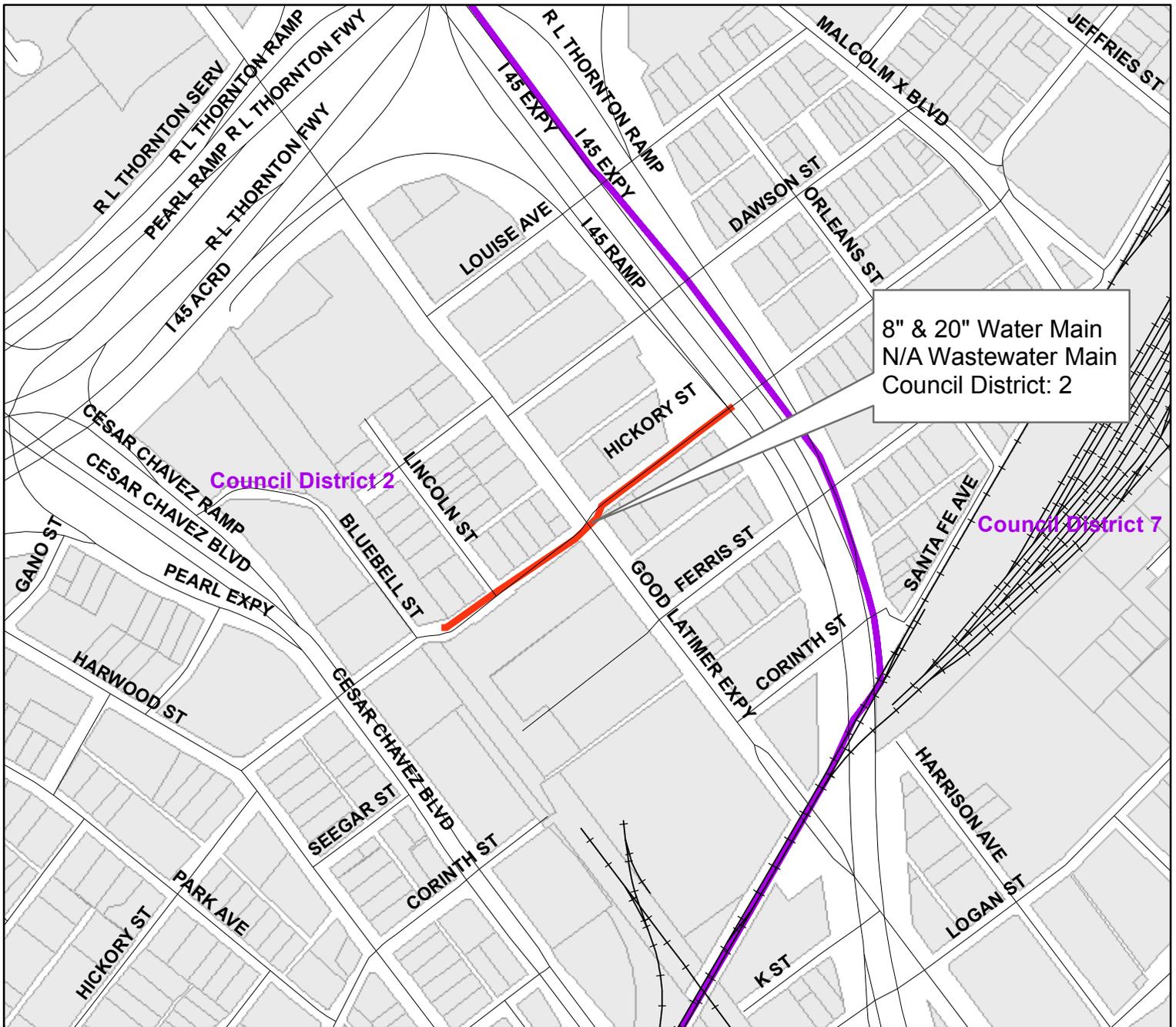
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



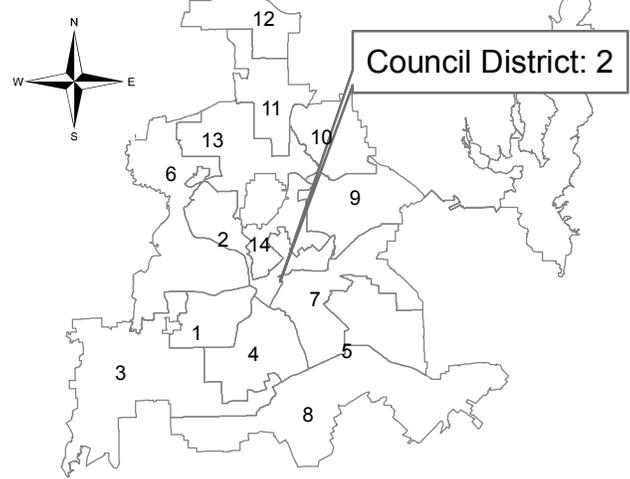
Griffin Street
 from Browder Street to R. L. Thornton Service Road



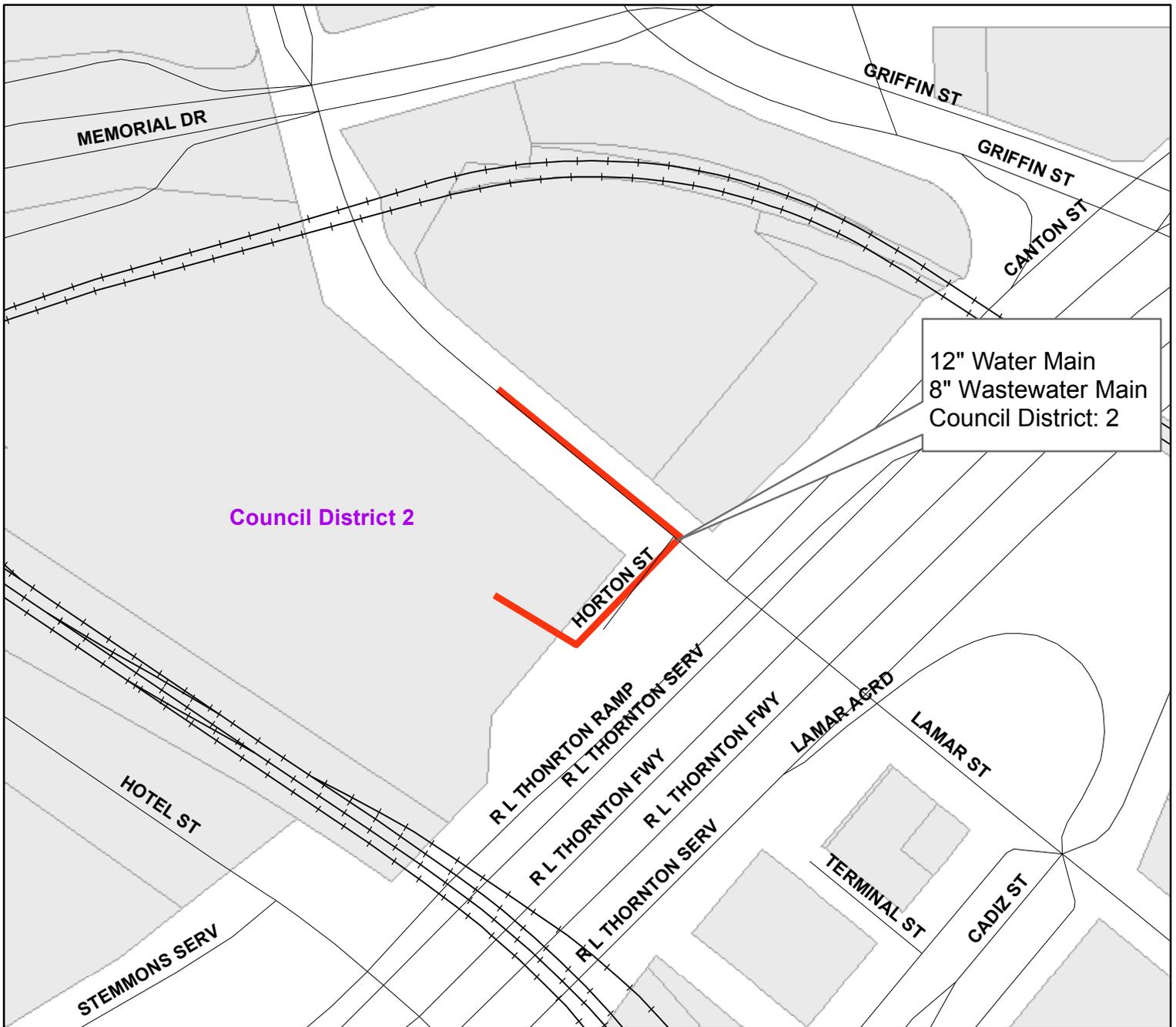
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



Hickory Street
 from Bluebell Street to Interstate Highway 45



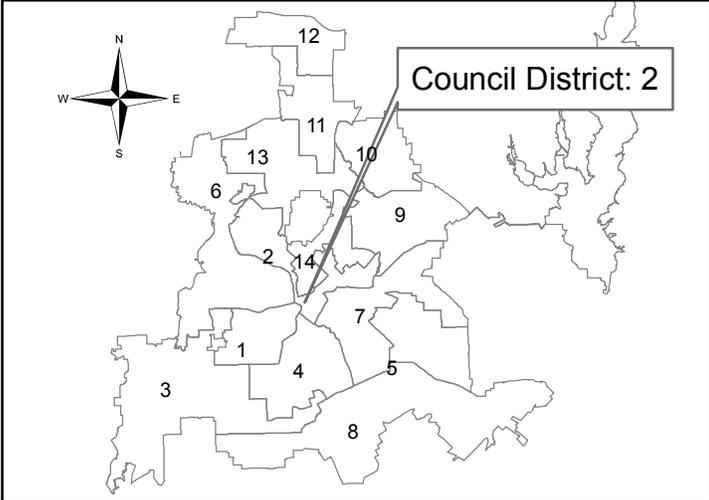
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



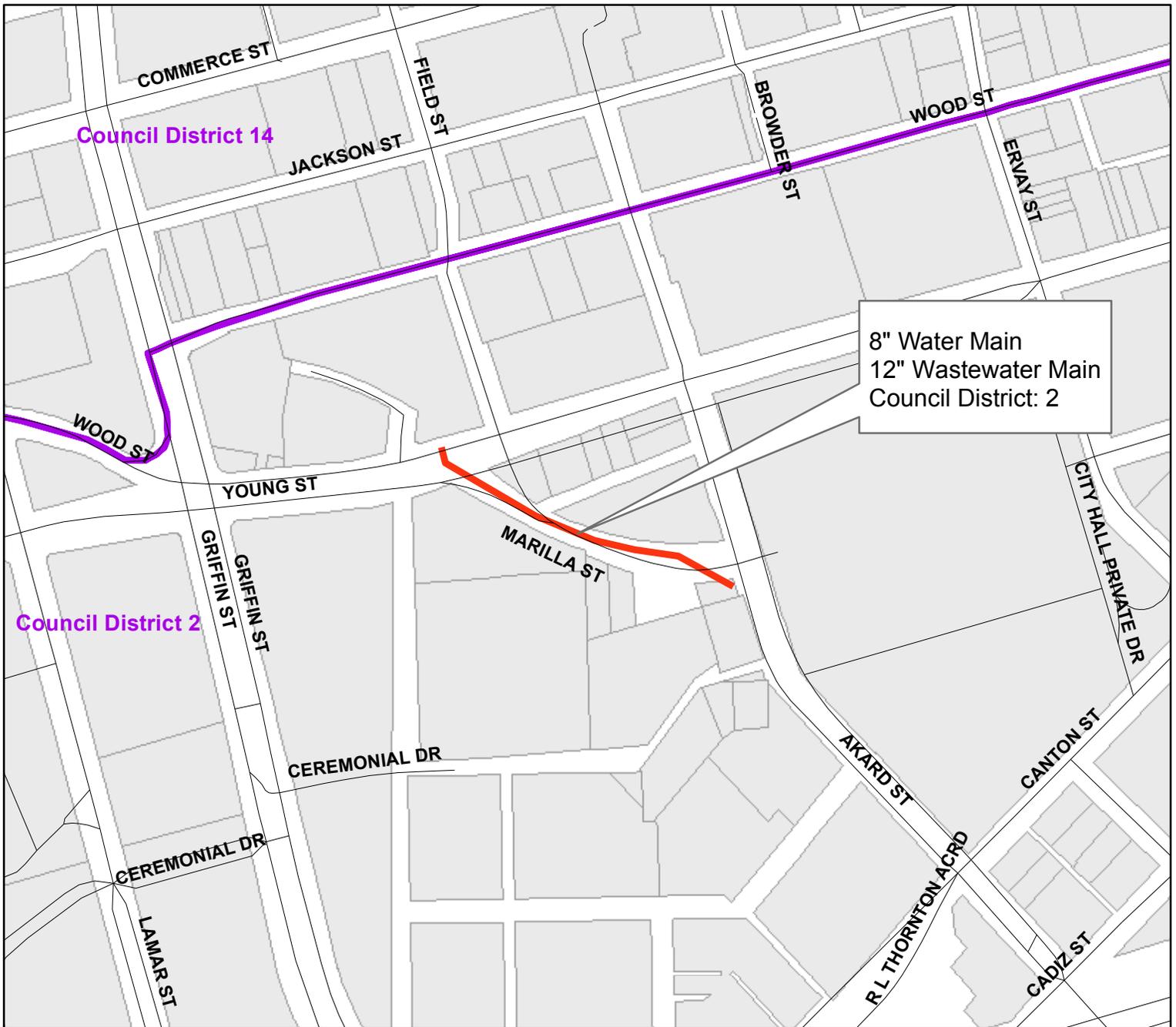
Council District 2

12" Water Main
 8" Wastewater Main
 Council District: 2

Lamar Street
 from Horton Street northwest



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

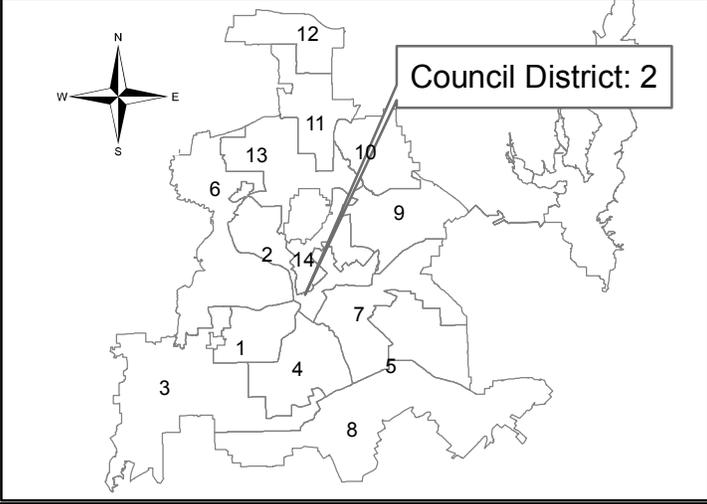


8" Water Main
 12" Wastewater Main
 Council District: 2

Council District 2

Council District 14

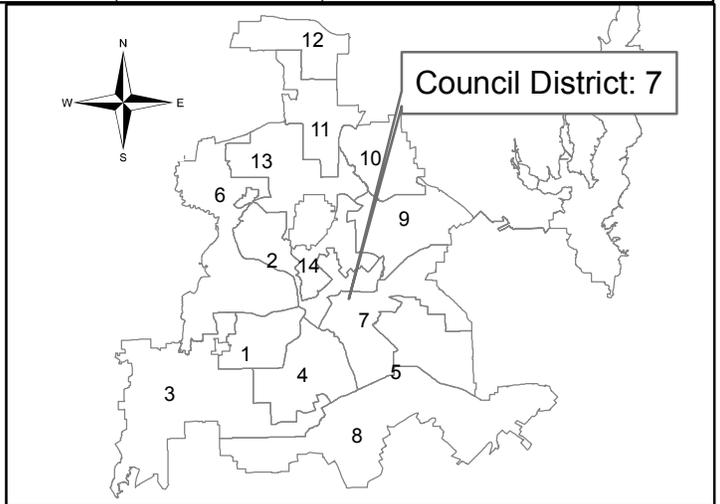
Marilla Street
 from Young Street to Akard Street



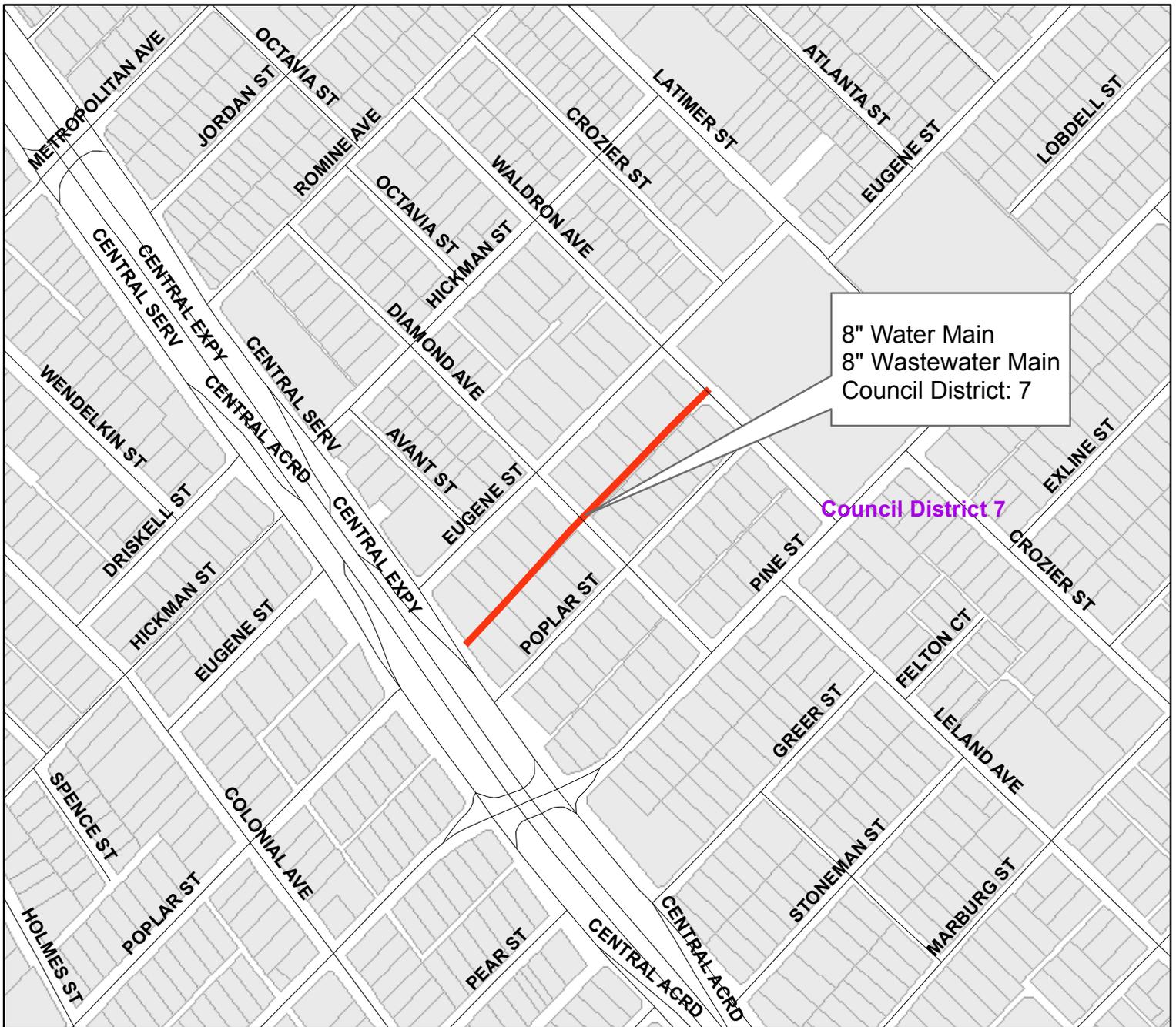
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



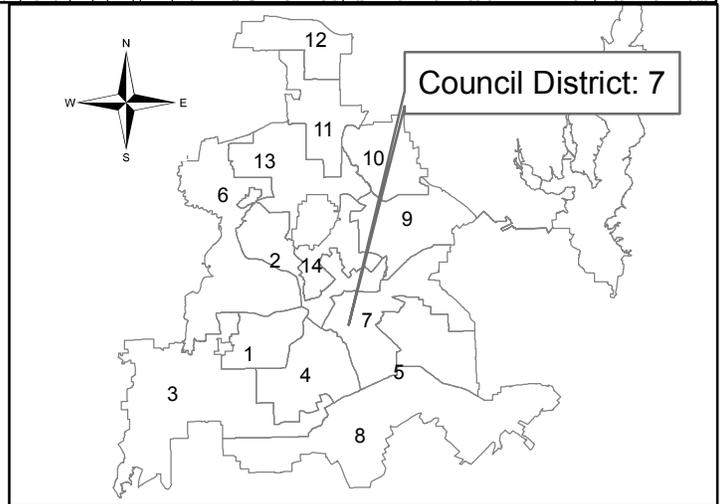
Adjacent to Fair Park Aquarium
from 1st Avenue to back of the Aquarium building



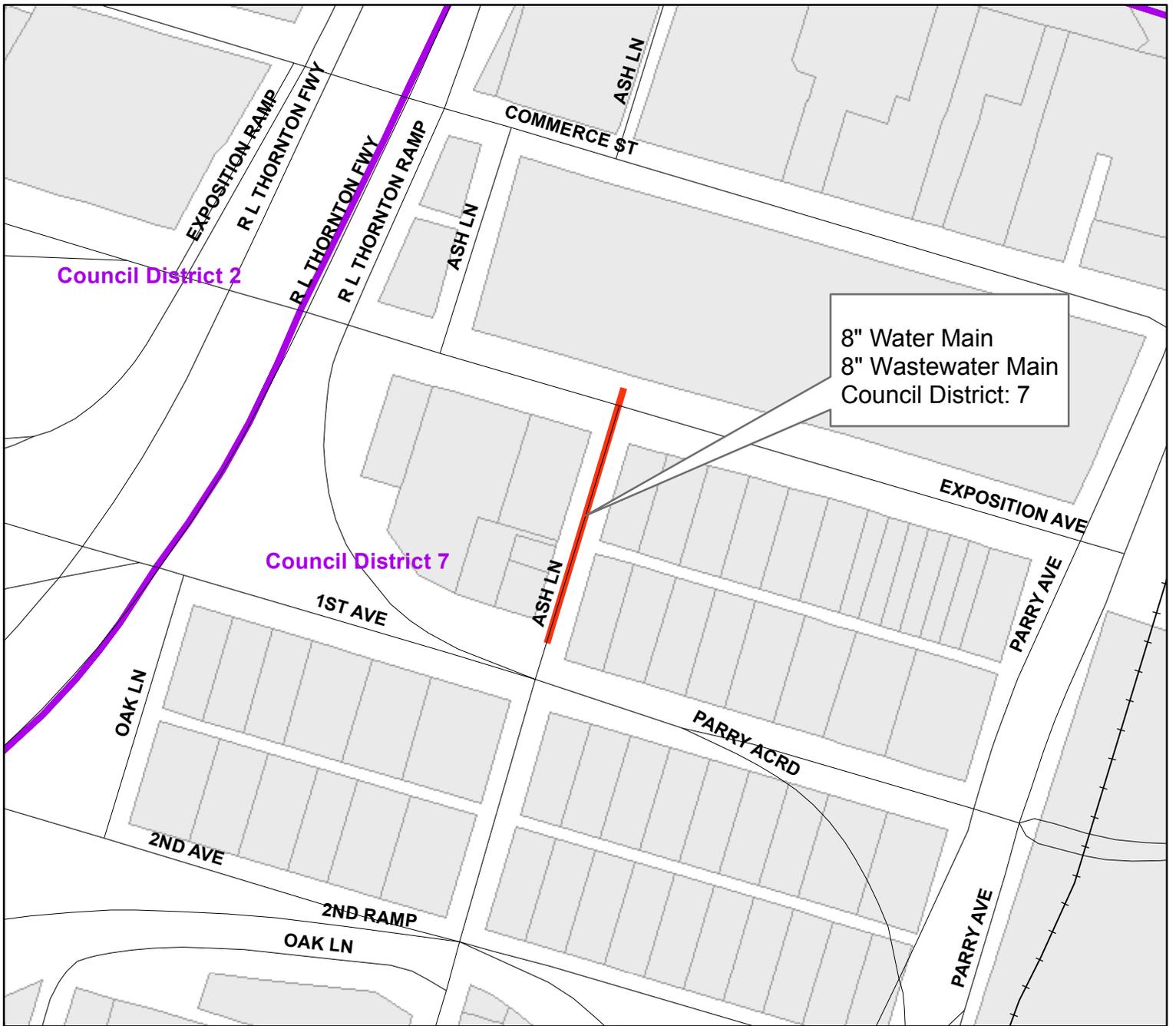
**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



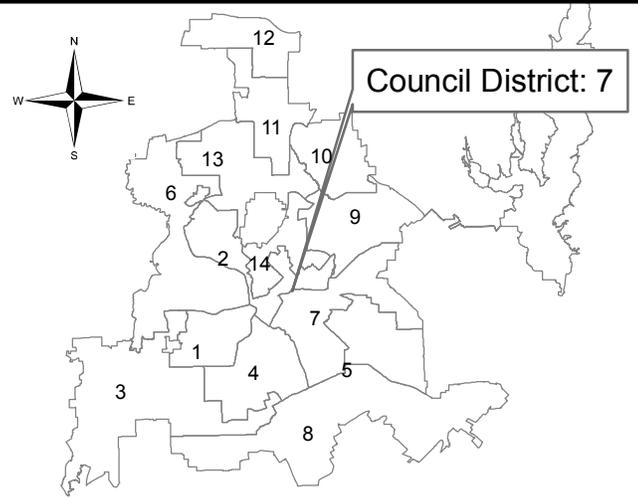
Alley between Eugene Street and Poplar Street
 from Central Expressway to Waldron Avenue



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



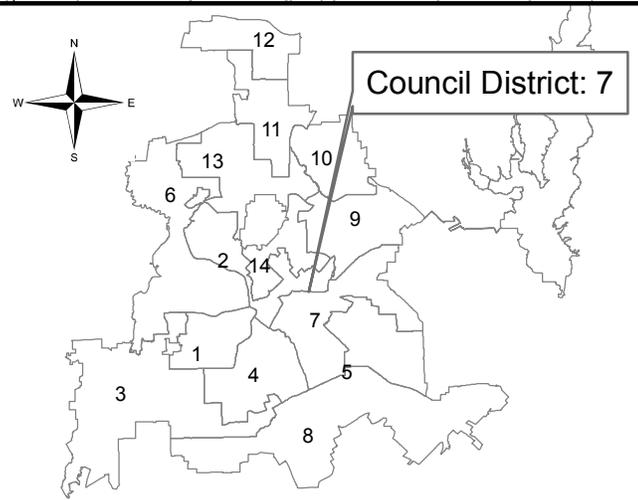
Ash Lane
from Exposition Avenue to 1st Avenue



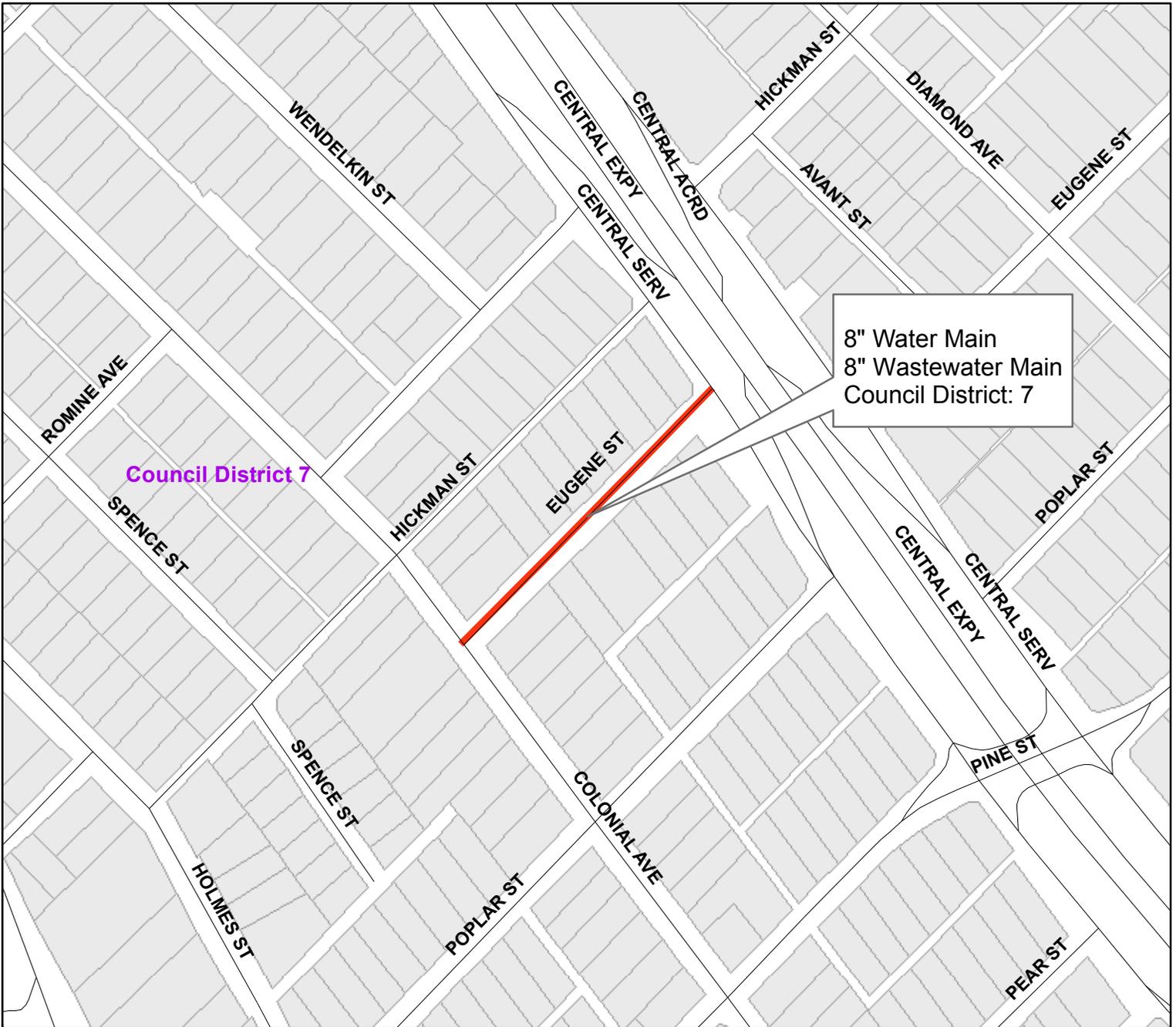
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



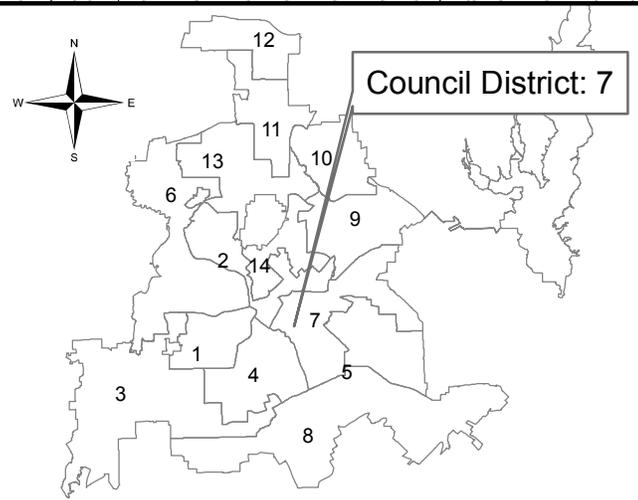
Durrett Street
from Caldwell Avenue to Harris Court



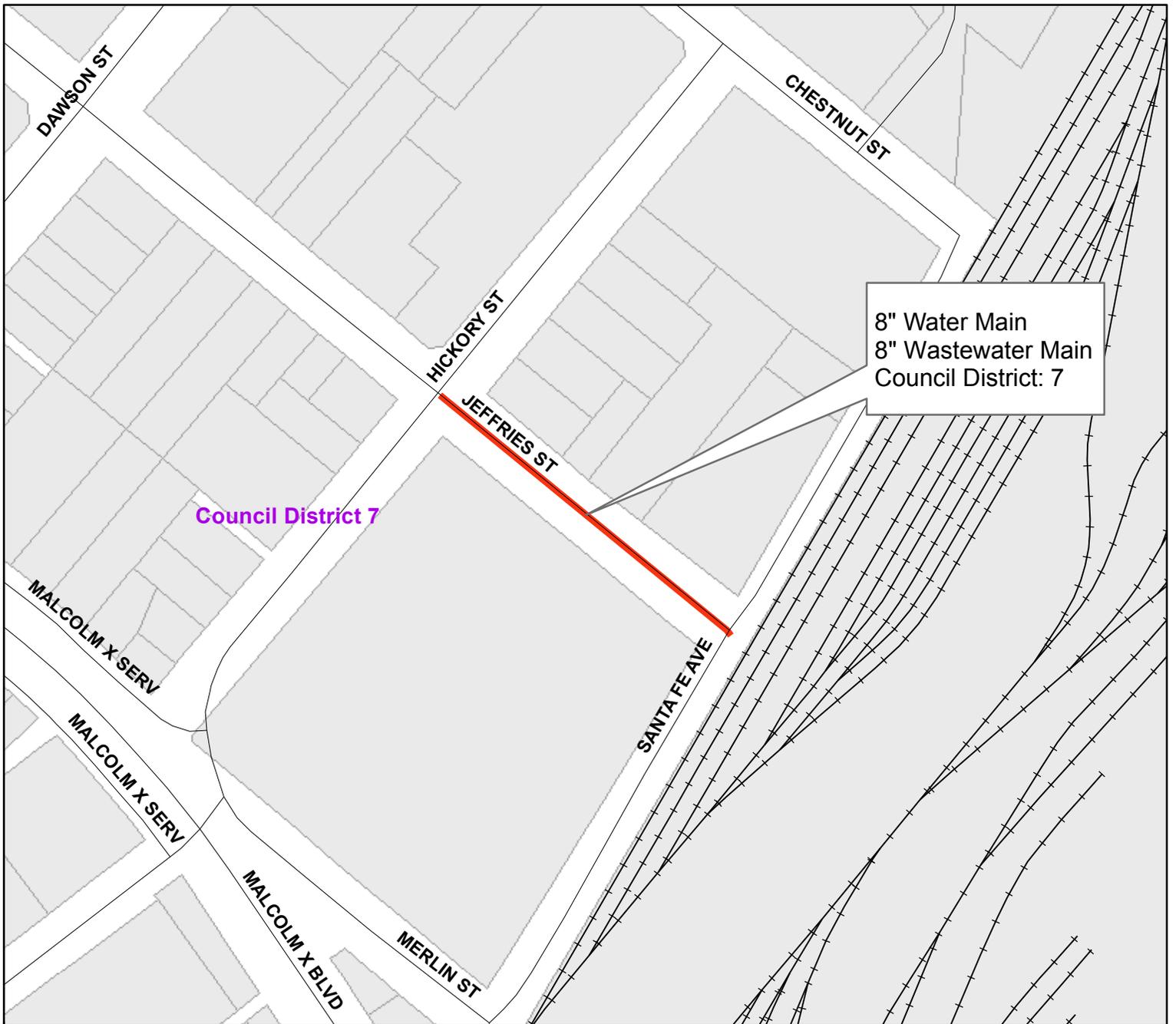
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



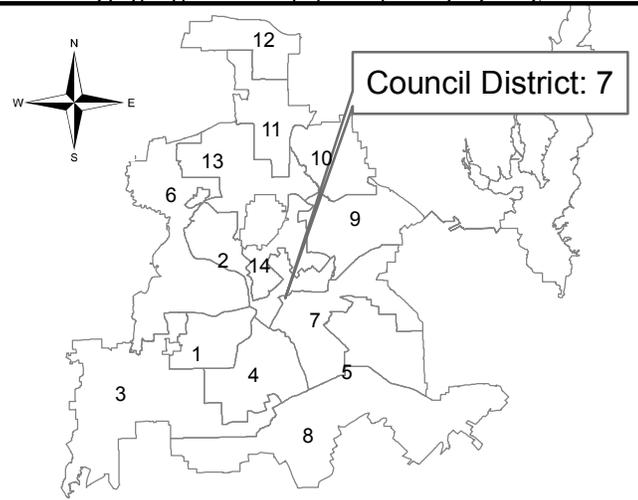
Eugene Street
 from Colonial Avenue to Central Expressway



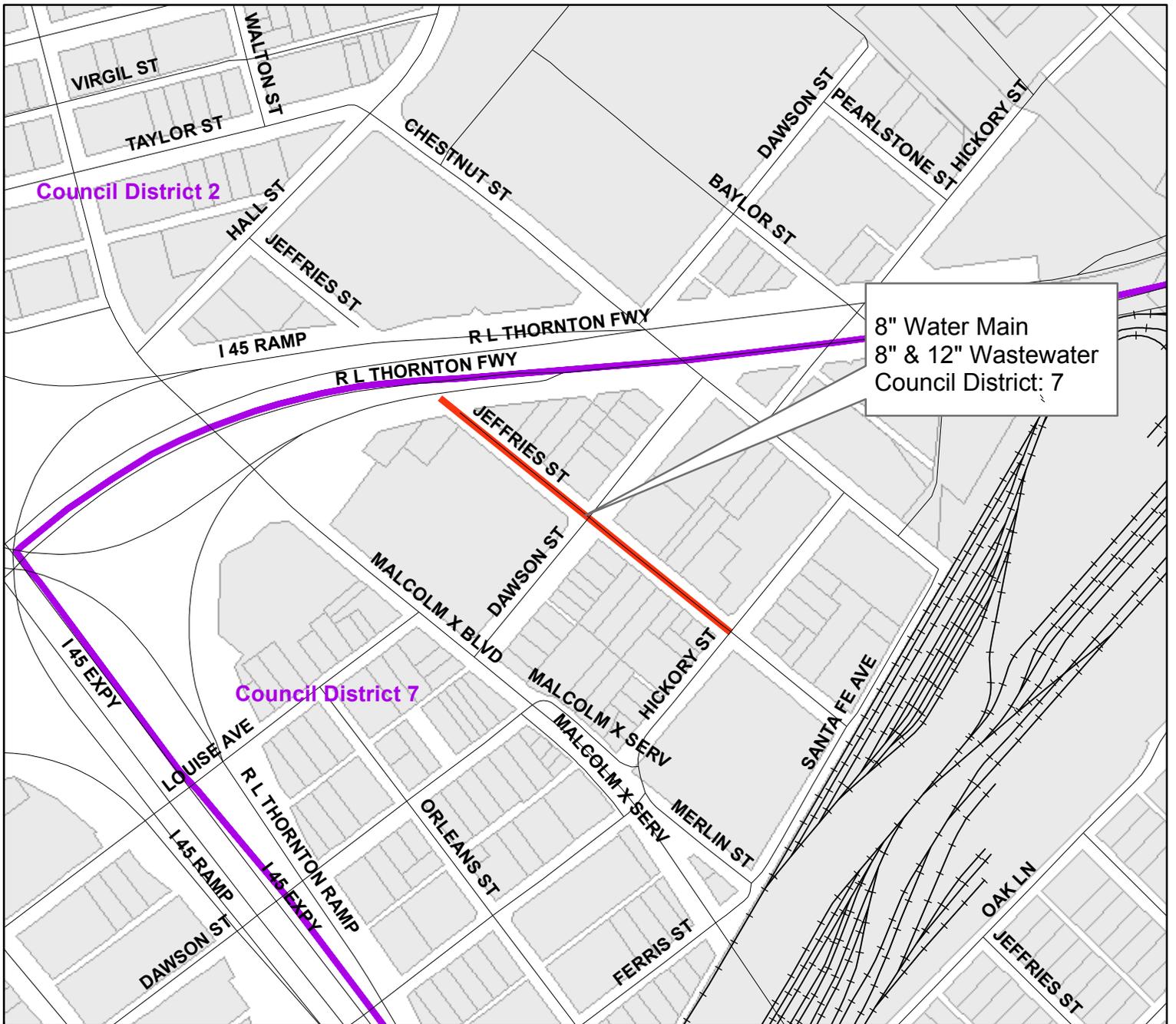
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



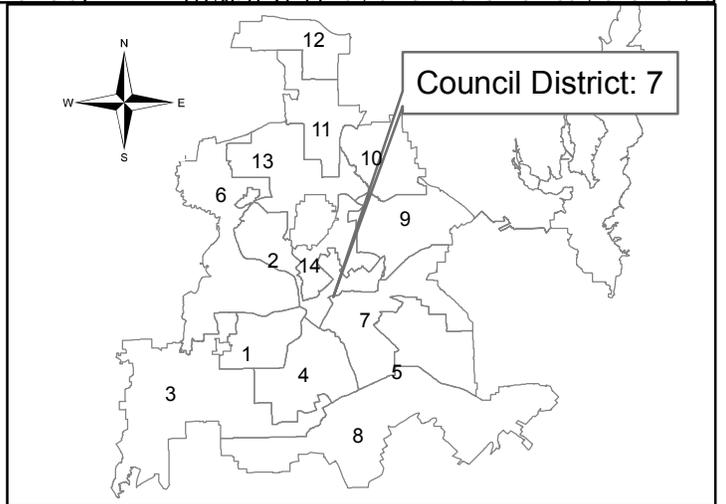
Jeffries Street
 from Hickory Street to Santa Fe Avenue



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



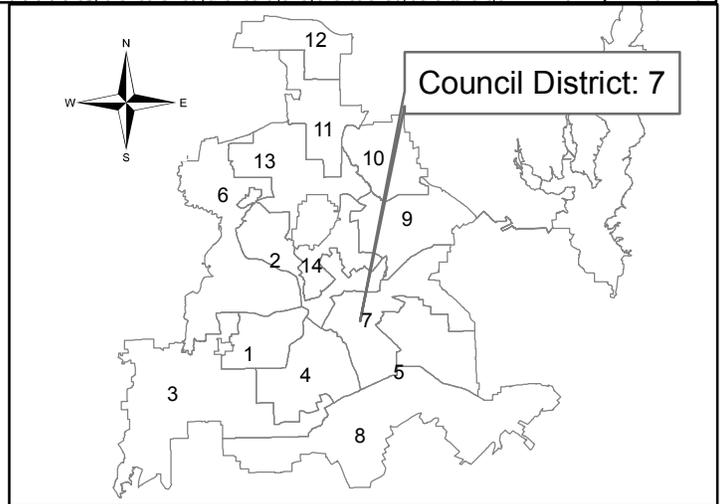
Jeffries Street
 from Interstate Highway 30 (R.L. Thornton Freeway) to
 Hickory Street



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



Marburg Street
 from Malcolm X Boulevard to Meadow Street



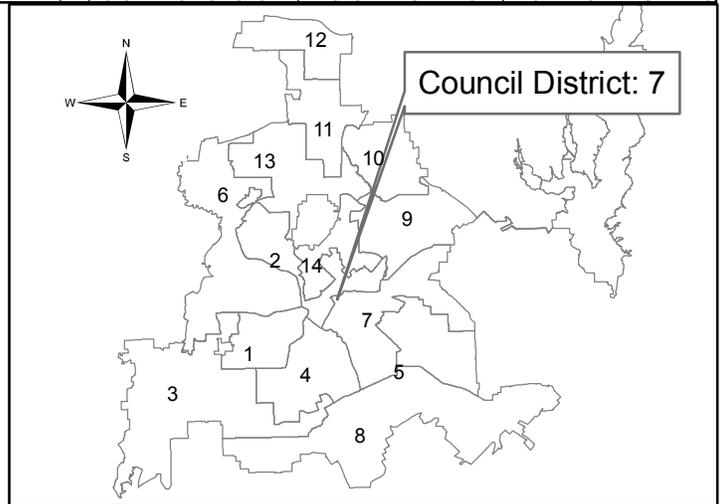
Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations



Council District 7

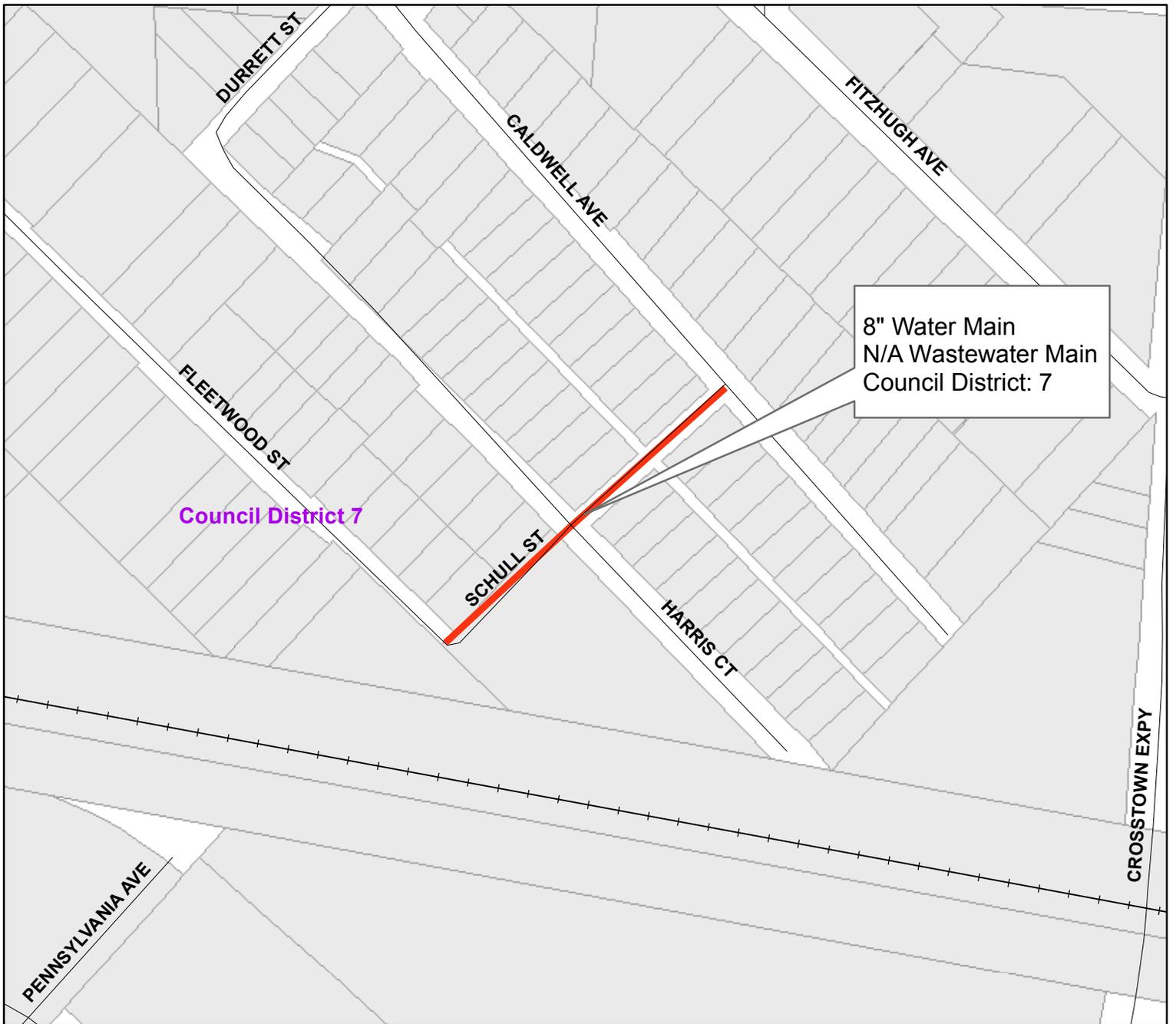
Council District 2

Santa Fe Avenue
from Jefferies Street to Merlin Street

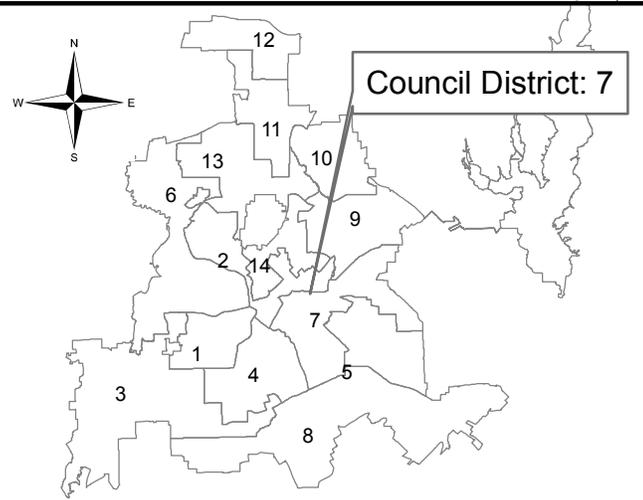


Council District: 7

**Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations**



Schull Street
 from Caldwell Avenue to Fleetwood Street



Dallas Water Utilities
Contract No. 18-443/444
Water and Wastewater Main Installations
at 29 Locations

September 26, 2018

WHEREAS, on July 27, 2018, five bids were received for the installation of water and wastewater mains at 29 locations, Contract No. 18-443/444, listed as follows:

<u>Bidders</u>	<u>Bid Amount</u>
RKM Utility Services, Inc.	\$13,853,532.50
Ark Contracting Services, LLC	\$14,130,995.00
John Burns Construction Company of Texas, Inc.	\$14,667,538.00
Camino Construction, L.P.	\$15,278,009.00
SYB Construction Company, Inc.	\$16,587,346.50

WHEREAS, the bid submitted by RKM Utility Services, Inc., 2105 Waterview, Richardson, Texas 75080, in the amount of \$13,853,532.50, is the lowest and best of all bids received.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the bid submitted by RKM Utility Services, Inc., in the amount of \$13,853,532.50, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-443/444, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with RKM Utility Services, Inc., approved as to form by the City Attorney, for the installation of water and wastewater mains at 29 locations, in an amount not to exceed \$13,853,532.50.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$13,853,532.50 to RKM Utility Services, Inc., as follows:

Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW40 Object 4550, Program 718443, Vendor VS0000026242 Encumbrance/Contract No. CX-DWU-2018-00007326	\$ 9,942,058.93
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS40 Object 4560, Program 718444, Vendor VS0000026242 Encumbrance/Contract No. CX-DWU-2018-00007326	<u>\$ 3,911,473.57</u>
Total amount not to exceed	\$13,853,532.50

September 26, 2018

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-598

Item #: 76.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: September 26, 2018

COUNCIL DISTRICT(S): 4, 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-464; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with Texas Standard Construction, Ltd., lowest responsible bidder of seven (list attached to the Agenda Information Sheet) - Not to exceed \$988,473.37 - Financing: 2012 Bond Funds (\$819,386.50), Water Utilities Capital Improvement Funds (\$158,109.87), and Water Utilities Capital Construction Funds (\$10,977.00)

BACKGROUND

Crenshaw Drive from Cushing Drive to Old Seagoville Road was requested by property owner petition and accepted on July 29, 2011. Michigan Avenue from East Saner Avenue to East Hobson Avenue was requested by property owner petition and accepted on January 26, 2012. These streets are included in the 2012 Bond Program as Street Petition Projects.

On December 11, 2013, City Council authorized a professional services contract with Teague Nall and Perkins, Inc. for the engineering design of street improvement projects on Crenshaw Drive from Cushing Drive to Old Seagoville Road and Michigan Avenue from East Saner Avenue to East Hobson Avenue by Resolution No. 13-2072.

This action will allow the public hearing to be held and will authorize the levying of assessments and the contract for construction. The improvements will consist of a 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, drainage, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Authorize a benefit assessment hearing, ordinance levying assessments and authorize a contract for construction.

This is the third and final step in the process.

The following chart illustrates Texas Standard Construction, Ltd.'s contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	4	0	1	0
Change Orders	7	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Completed Design	May 2018
Begin Construction	December 2018
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a professional services contract with Teague Nall and Perkins, Inc. for the engineering design of two alley petition projects on: alley between Bluffman Drive, Castle Hills Drive and Lovingood Drive from Lovingood Drive to Loud Drive and alley between Idaho Avenue and Maryland Avenue from Holden Avenue an estimated 250' south to Dallas Power and Light Property; three street petition improvement projects on Crenshaw Drive from Cushing Drive to Old Seagoville Road, Fernheath Lane from South Beltline Road to Dead End and Michigan Avenue from Saner Avenue to Hobson Avenue by Resolution No. 13-2072.

On September 14, 2016, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Teague Nall and Perkins, Inc. to provide additional drainage improvements required for Crenshaw Drive from Cushing Drive to Old Seagoville Road, Fernheath Lane from South Beltline Road to Dead End and Michigan Avenue from Saner Avenue to Hobson Avenue by Resolution No. 16-1459.

On August 8, 2018, City Council authorized street paving, drainage, and water main improvements for Street Group 12-464; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on September 26, 2018, by Resolution No. 18-1028.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on September 24, 2018.

FISCAL INFORMATION

2012 Bond Funds - \$819,386.50

Water Utilities Capital Improvement Funds - \$158,109.87

Water Utilities Capital Construction Funds - \$10,977.00

Design	\$ 82,264.50
Supplemental Agreement No. 1	\$ 20,554.94
Construction (this action)	
Paving & Drainage - PBW	\$ 819,386.50
Water & Wastewater - DWU	<u>\$ 169,086.87</u>
 Total Project Costs	 \$1,091,292.81

<u>Council District</u>	<u>Amount</u>
4	\$398,079.00
5	<u>\$590,394.37</u>
Total	\$988,473.37

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$988,473.37	Construction	25.00%	26.00%	\$257,003.07
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following seven bids with quotes were received and opened on July 6, 2018.

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Texas Standard Construction, Ltd 5511 West Ledbetter Drive Dallas, TX 75236	\$ 988,473.37
Joe Funk Construction, Inc.	\$1,265,650.10
Tiseo Paving Co.	\$1,399,565.30
Jeske Construction Co.	\$1,421,202.00
Camino Construction, L.P.	\$1,427,278.00
AMX Construction & Specialty Services, L.P.	\$1,529,332.40
Omega Contracting, Inc.	\$1,534,166.85
 Original estimate: PBW	 \$1,108,485.00

	DWU	<u>\$ 249,482.00</u>
Total Project		<u>\$1,357,967.00</u>

OWNER

Texas Standard Construction, Ltd.

Ronald H. Dalton, President

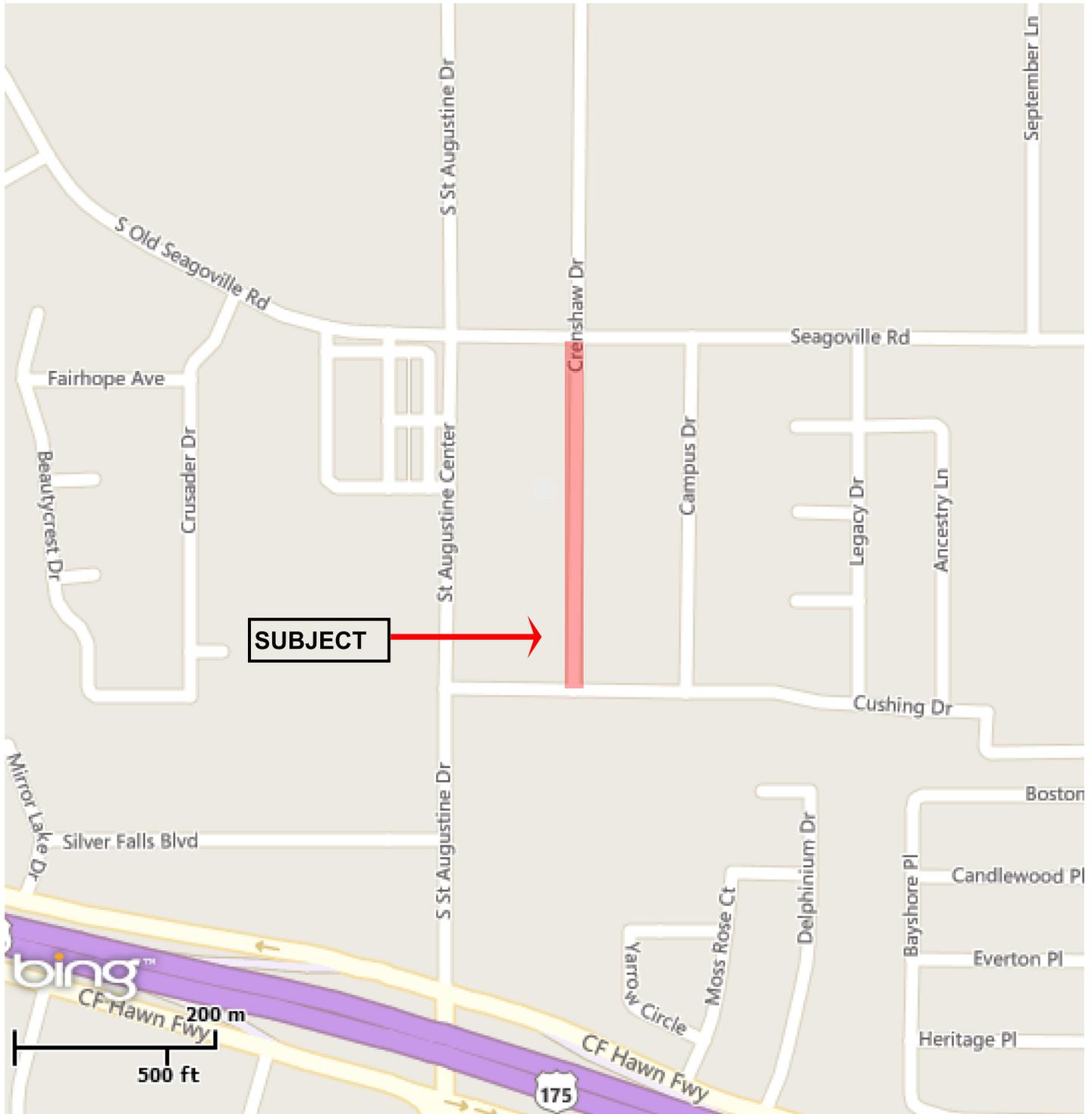
MAPS

Attached

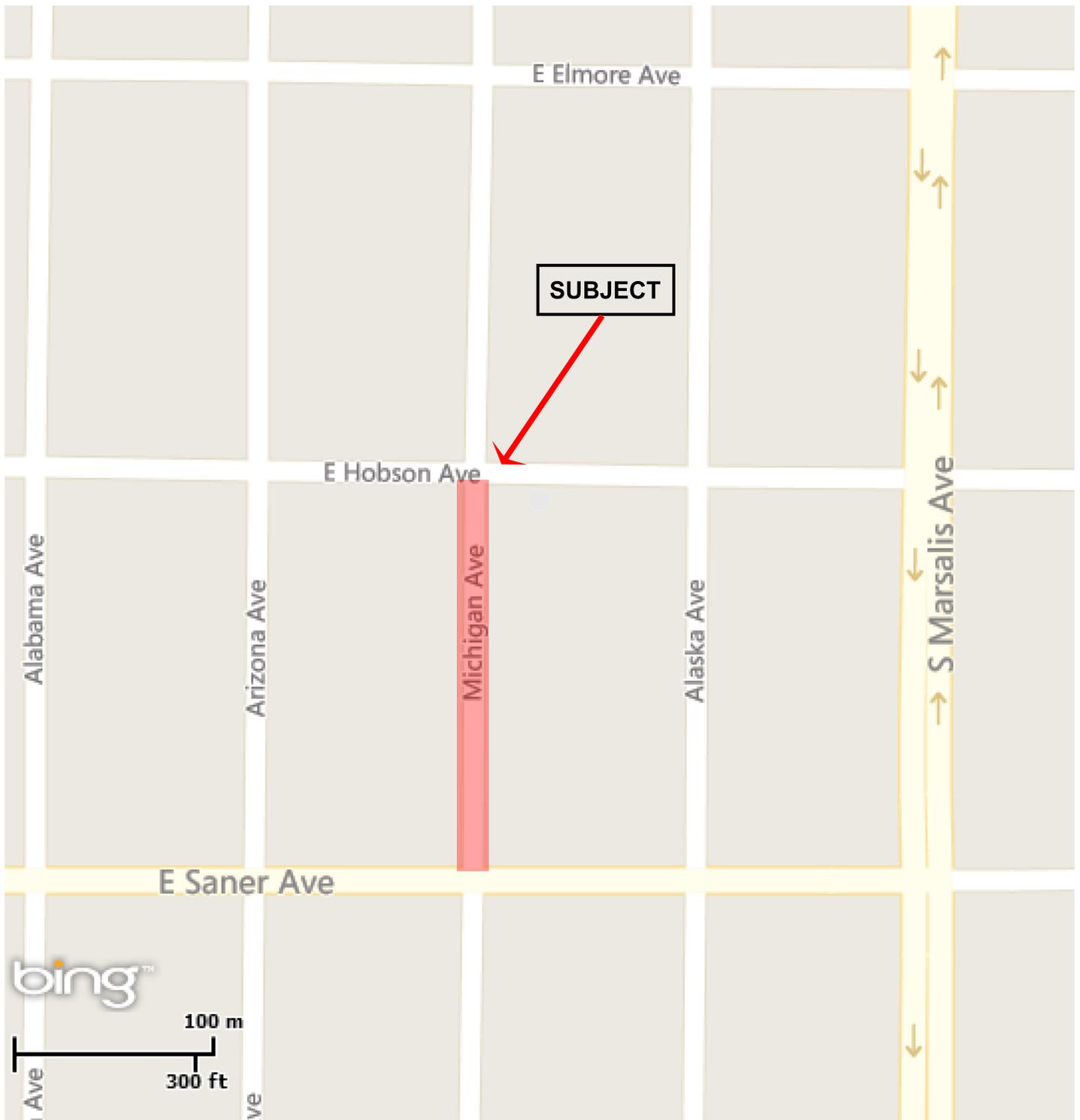
Street Group 12-464

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Crenshaw Drive	from Cushing Drive to Old Seagoville Road	5
Michigan Avenue	from East Saner Avenue to East Hobson Avenue	4

STREET GROUP 12-464 (CRENSHAW DRIVE)



STREET GROUP 12-464 (MICHIGAN AVENUE)



September 26, 2018

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Street Group 12-464

- 1. Crenshaw Drive from Cushing Drive to Old Seagoville Road**
- 2. Michigan Avenue from East Saner Avenue to East Hobson Avenue**

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and

WHEREAS, the said hearing was duly held at said time and place; and

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement study report submitted by Con-Real Support Group LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

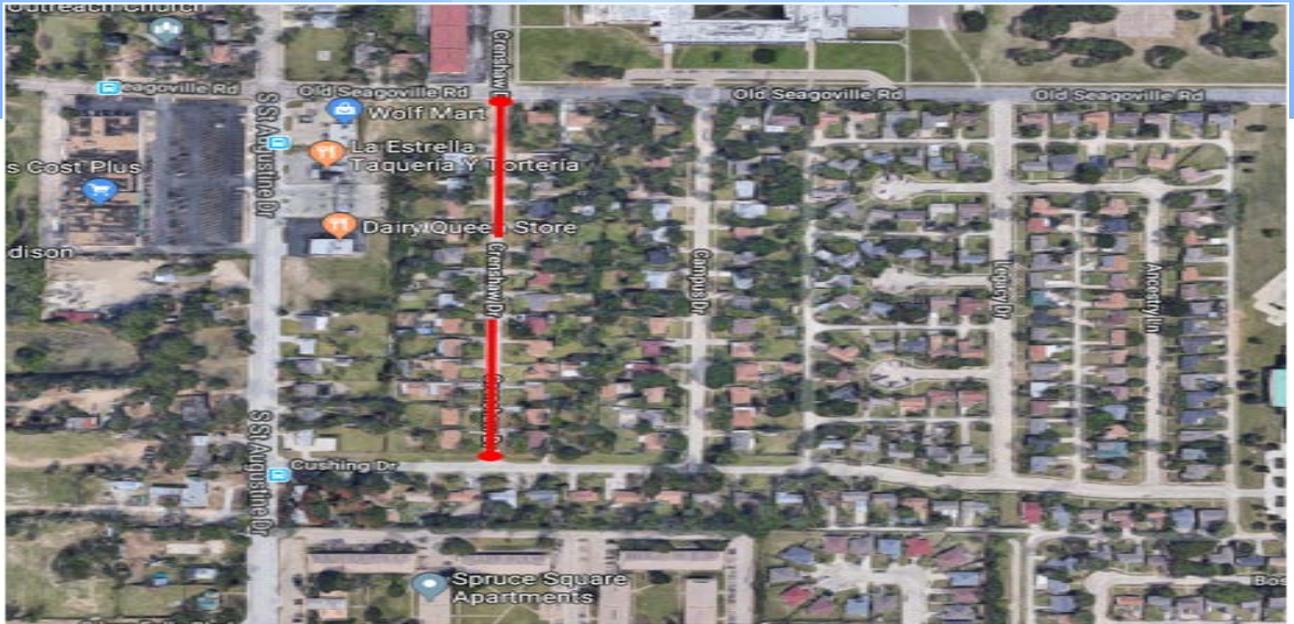
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the said hearing held on the 26th day of September A.D. 2018 be and the same is hereby ordered closed.

September 26, 2018

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the streets hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



enhancementstudy

18-04

Project
Crenshaw Drive from Cushing
Drive to Old Seagoville Road

Michigan Avenue from E. Saner
Avenue to E. Hobson Avenue

PREPARED FOR

Efrain Trejo
Project Coordinator
City of Dallas
Public Works Department
Oak Cliff Municipal Center
320 E. Jefferson Blvd., Room 307
Dallas, Texas 75203

Troy C. Alley, Jr., Analyst
Kristen Alley, Analyst
Con-Real, LP
1900 Ballpark Way
Arlington, Texas 76006

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	July 9, 2018
Effective Date of Study:	July 9, 2018
Date of Transmittal:	July 27, 2018
Subject Property:	Residential/ Commercial Parcels
Location:	Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road, Dallas, Texas
	Street: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue, Dallas, Texas
Zoning Classifications:	Single Family District 7,500 S
Current Use:	Improved & Vacant Land
Highest & Best Use:	Residential Use
Flood Zone:	Based only on a cursory inspection, the properties appear to not be in a flood plain.
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of July 9, 2018.
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk, and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.

PROPERTY ANALYSIS

The analysis includes Crenshaw Drive from Cushing Drive to Old Seagoville Road located in Dallas Texas and consists of 28 parcels. The properties located on Crenshaw Drive are similar in sizes ranging from 936 sq. ft to 1,756 sq. ft and includes a vacant commercial lot located near the intersection of Crenshaw Drive and Old Seagoville Road. They are both vacant and improved built between 1950s to 2000s. They are located along Crenshaw Drive, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential and churches.

The analysis includes Michigan Avenue from E. Saner Avenue to E. Hobson Avenue located in Dallas Texas and consists of 22 parcels. The properties located on Michigan Avenue are similar in sizes ranging from 711 sq. ft to 1,792 sq. ft and includes two different church properties. They are both vacant and improved built between 1910s to 2000s. They are located along Michigan Avenue, the unimproved roadway which consists of two lanes. The immediate area is a mix of residential and churches.

PROPERTY HIGHLIGHTS

Description for Crenshaw Drive from Cushing Drive to Old Seagoville Road Project:

Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road, Dallas, Dallas County, Texas (Mapsc0 – **Dallas 59 X**).

Property Owners: Varied (see tables pages 46-57)

Street Group Including Streets: Crenshaw Drive from Cushing Drive to Old Seagoville Road

Area Description: The area of Dallas; a mix of residential and churches; Old Seagoville Road, I-20, US-175 Frontage Road, Prairie Creek Rd, and I-635 are the major roadways

Area Boundaries: Railroad Tracks (North), US-175 Frontage Road (South), Prairie Creek Road (West), and I-635 and I-20 (East)

Neighborhood Description: Residential and commercial neighborhood with schools.

Property Values: \$11,500 - \$117,680 (vacant and improved)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% Residential; 3% retail and commercial, 1% schools, and 1% unimproved

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family District

Highest and Best Use: Residential Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S1, S2, S3, S4

PROPERTY HIGHLIGHTS

Description for Michigan Avenue from E. Saner Avenue to E. Hobson Avenue Project:

Street: Crenshaw Michigan Avenue from E. Saner Avenue to E. Hobson Avenue, Dallas, Dallas County, Texas (Mapsco – **Dallas 59 V and 55 S**).

Property Owners: Varied (see tables pages 46-57)

Street Group Including Streets: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue

Area Description: The area of Dallas; a mix of residential and small commercial developments; S. Lancaster Road, E. Illinois Avenue, and Saner Avenue are the major roadways

Area Boundaries: E. Illinois Avenue (North), Loop 12 (South), I-35 E (West), and S. Lancaster Road (East)

Neighborhood Description: Residential and commercial neighborhood with churches.

Property Values: \$20,000 - \$116,200

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 95% Residential; 3% retail and commercial, 1% churches, and 1% unimproved

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family District 7,500 S

Highest and Best Use: Residential Use

Utilities: All available

Pictures: The photos can be found on the following pages numbered as S5, S6, S7, S8

PROPERTY CHALLENGES & SOLUTIONS

Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road

Street: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue

Driveways- the property owners are without paved driveways. This effects the accessibility of the property and overall neighborhood.

- The proposed improvements are expected to increase the neighborhood curb appeal and may enhance the properties attractiveness.

Sidewalks- there is a lack of sidewalks within the neighborhood which is a possible safety hazard for pedestrians and possible bike riders within the community.

- The improvement of sidewalks in the area will provide a safe route to walk for pedestrians and bike riders. The sidewalks also increase the neighborhood's overall attractiveness.

Curbs/Gutters- Crenshaw Drive will need curbs/gutters once the street is improved from Cushing Drive to Old Seagoville Road, and Michigan Avenue will need curbs/gutters once the street is improved from E. Saner Avenue to E. Hobson Avenue. The lack of gutters effects the water flow throughout the neighborhood and can become a hazard.

- The projected improved gutters will alleviate water buildup on the street allowing pedestrians to pass without walking through puddles and reducing the risk of hydroplaning by road vehicles.

SCOPE OF WORK

In preparing this study, we completed the research and analysis below:

- Conducted an inspection of the subject properties and the surrounding areas in order to determine the impact the improved driveways, curbs and gutters, and sidewalks will have on the neighborhood
- Gathered and analyzed property, neighborhood, and community information pertaining to the group of subject properties
- Determined the approaches (Sales Approach and Assessment Valuation Method) which are deemed reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements
- Interviewed reputable sources to receive opinions on the benefits of the improvements of roadways
- Provided a recommendation for the proposed improvements

EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the assessment prepared by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the improvements was enhanced by \$123.23 per lineal foot for the concrete paving, \$12.12 per lineal foot for the concrete sidewalks and \$67.56 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements provide to the subject, however, there are other ways to analyze the value of the sidewalk improvements to the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested two other approaches that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. They include the Sales Comparison Method and Assessment Valuation Method. The most suitable is the Sales Comparison Method that exhibits the comparison between unimproved vs improved properties for purposes of comparing the prices paid for properties. The Assessment Valuation Method is utilized to determine a reasonable assessed rate for every property in regards to street improvements, sidewalks, and driveways.

SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales properties with & without existing curb/gutter/driveways/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/driveways/sidewalks improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant industrial tracts that were similar in size and location to the subject properties so that a comparative analysis could be performed. This search provided very few sales of properties that did not have curbs/gutters/driveways/sidewalks due to the fact that most of the streets in the area have these features. As such, the search was expanded to areas outside of the subject's immediate area in order to locate a sufficient number of sales of vacant tracts with and without curbs/gutters/driveways/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both improved and unimproved streets, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/driveways/sidewalks and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

1) Residential Sales – Unimproved Street vs. Improved Streets

Representing the Street: Crenshaw Drive from Cushing Drive to Old Seagoville Road
(28 parcels)

Representing the Street: Michigan Avenue from E. Saner Avenue to E. Hobson Avenue (22
parcels)

RESIDENTIAL PROPERTY “Representation Of Subject Property” (will be employed as the subject lot)



Mapsc0:	56-V Dallas
Location:	4739 Stokes Street, Dallas, Texas
Grantor:	Bluestil LLC
Grantee:	Thong Nguyen
Date of Sale:	May 16, 2018
County:	Dallas
Size:	920 SF
Shape:	Rectangle
Zoning:	Single Family District 5,000 S
Utilities:	City Water, Septic
Topography:	Basically Level
Consideration:	\$35,000
Per SF:	\$38.04
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$35,000
Per SF:	\$38.04
Source:	MLS/Deed Records
Comments:	This site is located on a one-lane street without improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 1



Mapsc:	55-W Dallas
Location:	3019 Maryland Avenue, Dallas, Texas
Grantor:	Jasey McGown
Grantee:	Luis Alvarenga
Date of Sale:	March 28, 2018
County:	Dallas
Size:	1,351 SF
Shape:	Rectangle
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water, Individual Gas Meter
Topography:	Basically Level
Consideration:	\$60,000
Per SF:	\$44.41
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$60,000
Per SF:	\$44.41
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 2



Mapsc:	56-X Dallas
Location:	2841 Seaton Drive, Dallas, Texas
Grantor:	Mary L. Briscoe Est. of Porsha Mitchell
Grantee:	Ozkar Bravo & Denise M Schley
Date of Sale:	April 17, 2018
County:	Dallas
Size:	1,225 SF
Shape:	Rectangle
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	\$45,300
Per SF:	\$36.98
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$45,300
Per SF:	\$36.98
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

RESIDENTIAL SALE NO. 3



Mapsc0:	69-B Dallas
Location:	816 Arbol Verde Court, Dallas, Texas
Grantor:	Brenda & Leonard Olele
Grantee:	N/A
Date of Sale:	June 20, 2018
County:	Dallas
Size:	1,333 SF
Shape:	Rectangle
Zoning:	Single Family District 7,500 S
Utilities:	City Sewer, City Water, Curbs
Topography:	Basically Level
Consideration:	\$54,900
Per SF:	\$41.19
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$54,900
Per SF:	\$41.19
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane street which is improvements of curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

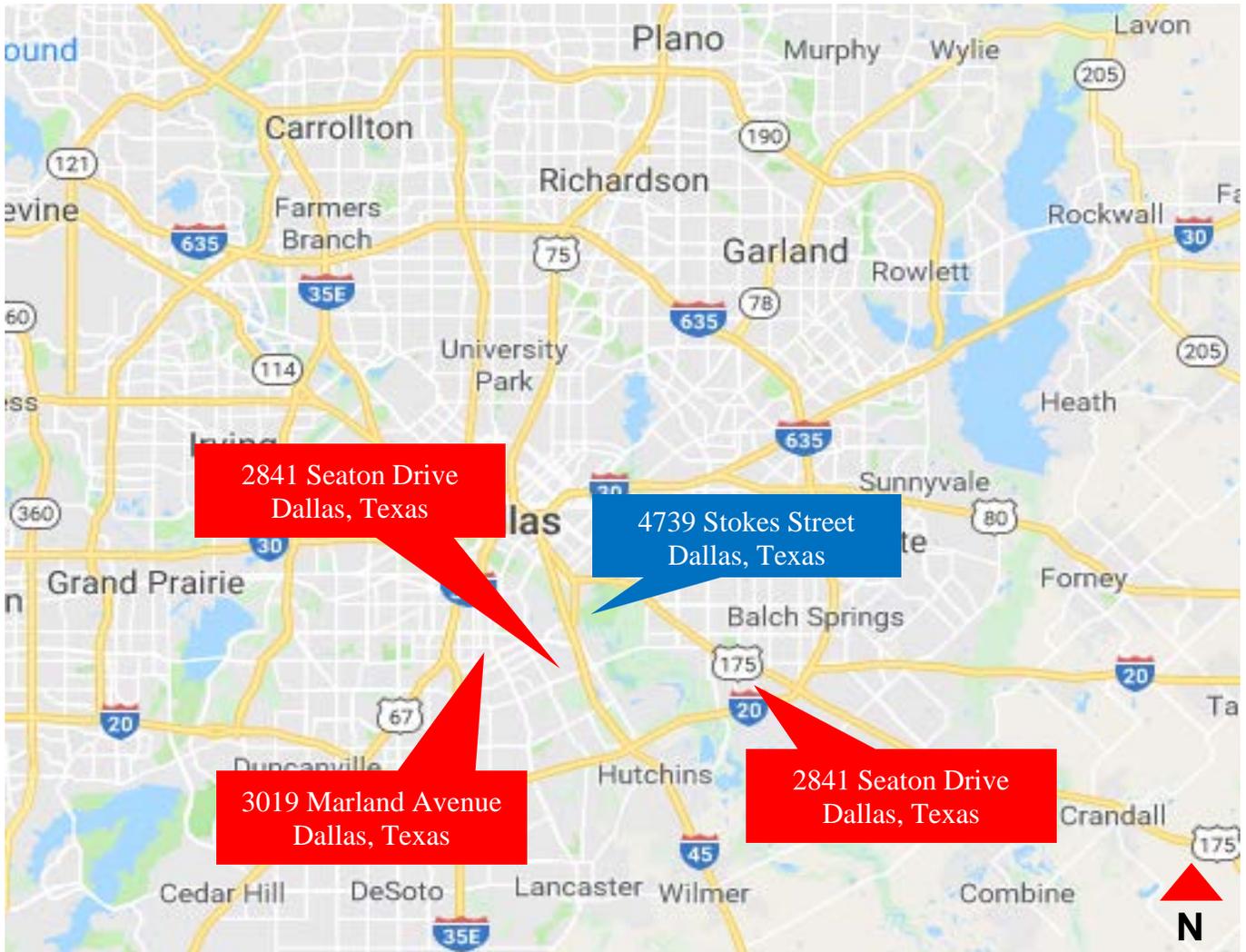
Unimproved Streets vs. Improved Streets

				
Location	Representaion of Subject Property 4739 Stokes St. Dallas, Texas	Sale 1 3019 Maryland Ave. Dallas, Texas	Sale 2 2841 Seaton Dr. Dallas, Texas	Sale 3 816 Arbol Verde Ct. Dallas, Texas
Sales Price/ Per Square Foot	\$38.04	\$44.41	\$36.98	\$41.19
Eff. Sale Price	\$38.04	\$44.41	\$36.98	\$41.19
Size/SF	920	1,351	1,225	1,333
		5%	5%	5%
Drive ways	No	Yes	Yes	Yes
Sidewalks	No	Yes	Yes	Yes
Curbs/Gutters	No	Yes	Yes	Yes
Condition	Average	Superior	Similar	Superior
		-10%	0%	-10%
Bedrooms/Baths	3 Bedrooms/ 1 Bath	3 Bedrooms/ 2 Baths	3 Bedrooms/ 2 Baths	3 Bedrooms/ 2 Baths
		-5%	-5%	-5%
Lot Shape	Rectangle	Rectangle	Rectangle	Rectangle
		0%	0%	0%
Location	Average	Similar	Similar	Similar
		0%	0%	0%
Accesibility	Average	Similar	Similar	Similar
		0%	0%	0%
Percentage Adjustment	0.0%	-10.0%	0.0%	-10.0%
Net Adjustment	\$0.00	(\$4.44)	\$0.00	(\$4.12)
Adjusted Sale Price	\$38.04	\$39.97	\$36.98	\$37.07

The Representation of the (Subject's Property) is a selected property similar to the subject properties in order to be used in this analysis. The Representation of the Subject Property is located at 4739 Stokes Street which is a 920 square foot tract that **does not** have curbs/gutters, driveway, or sidewalks and sold for \$38.04 per square foot. The three other sales **do** have curbs/gutters, driveway, or sidewalks on their sites and sold at prices ranging from \$36.98 to \$44.41 per square foot. All the sales are located within Dallas County and each have locational characteristics in regard to surrounding developments and residential properties that will be examined. The size of the Representation of the Subject Property is significantly smaller than the comparables and an upward adjustment were made to all sales. Sale 1 and Sale 3 were superior to the subject regarding the condition of the property and were adjusted downward, whereas Sale 2 was similar to the subject, so no adjustment was needed. All sales experienced a downward adjustment compared to the Representation of the Subject Property regarding the characteristic of bedrooms/baths. In addition, all sales were similar to the subject property regarding the characteristics of shape, location and accessibility, so adjustments were not necessary.

After making adjustments to the sales comparables, a range of values of \$36.98 to \$39.97 per square foot was derived from the sales. The variance between the subject property and comparables is 5%, which leads to the conclusion that there isn't a significant difference in pricing by having curbs/gutters, driveways, and sidewalks.

Sales Comp Map



MARKET INTERVIEWS

In addition to the Sales Comparison Method of determining whether the subject properties will experience any enhancement in value caused by the street improvements, the analyst also enlisted advice from several different sources. These sources included real estate agents who have been active in the market area. Below is a partial list of the people who were contacted and a summary of their responses. All the responses are based on the question **“Is there a price adjustment for a property that has curbs/gutters, driveways, and/or sidewalks?”**.

<u>Source</u>	<u>Answer</u>		<u>Statement</u>
	Yes	No	
Henry S. Miller		X	There isn't any difference in pricing for a property that has curbs/gutters, driveways, and/or sidewalks. (<i>Agent: Luna Huntley</i>)
Mercer Company		X	Haven't notice an increase or decrease in the sale price for a property that has curbs/gutter, driveways, and/or sidewalks. (<i>Agent: Corby Hodgkiss</i>)
Colliers		X	I haven't seen a difference in pricing for a properties with or without curbs/gutters, driveways, and/or sidewalks. (<i>Agent: Brad Balke</i>)

In summary, overall the real estate agents that were contacted believe that the curbs/gutters, driveways, and/or sidewalks improvement doesn't produce an increase in value of the property. They view the desirability as a preference and not a necessity for the sale of a property.

ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. These types of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters). The property owners are assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. The reason for the percentages of the construction costs for the sidewalks and concrete drives, is that the improvements do not provide a dramatic increase to the overall property but offer additional benefit for the property owners. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional money for improvements that they already have in place.

In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages in the Addenda identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
<i>EVELYN LAVELLE HEIGHTS ADDITION</i>								
VELMA ALFRED LIFE ESTATE 315 HOLLY LEAF TRAIL FORNEY, TX 75126	30 375 Crenshaw Dr	A/7881	43 FT PVMT 46 FT WALK 10 FT DRIVE	\$123.23 \$12.12 No Cost	\$5,298.89 \$557.52 \$0.00		\$1,150 (10% of lot value \$11,500) \$278.76 rounded (50% of Sidewalk \$557.52)	\$1,150.00 \$278.76 \$0.00 <hr/> \$1,428.76
						\$5,856.41		
DEBRA CLEVINGER 369 CRENSHAW DR DALLAS, TX 75217	29	A/7881	70 FT PVMT 60 FT WALK 10 FT WALK	\$123.23 \$12.12 No Cost	\$8,626.10 \$727.20 \$0.00		\$1,150 (10% of lot value \$11,500) \$363.60 rounded (50% of Sidewalk \$727.20)	\$1,150.00 \$363.60 \$0.00 <hr/> \$1,513.60
						\$9,353.30		
PABLO VILLEGAS & OLGA LOPEZ 365 CRENSHAW DR DALLAS, TX 75217	28	A/7881	70 FT PVMT 50 FT WALK 20 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$606.00 \$0.00		\$1,150 (10% of lot value \$11,500) \$303.00 rounded (50% of Sidewalk \$606.00)	\$1,150.00 \$303.00 \$0.00 <hr/> \$1,453.00
						\$9,232.10		
TEODORO & MARIA OVALLE 361 CRENSHAW DR DALLAS, TX 75217	27	A/7881	70 FT PVMT 33 FT WALK 22.9 SY DR (10' Wide) 54 SY DR (27' Wide)	\$123.23 \$12.12 \$67.56 \$67.56	\$8,626.10 \$399.96 \$1,547.12 \$3,648.24		\$1,150 (10% of lot value \$11,500) \$199.98 rounded (50% of Sidewalk \$399.96) \$773.56 rounded (50% of Driveway \$1,547.12) \$1,824.12 rounded (50% of Driveway \$3,648.24)	\$1,150.00 \$199.98 \$773.56 \$1,824.12 <hr/> \$3,947.66
						\$14,221.42		
JOYCE RINER 355 CRENSHAW DR DALLAS, TX 75217	26	A/7881	70 FT PVMT 53 FT WALK 17 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$642.36 \$0.00		\$1,150 (10% of lot value \$11,500) \$321.18 rounded (50% of Sidewalk \$642.36)	\$1,150.00 \$321.18 \$0.00 <hr/> \$1,471.18
						\$9,268.46		
PEDRO MORENO 351 CRENSHAW DR DALLAS, TX 75217	25	A/7881	70 FT PVMT 52 FT WALK 37.5 SY DR (18' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$630.24 \$2,533.50		\$1,150 (10% of lot value \$11,500) \$315.12 rounded (50% of Sidewalk \$630.24) \$1,266.75 rounded (50% of Driveway \$2,533.50)	\$1,150.00 \$315.12 \$1,266.75 <hr/> \$2,731.87
						\$11,789.84		

ASSESSMENT VALUATION PROCESS (TABLES)

**CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION								
RODOLFO & MARIA VILLATORO 345 CRENSHAW DR DALLAS, TEXAS 75217	24	A/7881	70 FT PVMT 59 FT WALK 24.7 SY DR (11' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$715.08 \$1,668.73	\$11,009.91	\$1,150 (10% of lot value \$11,500) \$357.54 rounded (50% of Sidewalk \$715.08) \$834.37 rounded (50% of Driveway \$1,668.73)	\$1,150.00 \$357.54 \$834.37 \$2,341.91
LUIS ALVAREZ 341 CRENSHAW DR DALLAS, TX 75217	23	A/7881	70 FT PVMT 50 FT WALK 41.2 SY DR (20' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$606.00 \$2,783.47	\$12,015.57	\$1,150 (10% of lot value \$11,500) \$303.00 rounded (50% of Sidewalk \$606.00) \$1,391.74 rounded (50% of Driveway \$2,783.47)	\$1,150.00 \$303.00 \$1,391.74 \$2,844.74
ISIDRO VILLEGAS & ROSALINDA LOPEZ 337 CRENSHAW DR DALLAS, TX 75217	22	A/7881	70 FT PVMT 51 FT WALK 39.4 SY DR (19' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$618.12 \$2,661.86	\$11,906.08	\$1,150 (10% of lot value \$11,500) \$309.06 rounded (50% of Sidewalk \$618.12) \$1,330.93 rounded (50% of Driveway \$2,661.86)	\$1,150.00 \$309.06 \$1,330.93 \$2,789.99
ADELFA SERRATO 331 CRENSHAW DR DALLAS, TX 75217	21	A/7881	70 FT PVMT 50 FT WALK 41.2 SY DR (20' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$606.00 \$2,783.47	\$12,015.57	\$1,150 (10% of lot value \$11,500) \$303.00 rounded (50% of Sidewalk \$606.00) \$1,391.74 rounded (50% of Driveway \$2,783.47)	\$1,150.00 \$303.00 \$1,391.74 \$2,844.74
REINA DE LA PAZ PORTILLO 325 CRENSHAW DR DALLAS, TX 75217	20	A/7881	70 FT PVMT 54 FT WALK 38.5 SY DR (16' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$654.48 \$2,601.06	\$11,881.64	\$1,150 (10% of lot value \$11,500) \$327.24 rounded (50% of Sidewalk \$654.48) \$1,300.53 rounded (50% of Driveway \$2,601.06)	\$1,150.00 \$327.24 \$1,300.53 \$2,777.77
BARBARA S LENTO PO BOX 12 BEN WHEELER, TX 75754	19 319 Crenshaw Dr	A/7881	70 FT PVMT 52 FT WALK 37.5 SY DR (18' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$630.24 \$2,533.50	\$11,789.84	\$1,150 (10% of lot value \$11,500) \$315.12 rounded (50% of Sidewalk \$630.24) \$1,266.75 rounded (50% of Driveway \$2,533.50)	\$1,150.00 \$315.12 \$1,266.75 \$2,731.87

ASSESSMENT VALUATION PROCESS (TABLES)

**CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION								
NORMA A AREVALO 315 CRENSHAW DR DALLAS, TX 75217	18	A/7881	70 FT PVMT	\$123.23	\$8,626.10	\$12,326.35	\$1,150 (10% of lot value \$11,500)	\$1,150.00
			50 FT WALK	\$12.12	\$606.00		\$303.00 rounded (50% of Sidewalk \$606.00)	\$303.00
			45.8 SY DR (20' Wide)	\$67.56	\$3,094.25		\$1,547.12 rounded (50% of Driveway \$3,094.25)	\$1,547.12
								\$3,000.12
THE VILLAS ENTERPRISE GROUP LLC 4515 SHEPHERD LN BALCH SPRINGS, TX 75180	17 9622	A/7881 Seagoville Rd	125 FT PVMT	\$25.54	\$3,192.50	\$3,950.00	\$1,150 (10% of lot value \$11,500)	\$1,150.00
			125 FT WALK	\$6.06	\$757.50		\$378.75 rounded (50% of Sidewalk \$757.50)	\$378.75
EAST SIDE OF STREET								
WILLIAM COLLINS 224 WEDGEWOOD LN CEDAR HILL, TX 75104	14 9706	B/7881 Seagoville Rd	125 FT PVMT	\$25.54	\$3,192.50	\$3,950.00	\$1,150 (10% of lot value \$11,500)	\$1,150.00
			125 FT WALK	\$6.06	\$757.50		\$378.75 rounded (50% of Sidewalk \$757.50)	\$378.75
LUCIANO NAVA CHAVEZ 314 CRENSHAW DR DALLAS, TX 75217	13	B/7881	70 FT PVMT	\$123.23	\$8,626.10	\$10,900.83	\$1,150 (10% of lot value \$11,500)	\$1,150.00
			50 FT WALK	\$12.12	\$606.00		\$303.00 rounded (50% of Sidewalk \$606.00)	\$303.00
			24.7 SY DR (11' Wide)	\$67.56	\$1,668.73		\$834.37 rounded (50% of Driveway \$1,668.73)	\$834.37
								\$2,287.37
LUIS & SONIA DELGADO 318 CRENSHAW DR DALLAS, TX 75217	12	B/7881	70 FT PVMT	\$123.23	\$8,626.10	\$9,232.10	\$1,150 (10% of lot value \$11,500)	\$1,150.00
			50 FT WALK	\$12.12	\$606.00		\$303.00 rounded (50% of Sidewalk \$606.00)	\$303.00
			20 FT DRIVE	No Cost	\$0.00			\$0.00
								\$1,453.00

ASSESSMENT VALUATION PROCESS (TABLES)

CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT	
JOSE J SOSA 324 CRENSHAW DR DALLAS, TX 75217	11	B/7881	70 FT PVMT 52 FT WALK 37.5 SY DR (18' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$630.24 \$2,533.50	\$11,789.84	\$1,150 (10% of lot value \$11,500) \$315.12 rounded (50% of Sidewalk \$630.24) \$1,266.75 rounded (50% of Driveway \$2,533.50)	\$1,150.00 \$315.12 \$1,266.75 <hr/> \$2,731.87	
EVELYN LAVELLE HEIGHTS ADDITION									
MARTINA SOSA 330 CRESNAHW DR DALLAS, TX 75217	10	B/7881	70 FT PVMT 42 FT WALK 60.5 SY DR (28' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$509.04 \$4,087.38		\$13,222.52	\$1,150 (10% of lot value \$11,500) \$254.52 rounded (50% of Sidewalk \$509.04) \$2,043.69 rounded (50% of Driveway \$4,087.38)	\$1,150.00 \$254.52 \$2,043.69 <hr/> \$3,448.21
ADELFA SERRATO 331 CRENSHAW DR DALLAS, TX 75217	9 336	B/7881	70 FT PVMT 56 FT WALK 14 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$678.72 \$0.00			\$9,304.82	\$1,150 (10% of lot value \$11,500) \$339.36 rounded (50% of Sidewalk \$678.72)
PEGGY I ABRAHAMSEN 340 CRENSHAW DR DALLAS, TX 75217	8	B/7881	70 FT PVMT 55 FT WALK 15 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$666.60 \$0.00	\$9,292.70			\$1,150 (10% of lot value \$11,500) \$333.30 rounded (50% of Sidewalk \$666.60)
FRED W WILSON 344 CRENSHAW DR DALLAS, TX 75217	7	B/7881	70 FT PVMT 52 FT WALK 18 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$630.24 \$0.00		\$9,256.34	\$1,150 (10% of lot value \$11,500) \$315.12 rounded (50% of Sidewalk \$630.24)	\$1,150.00 \$315.12 \$0.00 <hr/> \$1,465.12
SALVADOR A HUERTA 350 CRENSHAW DR DALLAS, TX 75217	6	B/7881	70 FT PVMT 48 FT WALK 22 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$581.76 \$0.00	\$9,207.86		\$1,150 (10% of lot value \$11,500) \$290.88 rounded (50% of Sidewalk \$581.76)	\$1,150.00 \$290.88 \$0.00 <hr/> \$1,440.88

ASSESSMENT VALUATION PROCESS (TABLES)

**CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
CHARLIE J COOK 354 CRENSHAW DR DALLAS, TX 75217	5	B/7881	70 FT PVMT	\$123.23	\$8,626.10		\$1,150 (10% of lot value \$11,500) \$327.24 rounded (50% of Sidewalk \$654.48)	\$1,150.00 \$327.24 \$0.00
			54 FT WALK	\$12.12	\$654.48			
			16 FT DRIVE	No Cost	\$0.00			
						\$9,280.58		\$1,477.24
EVELYN LAVELLE HEIGHTS ADDITION								
JOSE A AGUIRRE 360 CRENSHAW DR DALLAS, TX 75217	4	B/7881	70 FT PVMT	\$123.23	\$8,626.10		\$1,150 (10% of lot value \$11,500) \$303.00 rounded (50% of Sidewalk \$606.00) \$773.56 rounded (50% of Driveway \$1,547.12)	\$1,150.00 \$303.00 \$0.00 \$773.56
			50 FT WALK	\$12.12	\$606.00			
			10 FT DRIVE	No Cost	\$0.00			
			22.9 SY DR (10' Wide)	\$67.56	\$1,547.12			
						\$10,779.22		\$2,226.56
FRANCISCO & HILARIA CARDONA 364 CRENSHAW DR DALLAS, TX 75217	3	B/7881	70 FT PVMT	\$123.23	\$8,626.10		\$1,150 (10% of lot value \$11,500) \$296.94 rounded (50% of Sidewalk \$593.88) \$834.37 rounded (50% of Driveway \$1,668.73)	\$1,150.00 \$296.94 \$834.37
			49 FT WALK	\$12.12	\$593.88			
			24.7 SY DR (11' Wide)	\$67.56	\$1,668.73			
						\$10,888.71		\$2,281.31
VICTORINO CHAVARRIA JR 7102 RED BUD DR DALLAS, TX 75227	2 368 Crenshaw Dr	B/7881	70 FT PVMT	\$123.23	\$8,626.10		\$1,150 (10% of lot value \$11,500) \$309.06 rounded (50% of Sidewalk \$618.12) \$1,330.93 rounded (50% of Driveway \$2,661.86)	\$1,150.00 \$309.06 \$1,330.93
			51 FT WALK	\$12.12	\$618.12			
			39.4 SY DR (19' Wide)	\$67.56	\$2,661.86			
						\$11,906.08		\$2,789.99
VICTORINA CABRERA 374 CRENSHAW DR DALLAS, TX 75217	1	B/7881	43 FT PVMT	\$123.23	\$5,298.89		\$1,150 (10% of lot value \$11,500) \$193.92 rounded (50% of Sidewalk \$387.84)	\$1,150.00 \$193.92 \$0.00
			32 FT WALK	\$12.12	\$387.84			
			25 FT DRIVE	No Cost	\$0.00			
						\$5,686.73		\$1,343.92

ASSESSMENT VALUATION PROCESS (TABLES)

**MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
WEST SIDE OF STREET								
<i>BROADMOOR ADDITION</i>								
JUAN CARLOS PORTILLO 2747 MICHIGAN AVE DALLAS, TX 75216	24	42/4212	52 FT PVMT 42 FT WALK 15.9 SY DR (10' Wide)	\$123.23 No Cost \$67.56	\$6,407.96 \$0.00 \$1,074.20		\$2,000 (10% of lot value \$20,000) \$537.10 rounded (50% of Driveway \$1,074.20)	\$2,000.00 \$0.00 \$537.10 <hr/> \$2,537.10
						\$7,482.16		
BETTY JO MONK 2743 MICHIGAN AVE DALLAS, TX 75216	23	42/4212	50 FT PVMT 40 FT WALK 15.9 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56	\$6,161.50 \$484.80 \$1,074.20		\$2,000 (10% of lot value \$20,000) \$242.40 rounded (50% of Sidewalk \$484.80) \$537.10 rounded (50% of Driveway \$1,074.20)	\$2,000.00 \$242.40 \$537.10 <hr/> \$2,779.50
						\$7,720.50		
JAMES E MITCHELL 3835 VANETTE LN DALLAS, TX 75216	22 2739 Michigan Ave	42/4212	50 FT PVMT 40 FT WALK 15.9 SY DR(10'Wide)	\$123.23 \$12.12 \$67.56	\$6,161.50 \$484.80 \$1,074.20		\$2,000 (10% of lot value \$20,000) \$242.40 rounded (50% of Sidewalk \$484.80) \$537.10 rounded (50% of Driveway \$1,074.20)	\$2,000.00 \$242.40 \$537.10 <hr/> \$2,779.50
						\$7,720.50		
ELOY & JUANA GARCIA 2735 MICHIGAN AVE DALLAS, TX 75216	21	42/4212	50 FT PVMT 30 FT WALK 15.9 SY DR (10' Wide) 15.9 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56 \$67.56	\$6,161.50 \$363.60 \$1,074.20 \$1,074.20		\$2,000 (10% of lot value \$20,000) \$181.80 rounded (50% of Sidewalk \$363.60) \$537.10 rounded (50% of Driveway \$1,074.20) \$537.10 rounded (50% of Driveway \$1,074.20)	\$2,000.00 \$181.80 \$537.10 \$537.10 <hr/> \$3,256.00
						\$8,673.51		
EARL BARNETT & ICY LEE 2731 MICHIGAN AVE DALLAS, TX 75216	20	42/4212	50 FT PVMT 40 FT WALK 11.5 SY DR (10' Wide)	\$123.23 No Cost \$67.56	\$6,161.50 \$0.00 \$776.94		\$2,000 (10% of lot value \$20,000) \$388.47 rounded (50% of Driveway \$776.94)	\$2,000.00 \$0.00 \$388.47 <hr/> \$2,388.47
						\$6,938.44		
ST MATTHEW MISSIONARY BAPTIST CHURCH 2719 MICHIGAN AVE DALLAS, TX 75216	17A Acs 0.5165	42/4212	150 FT PVMT 90 FT WALK 19.1 SY DR (10' Wide) 19.1 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56 \$67.56	\$18,484.50 \$1,090.80 \$1,290.40 \$1,290.40		*The church sits on 3 lots value at \$20,000 each \$6,000 (10% of lot value \$60,000*) \$545.40 rounded (50% of Sidewalk \$1,090.80) \$645.20 rounded (50% of Driveway \$1,290.40) \$645.20 rounded (50% of Driveway \$1,290.40)	\$6,000.00 \$545.40 \$645.20 \$645.20 <hr/> \$7,835.80
						\$22,156.09		

ASSESSMENT VALUATION PROCESS (TABLES)

**MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
BROADMOOR ADDITION								
JOSE CERVANTEZ & FLORENCIA NAJERA 2638 MICHIGAN AVE DALLAS, TX 75216	16	42/4212	50 FT PVMT	\$123.23	\$6,161.50		\$2,000 (10% of lot value \$20,000)	\$2,000.00
	2715		40 FT WALK	No Cost	\$0.00		\$537.10 rounded (50% of Driveway \$1,074.20)	\$0.00
	Michigan Ave		15.9 SY DR (10' Wide)	\$67.56	\$1,074.20			\$537.10
						\$7,235.70		\$2,537.10
GONZALO VALDEZ & GUADALUPE ELIZONDO 2711 MICHIGAN AVE DALLAS, TX 75216	15	42/4212	50 FT PVMT	\$123.23	\$6,161.50		\$2,000 (10% of lot value \$20,000)	\$2,000.00
			30 FT WALK	No Cost	\$0.00		\$388.47 rounded (50% of Driveway \$776.94)	\$0.00
			11.5 SY DR(10'Wide)	\$67.56	\$776.94			\$388.47
						\$6,938.44		\$2,388.47
TOMAS L JASSO 2707 MICHIGAN AVE DALLAS, TX 75216	14	42/4212	50 FT PVMT	\$123.23	\$6,161.50		\$2,000 (10% of lot value \$20,000)	\$2,000.00
			30 FT WALK	\$12.12	\$363.60		\$181.80 rounded (50% of Sidewalk \$363.60)	\$181.80
			19.1 SY DR (10' Wide)	\$67.56	\$1,290.40		\$645.20 rounded (50% of Driveway \$1,290.40)	\$645.20
			10 FT DRIVE	No Cost	\$0.00			\$0.00
						\$7,815.50		\$2,827.00
PEDRO & FELISITAS MENDOZA 2701 MICHIGAN AVE DALLAS, TX 75216	13	42/4212	42 FT PVMT	\$123.23	\$5,175.66		\$2,000 (10% of lot value \$20,000)	\$2,000.00
			32 FT WALK	\$12.12	\$387.84		\$193.92 rounded (50% of Sidewalk \$387.84)	\$193.92
			19.1 SY DR (10' Wide)	\$67.56	\$1,290.40		\$645.20 rounded (50% of Driveway \$1,290.40)	\$645.20
						\$6,853.90		\$2,839.12
EAST SIDE OF STREET								
ALEJANDRO & SAN JUANITA CARRILLO 2700 MICHIGAN AVE DALLAS, TX 75216	1	41/4211	42 FT PVMT	\$123.23	\$5,175.66		\$2,000 (10% of lot value \$20,000)	\$2,000.00
			30 FT WALK	\$12.12	\$363.60		\$181.80 rounded (50% of Sidewalk \$363.60)	\$181.80
			18.5 SY DR (12' Wide)	\$67.56	\$1,249.86		\$624.93 rounded (50% of Driveway \$1,249.86)	\$624.93
						\$6,789.12		\$2,806.73
GONZALO & MARIA E VALDEZ 2706 MICHIGAN AVE DALLAS, TX 75216	2	41/4211	50 FT PVMT	\$123.23	\$6,161.50		\$2,000 (10% of lot value \$20,000)	\$2,000.00
			36 FT WALK	\$12.12	\$436.32		\$218.16 rounded (50% of Sidewalk \$436.32)	\$218.16
			21 SY DR (14' Wide)	\$67.56	\$1,418.76		\$709.38 rounded (50% of Driveway \$1,418.76)	\$709.38
						\$8,016.58		\$2,927.54

ASSESSMENT VALUATION PROCESS (TABLES)

**MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE
SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
BROADMOOR ADDITION								
BOBBY GENE WILLIAMS 2710 MICHIGAN AVE DALLAS, TX 75216	3	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,767.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			50 FT WALK	\$12.12	\$606.00		\$303.00 rounded (50% of Sidewalk \$606.00)	\$303.00
							\$2,303.00	
JOSE ESTRADA & MARIA O MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	4 2714 Michigan Ave	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$7,720.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			40 FT WALK	\$12.12	\$484.80		\$242.40 rounded (50% of Sidewalk \$484.80)	\$242.40
			15.9 SY DR (10' Wide)	\$67.56	\$1,074.20		\$537.10 rounded (50% of Driveway \$1,074.20)	\$537.10
							\$2,779.50	
MARCOS ROSTRO 2718 MICHIGAN AVE DALLAS, TX 75216	5	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,161.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			34 FT WALK	No Cost	\$0.00		\$0.00	
			16 FT DRIVE	No Cost	\$0.00		\$0.00	
							\$2,000.00	
FME PROPERTIES LLC PO BOX 1266 HUTCHINS, TX 75141	6 2722 Michigan Ave	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,161.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			40 FT WALK	No Cost	\$0.00		\$0.00	
			10 FT DRIVE	No Cost	\$0.00		\$0.00	
							\$2,000.00	
DAVID VILLEGAS SANCHEZ & BRENDA IDALIA MEJIA ORTIZ 2726 MICHIGAN AVE DALLAS, TX 75216	7	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,938.44	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			30 FT WALK	No Cost	\$0.00		\$388.47 rounded (50% of Driveway \$776.94)	\$0.00
			10 FT DRIVE	No Cost	\$0.00		\$0.00	
			11.5 SY DR (10' Wide)	\$67.56	\$776.94		\$388.47	
							\$2,388.47	
EUSEBIA BONILLA 2730 MICHIGAN AVE DALLAS, TX 75216	8	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$7,720.50	\$2,000 (10% of lot value \$20,000)	\$2,000.00
			40 FT WALK	\$12.12	\$484.80		\$242.40 rounded (50% of Sidewalk \$484.80)	\$242.40
			15.9 SY DR (10' Wide)	\$67.56	\$1,074.20		\$537.10 rounded (50% of Driveway \$1,074.20)	\$537.10
							\$2,779.50	

ASSESSMENT VALUATION PROCESS (TABLES)

MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
BROADMOOR ADDITION								
TURKNETT HAZEL EST OF 2734 MICHIGAN AVE DALLAS, TX 75216	9	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,938.44	\$2,000 (10% of lot value \$20,000) \$388.47 rounded (50% of Driveway \$776.94)	\$2,000.00
			40 FT WALK	No Cost	\$0.00			\$0.00
			11.5 SY DR (10' Wide)	\$67.56	\$776.94			\$388.47
							\$2,388.47	
ELIZABETH O ARMENDARIZ 2738 MICHIGAN AVE DALLAS, TX 75216	10	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,646.30	\$2,000 (10% of lot value \$20,000) \$242.40 rounded (50% of Sidewalk \$484.80)	\$2,000.00
			40 FT WALK	\$12.12	\$484.80			\$242.40
			10 FT DRIVE	No Cost	\$0.00			\$0.00
							\$2,242.40	
PRAYER HOUSE CHURCH OF GOD IN CHRIST 1258 HILLTOP DR CEDAR HILL, TX 75104	11 2742	41/4211	50 FT PVMT	\$123.23	\$6,161.50	\$6,767.50	\$2,000 (10% of lot value \$20,000) \$303.00 rounded (50% of Driveway \$606.00)	\$2,000.00
			50 FT WALK	\$12.12	\$606.00			\$303.00
							\$2,303.00	
ABRON FORBS 1125 WAWEENOC AVE DALLAS, TX 75216	12 2746	41/4211	52 FT PVMT	\$123.23	\$6,407.96	\$6,917.00	\$1,400 (10% of lot value \$14,000) \$254.52 rounded (50% of Sidewalk \$509.04)	\$1,400.00
			42 FT WALK	\$12.12	\$509.04			\$254.52
			10 FT DRIVE	No Cost	\$0.00			\$0.00
							\$1,654.52	

RECOMMENDATION:

The Sales Comparison Method was conducted for properties along Crenshaw Drive from Cushing Drive to Old Seagoville Road and Michigan Avenue from E. Saner Avenue to E. Hobson Avenue. The method showed a comparison between vacant land properties with and without curbs and gutters, driveways, and sidewalks.

Crenshaw Drive from Cushing Drive to Old Seagoville Road which encumbers 28 parcels, and Michigan Avenue from E. Saner Avenue to E. Hobson Avenue which encumbers 22 parcels, were represented within the Sales Comparison Method by a similar land property “4739 Stokes Street, Dallas, Texas” which shared similar features as the 50 parcels. Recent land properties with improved curbs/gutters, driveways, and sidewalks were able to be obtain within the Dallas County to be compared to the represented property.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis for the subject properties. The comparison method concluded that there isn't an increase in sales price for properties with curbs/gutters, driveways, and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

Based on our market analysis in which information from various sources were obtained, we can conclude that a curbs/gutters, driveways, and sidewalks may be an attractive feature for a property based on the purchaser's preferences. However, the lack of these improvements may not affect the desirability of the property within the real estate market.

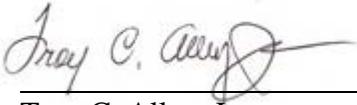
While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, curbs/gutters, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the tract; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

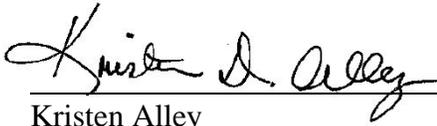
We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.
7. Kristen Alley provided significant professional assistance to the person signing this report.
8. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.
9. **THIS IS NOT AN OPINION OF VALUE, IT IS A ENHANCEMENT STUDY AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP

Handwritten signature of Troy C. Alley, Jr. in cursive script.

Troy C. Alley, Jr.
Sr. Analyst

Handwritten signature of Kristen Alley in cursive script.

Kristen Alley
Analyst

ORDINANCE NO. _____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-464

- 1. Crenshaw Drive from Cushing Drive to Old Seagoville Road**
- 2. Michigan Avenue from East Saner Avenue to East Hobson Avenue**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 12-464

- 1. Crenshaw Drive from Cushing Drive to Old Seagoville Road**
- 2. Michigan Avenue from East Saner Avenue to East Hobson Avenue**

by filling, raising, grading, and paving same; and

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Department of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 8th day of August, 2018; and

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 26th day of September, 2018; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 26th day of September, 2018 at 1:00 O'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 26th day of September, 2018, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

STREET GROUP 12-464

- 1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
EVELYN LAVELLE HEIGHTS ADDITION						
VELMA ALFRED LIFE ESTATE	30	A/7881	43 FT PVMT	\$123.23	\$5,298.89	
315 HOLLY LEAF TRAIL	375		46 FT WALK	\$12.12	\$557.52	
FORNEY, TX 75126	Crenshaw Dr		10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$5,856.41	
			ADJ PER ENHANCEMENT EVAL.		\$4,427.65	
			NET DUE BY OWNER			\$1,428.76
DEBRA CLEVINGER	29	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
369 CRENSHAW DR			60 FT WALK	\$12.12	\$727.20	
DALLAS, TX 75217			10 FT WALK	No Cost	<u>\$0.00</u>	
			TOTAL		\$9,353.30	
			ADJ PER ENHANCEMENT EVAL.		\$7,839.70	
			NET DUE BY OWNER			\$1,513.60
PABLO VILLEGAS & OLGA LOPEZ	28	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
365 CRENSHAW DR			50 FT WALK	\$12.12	\$606.00	
DALLAS, TX 75217			20 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$9,232.10	
			ADJ PER ENHANCEMENT EVAL.		\$7,779.10	
			NET DUE BY OWNER			\$1,453.00
TEODORO & MARIA OVALLE	27	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
361 CRENSHAW DR			33 FT WALK	\$12.12	\$399.96	
DALLAS, TX 75217			22.9 SY DR (10' Wide)	\$67.56	\$1,547.12	
			54 SY DR (27' Wide)	\$67.56	<u>\$3,648.24</u>	
			TOTAL		\$14,221.42	
			ADJ PER ENHANCEMENT EVAL.		\$10,273.76	
			NET DUE BY OWNER			\$3,947.66
JOYCE RINER	26	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
355 CRENSHAW DR			53 FT WALK	\$12.12	\$642.36	
DALLAS, TX 75217			17 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$9,268.46	
			ADJ PER ENHANCEMENT EVAL.		\$7,797.28	
			NET DUE BY OWNER			\$1,471.18

STREET GROUP 12-464

**1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION						
PEDRO MORENO 351 CRENSHAW DR DALLAS, TX 75217	25	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
			52 FT WALK	\$12.12	\$630.24	
			37.5 SY DR (18' Wide)	\$67.56	<u>\$2,533.50</u>	
			TOTAL		\$11,789.84	
			ADJ PER ENHANCEMENT EVAL.		\$9,057.97	
			NET DUE BY OWNER			\$2,731.87
RODOLFO & MARIA VILLATORO 345 CRENSHAW DR DALLAS, TEXAS 75217	24	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
			59 FT WALK	\$12.12	\$715.08	
			24.7 SY DR (11' Wide)	\$67.56	<u>\$1,668.73</u>	
			TOTAL		\$11,009.91	
			ADJ PER ENHANCEMENT EVAL.		\$8,668.00	
			NET DUE BY OWNER			\$2,341.91
LUIS ALVAREZ 341 CRENSHAW DR DALLAS, TX 75217	23	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
			50 FT WALK	\$12.12	\$606.00	
			41.2 SY DR (20' Wide)	\$67.56	<u>\$2,783.47</u>	
			TOTAL		\$12,015.57	
			ADJ PER ENHANCEMENT EVAL.		\$9,170.83	
			NET DUE BY OWNER			\$2,844.74
ISIDRO VILLEGAS & ROSALINDA LOPEZ 337 CRENSHAW DR DALLAS, TX 75217	22	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
			51 FT WALK	\$12.12	\$618.12	
			39.4 SY DR (19' Wide)	\$67.56	<u>\$2,661.86</u>	
			TOTAL		\$11,906.08	
			ADJ PER ENHANCEMENT EVAL.		\$9,116.09	
			NET DUE BY OWNER			\$2,789.99
ADELFA SERRATO 331 CRENSHAW DR DALLAS, TX 75217	21	A/7881	70 FT PVMT	\$123.23	\$8,626.10	
			50 FT WALK	\$12.12	\$606.00	
			41.2 SY DR (20' Wide)	\$67.56	<u>\$2,783.47</u>	
			TOTAL		\$12,015.57	
			ADJ PER ENHANCEMENT EVAL.		\$9,170.83	
			NET DUE BY OWNER			\$2,844.74

STREET GROUP 12-464

**1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION						
REINA DE LA PAZ PORTILLO 325 CRENSHAW DR DALLAS, TX 75217	20	A/7881	70 FT PVMT 54 FT WALK 38.5 SY DR (16' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$654.48 <u>\$2,601.06</u>	\$11,881.64
			TOTAL			\$9,103.87
			ADJ PER ENHANCEMENT EVAL.			\$2,777.77
			NET DUE BY OWNER			
BARBARA S LENTO PO BOX 12 BEN WHEELER, TX 75754	19 319	A/7881	70 FT PVMT 52 FT WALK 37.5 SY DR (18' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$630.24 <u>\$2,533.50</u>	\$11,789.84
		Crenshaw Dr	TOTAL			\$9,057.97
			ADJ PER ENHANCEMENT EVAL.			\$2,731.87
			NET DUE BY OWNER			
NORMA A AREVALO 315 CRENSHAW DR DALLAS, TX 75217	18	A/7881	70 FT PVMT 50 FT WALK 45.8 SY DR (20' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$606.00 <u>\$3,094.25</u>	\$12,326.35
			TOTAL			\$9,326.23
			ADJ PER ENHANCEMENT EVAL.			\$3,000.12
			NET DUE BY OWNER			
THE VILLAS ENTERPRISE GROUP LLC 4515 SHEPHERD LN BALCH SPRINGS, TX 75180	17 9622	A/7881	125 FT PVMT 125 FT WALK	\$25.54 \$6.06	\$3,192.50 <u>\$757.50</u>	\$3,950.00
		Seagoville Rd	TOTAL			\$2,421.25
			ADJ PER ENHANCEMENT EVAL.			\$1,528.75
			NET DUE BY OWNER			
EAST SIDE OF STREET						
WILLIAM COLLINS 224 WEDGEWOOD LN CEDAR HILL, TX 75104	14 9706	B/7881	125 FT PVMT 125 FT WALK	\$25.54 \$6.06	\$3,192.50 <u>\$757.50</u>	\$3,950.00
		Seagoville Rd	TOTAL			\$2,421.25
			ADJ PER ENHANCEMENT EVAL.			\$1,528.75
			NET DUE BY OWNER			

STREET GROUP 12-464

**1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION						
LUCIANO NAVA CHAVEZ 314 CRENSHAW DR DALLAS, TX 75217	13	B/7881	70 FT PVMT 50 FT WALK 24.7 SY DR (11' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$606.00 <u>\$1,668.73</u>	\$10,900.83
			TOTAL			\$10,900.83
			ADJ PER ENHANCEMENT EVAL.			\$8,613.46
			NET DUE BY OWNER			\$2,287.37
LUIS & SONIA DELGADO 318 CRENSHAW DR DALLAS, TX 75217	12	B/7881	70 FT PVMT 50 FT WALK 20 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$606.00 <u>\$0.00</u>	\$9,232.10
			TOTAL			\$9,232.10
			ADJ PER ENHANCEMENT EVAL.			\$7,779.10
			NET DUE BY OWNER			\$1,453.00
JOSE J SOSA 324 CRENSHAW DR DALLAS, TX 75217	11	B/7881	70 FT PVMT 52 FT WALK 37.5 SY DR (18' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$630.24 <u>\$2,533.50</u>	\$11,789.84
			TOTAL			\$11,789.84
			ADJ PER ENHANCEMENT EVAL.			\$9,057.97
			NET DUE BY OWNER			\$2,731.87
MARTINA SOSA 330 CRESNAHW DR DALLAS, TX 75217	10	B/7881	70 FT PVMT 42 FT WALK 60.5 SY DR (28' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$509.04 <u>\$4,087.38</u>	\$13,222.52
			TOTAL			\$13,222.52
			ADJ PER ENHANCEMENT EVAL.			\$9,774.31
			NET DUE BY OWNER			\$3,448.21
ADELFA SERRATO 331 CRENSHAW DR DALLAS, TX 75217	9	B/7881	70 FT PVMT 56 FT WALK 14 FT DRIVE	\$123.23 \$12.12 No Cost	\$8,626.10 \$678.72 <u>\$0.00</u>	\$9,304.82
	336	Crenshaw Dr	TOTAL			\$9,304.82
			ADJ PER ENHANCEMENT EVAL.			\$7,815.46
			NET DUE BY OWNER			\$1,489.36

STREET GROUP 12-464

**1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EVELYN LAVELLE HEIGHTS ADDITION						
PEGGY I ABRAHAMSEN 340 CRENSHAW DR DALLAS, TX 75217	8	B/7881	70 FT PVMT	\$123.23	\$8,626.10	
			55 FT WALK	\$12.12	\$666.60	
			15 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$9,292.70	
			ADJ PER ENHANCEMENT EVAL.		\$7,809.40	
			NET DUE BY OWNER			\$1,483.30
FRED W WILSON 344 CRENSHAW DR DALLAS, TX 75217	7	B/7881	70 FT PVMT	\$123.23	\$8,626.10	
			52 FT WALK	\$12.12	\$630.24	
			18 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$9,256.34	
			ADJ PER ENHANCEMENT EVAL.		\$7,791.22	
			NET DUE BY OWNER			\$1,465.12
SALVADOR A HUERTA 350 CRENSHAW DR DALLAS, TX 75217	6	B/7881	70 FT PVMT	\$123.23	\$8,626.10	
			48 FT WALK	\$12.12	\$581.76	
			22 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$9,207.86	
			ADJ PER ENHANCEMENT EVAL.		\$7,766.98	
			NET DUE BY OWNER			\$1,440.88
CHARLIE J COOK 354 CRENSHAW DR DALLAS, TX 75217	5	B/7881	70 FT PVMT	\$123.23	\$8,626.10	
			54 FT WALK	\$12.12	\$654.48	
			16 FT DRIVE	No Cost	\$0.00	
			TOTAL		\$9,280.58	
			ADJ PER ENHANCEMENT EVAL.		\$7,803.34	
			NET DUE BY OWNER			\$1,477.24
JOSE A AGUIRRE 360 CRENSHAW DR DALLAS, TX 75217	4	B/7881	70 FT PVMT	\$123.23	\$8,626.10	
			50 FT WALK	\$12.12	\$606.00	
			10 FT DRIVE	No Cost	\$0.00	
			22.9 SY DR (10' Wide)	\$67.56	\$1,547.12	
			TOTAL		\$10,779.22	
ADJ PER ENHANCEMENT EVAL.		\$8,552.66				
			NET DUE BY OWNER			\$2,226.56

STREET GROUP 12-464

- 1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE
 INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE
 COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE
 DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS
 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH**

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
<i>EVELYN LAVELLE HEIGHTS ADDITION</i>						
FRANCISCO & HILARIA CARDONA 364 CRENSHAW DR DALLAS, TX 75217	3	B/7881	70 FT PVMT 49 FT WALK 24.7 SY DR (11' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$593.88 <u>\$1,668.73</u>	
			TOTAL		\$10,888.71	
			ADJ PER ENHANCEMENT EVAL.		\$8,607.40	
			NET DUE BY OWNER			\$2,281.31
VICTORINO CHAVARRIA JR 7102 RED BUD DR DALLAS, TX 75227	2 368	B/7881 Crenshaw Dr	70 FT PVMT 51 FT WALK 39.4 SY DR (19' Wide)	\$123.23 \$12.12 \$67.56	\$8,626.10 \$618.12 <u>\$2,661.86</u>	
			TOTAL		\$11,906.08	
			ADJ PER ENHANCEMENT EVAL.		\$9,116.09	
			NET DUE BY OWNER			\$2,789.99
VICTORINA CABRERA 374 CRENSHAW DR DALLAS, TX 75217	1	B/7881	43 FT PVMT 32 FT WALK 25 FT DRIVE	\$123.23 \$12.12 No Cost	\$5,298.89 \$387.84 <u>\$0.00</u>	
			TOTAL		\$5,686.73	
			ADJ PER ENHANCEMENT EVAL.		\$4,342.81	
			NET DUE BY OWNER			\$1,343.92

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$60,852.84
TOTAL CITY OF DALLAS' COST - PAVING	\$369,612.66	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$0.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$159,928.87	
TOTAL CITY OF DALLAS' COST		\$529,541.53
TOTAL COST OF IMPROVEMENTS		\$590,394.37

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
BROADMOOR ADDITION						
JUAN CARLOS PORTILLO 2747 MICHIGAN AVE DALLAS, TX 75216	24	42/4212	52 FT PVMT 42 FT WALK 15.9 SY DR (10' Wide)	\$123.23 No Cost \$67.56	\$6,407.96 \$0.00 <u>\$1,074.20</u>	
			TOTAL		\$7,482.16	
			ADJ PER ENHANCEMENT EVAL.		\$4,945.06	
			NET DUE BY OWNER			\$2,537.10
BETTY JO MONK 2743 MICHIGAN AVE DALLAS, TX 75216	23	42/4212	50 FT PVMT 40 FT WALK 15.9 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56	\$6,161.50 \$484.80 <u>\$1,074.20</u>	
			TOTAL		\$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,941.00	
			NET DUE BY OWNER			\$2,779.50
JAMES E MITCHELL 3835 VANETTE LN DALLAS, TX 75216	22 2739	42/4212 Michigan Ave	50 FT PVMT 40 FT WALK 15.9 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56	\$6,161.50 \$484.80 <u>\$1,074.20</u>	
			TOTAL		\$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,941.00	
			NET DUE BY OWNER			\$2,779.50
ELOY & JUANA GARCIA 2735 MICHIGAN AVE DALLAS, TX 75216	21	42/4212	50 FT PVMT 30 FT WALK 15.9 SY DR (10' Wide) 15.9 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56 \$67.56	\$6,161.50 \$363.60 \$1,074.20 <u>\$1,074.20</u>	
			TOTAL		\$8,673.51	
			ADJ PER ENHANCEMENT EVAL.		\$5,417.51	
			NET DUE BY OWNER			\$3,256.00
EARL BARNETT & ICY LEE 2731 MICHIGAN AVE DALLAS, TX 75216	20	42/4212	50 FT PVMT 40 FT WALK 11.5 SY DR (10' Wide)	\$123.23 No Cost \$67.56	\$6,161.50 \$0.00 <u>\$776.94</u>	
			TOTAL		\$6,938.44	
			ADJ PER ENHANCEMENT EVAL.		\$4,549.97	
			NET DUE BY OWNER			\$2,388.47
ST MATTHEW MISSIONARY BAPTIST CHURCH 2719 MICHIGAN AVE DALLAS, TX 75216	17A Acs 0.5165	42/4212	150 FT PVMT 90 FT WALK 19.1 SY DR (10' Wide) 19.1 SY DR (10' Wide)	\$123.23 \$12.12 \$67.56 \$67.56	\$18,484.50 \$1,090.80 \$1,290.40 <u>\$1,290.40</u>	
			TOTAL		\$22,156.09	
			ADJ PER ENHANCEMENT EVAL.		\$14,320.29	
			NET DUE BY OWNER			\$7,835.80

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
BROADMOOR ADDITION						
JOSE CERVANTEZ & FLORENCIA NAJERA 2638 MICHIGAN AVE DALLAS, TX 75216	16	42/4212	50 FT PVMT	\$123.23	\$6,161.50	
	2715		40 FT WALK	No Cost	\$0.00	
	Michigan Ave		15.9 SY DR (10' Wide)	\$67.56	<u>\$1,074.20</u>	
			TOTAL			\$7,235.70
			ADJ PER ENHANCEMENT EVAL.			\$4,698.60
			NET DUE BY OWNER			\$2,537.10
GONZALO VALDEZ & GUADALUPE ELIZONDO 2711 MICHIGAN AVE DALLAS, TX 75216	15	42/4212	50 FT PVMT	\$123.23	\$6,161.50	
			30 FT WALK	No Cost	\$0.00	
			11.5 SY DR (10' Wide)	\$67.56	<u>\$776.94</u>	
			TOTAL			\$6,938.44
			ADJ PER ENHANCEMENT EVAL.			\$4,549.97
			NET DUE BY OWNER			\$2,388.47
TOMAS L JASSO 2707 MICHIGAN AVE DALLAS, TX 75216	14	42/4212	50 FT PVMT	\$123.23	\$6,161.50	
			30 FT WALK	\$12.12	\$363.60	
			19.1 SY DR (10' Wide)	\$67.56	\$1,290.40	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$7,815.50
		ADJ PER ENHANCEMENT EVAL.			\$4,988.50	
			NET DUE BY OWNER			\$2,827.00
PEDRO & FELISITAS MENDOZA 2701 MICHIGAN AVE DALLAS, TX 75216	13	42/4212	42 FT PVMT	\$123.23	\$5,175.66	
			32 FT WALK	\$12.12	\$387.84	
			19.1 SY DR (10' Wide)	\$67.56	<u>\$1,290.40</u>	
			TOTAL			\$6,853.90
			ADJ PER ENHANCEMENT EVAL.			\$4,014.78
			NET DUE BY OWNER			\$2,839.12
EAST SIDE OF STREET						
ALEJANDRO & SAN JUANITA CARRILLO 2700 MICHIGAN AVE DALLAS, TX 75216	1	41/4211	42 FT PVMT	\$123.23	\$5,175.66	
			30 FT WALK	\$12.12	\$363.60	
			18.5 SY DR (12' Wide)	\$67.56	<u>\$1,249.86</u>	
			TOTAL			\$6,789.12
			ADJ PER ENHANCEMENT EVAL.			\$3,982.39
			NET DUE BY OWNER			\$2,806.73
GONZALO & MARIA E VALDEZ 2706 MICHIGAN AVE DALLAS, TX 75216	2	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			36 FT WALK	\$12.12	\$436.32	
			21 SY DR (14' Wide)	\$67.56	<u>\$1,418.76</u>	
			TOTAL			\$8,016.58
			ADJ PER ENHANCEMENT EVAL.			\$5,089.04
			NET DUE BY OWNER			\$2,927.54

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
BROADMOOR ADDITION						
BOBBY GENE WILLIAMS 2710 MICHIGAN AVE DALLAS, TX 75216	3	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			50 FT WALK	\$12.12	<u>\$606.00</u>	
			TOTAL		\$6,767.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,464.50	
			NET DUE BY OWNER			\$2,303.00
JOSE ESTRADA & MARIA O MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	4 2714	41/4211 Michigan Ave	50 FT PVMT	\$123.23	\$6,161.50	
			40 FT WALK	\$12.12	\$484.80	
			15.9 SY DR (10' Wide)	\$67.56	<u>\$1,074.20</u>	
			TOTAL		\$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,941.00	\$2,779.50
MARCOS ROSTRO 2718 MICHIGAN AVE DALLAS, TX 75216	5	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			34 FT WALK	No Cost	\$0.00	
			16 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,161.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,161.50	\$2,000.00
FME PROPERTIES LLC PO BOX 1266 HUTCHINS, TX 75141	6 2722	41/4211 Michigan Ave	50 FT PVMT	\$123.23	\$6,161.50	
			40 FT WALK	No Cost	\$0.00	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,161.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,161.50	\$2,000.00
DAVID VILLEGAS SANCHEZ & BRENDA IDALIA MEJIA ORTIZ 2726 MICHIGAN AVE DALLAS, TX 75216	7	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			30 FT WALK	No Cost	\$0.00	
			10 FT DRIVE	No Cost	\$0.00	
			11.5 SY DR (10' Wide)	\$67.56	<u>\$776.94</u>	
			TOTAL		\$6,938.44	
ADJ PER ENHANCEMENT EVAL.		\$4,549.97	\$2,388.47			
EUSEBIA BONILLA 2730 MICHIGAN AVE DALLAS, TX 75216	8	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			40 FT WALK	\$12.12	\$484.80	
			15.9 SY DR (10' Wide)	\$67.56	<u>\$1,074.20</u>	
			TOTAL		\$7,720.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,941.00	\$2,779.50

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICK 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH THICK LIME STABILIZATION BASE COURSE; WITH 6-INCH HIGH INTEGRAL CURBS; WITH 6-INCH THICK REINFORCED CONCRETE DRIVE APPROACHES; WITH 4-INCH THICK REINFORCED CONCRETE SIDEWALKS 4 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
BROADMOOR ADDITION						
TURKNETT HAZEL EST OF 2734 MICHIGAN AVE DALLAS, TX 75216	9	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			40 FT WALK	No Cost	\$0.00	
			11.5 SY DR (10' Wide)	\$67.56	<u>\$776.94</u>	
			TOTAL		\$6,938.44	
			ADJ PER ENHANCEMENT EVAL.		\$4,549.97	
			NET DUE BY OWNER			\$2,388.47
ELIZABETH O ARMENDARIZ 2738 MICHIGAN AVE DALLAS, TX 75216	10	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			40 FT WALK	\$12.12	\$484.80	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,646.30	
			ADJ PER ENHANCEMENT EVAL.		\$4,403.90	
			NET DUE BY OWNER			\$2,242.40
PRAYER HOUSE CHURCH OF GOD IN CHRIST 1258 HILLTOP DR CEDAR HILL, TX 75104	11	41/4211	50 FT PVMT	\$123.23	\$6,161.50	
			50 FT WALK	\$12.12	<u>\$606.00</u>	
			TOTAL		\$6,767.50	
			ADJ PER ENHANCEMENT EVAL.		\$4,464.50	
						NET DUE BY OWNER
ABRON FORBS 1125 WAWEENOC AVE DALLAS, TX 75216	12	41/4211	52 FT PVMT	\$123.23	\$6,407.96	
			42 FT WALK	\$12.12	\$509.04	
			10 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$6,917.00	
			ADJ PER ENHANCEMENT EVAL.		\$5,262.48	
			NET DUE BY OWNER			\$1,654.52

STREET GROUP 12-464

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS		\$60,741.19
TOTAL CITY OF DALLAS' COST - PAVING	\$242,069.81	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$86,110.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$9,158.00	
TOTAL CITY OF DALLAS' COST		\$337,337.81
TOTAL COST OF IMPROVEMENTS		\$398,079.00

STREET GROUP 12-464

1. CRENSHAW DRIVE FROM CUSHING DRIVE TO OLD SEAGOVILLE ROAD

2. MICHIGAN AVENUE FROM E SANER AVENUE TO E HOBSON AVENUE

GRAND TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$454,394.44	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	-\$332,800.41	
GRAND TOTAL NET DUE BY OWNERS		\$121,594.03
GRAND TOTAL CITY OF DALLAS' COST - PAVING	\$611,682.47	
GRAND TOTAL CITY OF DALLAS' COST - DRAINAGE	\$86,110.00	
GRAND TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$169,086.87	
GRAND TOTAL CITY OF DALLAS' COST		\$866,879.34
GRAND TOTAL COST OF IMPROVEMENTS		\$988,473.37

Street Group 12-464

- 1. Crenshaw Drive from Cushing Drive to Old Seagoville Road**
- 2. Michigan Avenue from E Saner Avenue to E Hobson Avenue**

Grand Total Property Owners' Cost - Assessments	\$454,394.44
Adjustments Per Enhancement Evaluation	-\$332,800.41
Grand Total Net Due by Owners	\$121,594.03
Grand Total City of Dallas' Cost - Paving	\$611,682.47
Grand Total City of Dallas' Cost - Drainage	\$86,110.00
Grand Total Water Utilities Department Cost Water and Wastewater Main Improvements	\$169,086.87
Grand Total City of Dallas's Cost	\$866,879.34
Grand Total Cost of Improvements	\$988,473.37

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block

SECTION 6. (continued)

Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

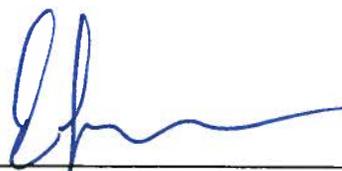
SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

BY 
Assistant City Attorney

Prepared by 
Project Coordinator

Approved by 
Director, Department of Public Works

September 26, 2018

WHEREAS, on August 8, 2018, City Council authorized street paving, drainage, and water main improvements for Street Group 12-464; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on September 26, 2018, by Resolution No. 18-1028; and

WHEREAS, on July 6, 2018, seven bids were received for street paving, drainage, water and wastewater main improvements for Street Group 12-464, as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Texas Standard Construction, Ltd.	\$ 988,473.37
Joe Funk Construction, Inc.	\$1,265,650.10
Tiseo Paving Co.	\$1,399,565.30
Jeske Construction Co.	\$1,421,202.00
Camino Construction, L.P.	\$1,427,278.00
AMX Construction & Specialty Services, L.P.	\$1,529,332.40
Omega Contracting, Inc.	\$1,534,166.85

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with Texas Standard Construction, Ltd., approved as to form by the City Attorney, for the construction of street paving, drainage, water and wastewater main improvements for Street Group 12-464, in an amount not to exceed \$988,473.37, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$988,473.37 to Texas Standard Construction, Ltd. in accordance with the terms and conditions of the contract, as follows:

Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S418, Activity STPT Object 4510, Program PB12S418 Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	\$430,465.50
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Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S423, Activity STPT Object 4510, Program PB12S423 Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	\$388,921.00
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September 26, 2018

Water Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Object 4550, Program 718031 Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	\$156,223.87
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 718031X Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	\$ 10,977.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 718032X Encumbrance/Contract No. CX-PBW-2018-00007032 Vendor 508379	<u>\$ 1,886.00</u>
Total amount not to exceed	\$988,473.37

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.