

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: October 11, 2017

COUNCIL DISTRICT(S): 9

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 37Q R U V

SUBJECT

Authorize a professional services contract with GSR Andrade Architects, Inc. for improvements to the DeGolyer House and the Camp House and installation of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - Not to exceed \$72,100 - Financing: 2003 Bond Funds

BACKGROUND

This action will authorize a professional services contract with GSR Andrade Architects, Inc. for condition assessment, schematic design, survey, and cost estimating services for improvements to the DeGolyer House and the Camp House and installation of new sidewalks along Garland Road at the Dallas Arboretum.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	October 2017
Complete Design	January 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 7, 2017, the Park and Recreation Board authorized award of a professional services contract.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on October 9, 2017.

FISCAL INFORMATION

2003 Bond Funds - \$72,100

M/WBE INFORMATION

See attached.

OWNER

GSR Andrade Architects, Inc.

Fernando Andrade, President

MAP

Attached

October 11, 2017

WHEREAS, it is now necessary to hire a firm to provide improvements to the DeGolyer House and the Camp House and installation of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road, and the firm of GSR Andrade Architects, Inc. has presented a proposal dated July 24, 2017 to provide these services for a fee not to exceed \$72,100.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with GSR Andrade Architects, approved as to form by the City Attorney, for improvements to the DeGolyer House and the Camp House and new sidewalks along Garland Road at the Dallas Arboretum, in an amount not to exceed \$72,100.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with GSR Andrade Architects, Inc., approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$72,100 to GSR Andrade Architects, Inc. from (2003) Major and Citywide Park Recreation Fund, Fund 6R00, Department PKR, Unit K001, Object 4112, Activity SUAR, Program PK03K001.2, Encumbrance/Contract No. CX-PKR-2017-00002878, Commodity 92500, Vendor 249709.

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.



0 130 260 520 780 Feet



August 17, 2017

Dallas Arboretum
(8525 Garland Rd)

Mapsc
37 Q,R,U,V

District
9

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: October 11, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation
Water Utilities

CMO: Willis Winters, 670-4071
Majed Al-Ghafry, 670-3302

MAPSCO: 23Z 33B C D F G

SUBJECT

Authorize a construction services contract for tree mitigation at Bachman Lake Park located at 3500 West Northwest Highway - C. Green Scaping, LP, lowest responsible bidder of three - Not to exceed \$203,700 - Financing: Water Utilities Current Funds

BACKGROUND

On June 30, 2017, three bids were received for Bachman Lake Park – Tree Mitigation Project to include: replacement trees and to provide bubbler irrigation for each replaced tree. This item authorizes award of the construction services contract to C. Green Scaping, LP, with a total bid amount of \$203,700.

The following chart illustrates C. Green Scaping, LP's contractual activities with the City of Dallas for the past three years:

	<u>MSS</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	0	0	1	0
Change Orders	0	0	3	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2017
Completed Design	April 2017
Begin construction	December 2017
Complete construction	March 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 1, 2016, the Park and Recreation Board authorized proceeding with construction procurement.

On September 7, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Quality of Life, Culture and Arts Committee on October 9, 2017.

FISCAL INFORMATION

Water Utilities Current Funds - \$203,700

M/WBE INFORMATION

See attached.

BID INFORMATION

The following three bids were received and opened on June 30, 2017:

*Denotes the successful bidder

<u>Bidders</u>	<u>Total Bid</u>
*C. Green Scaping, LP 2401 Handley Ederville Road Fort Worth, Texas 76118	\$203,700
MACVAL Associates, LLP	\$248,400
SRH Landscapes, LLP	**Non-responsive

**SRH Landscapes, LLP was deemed non-responsive due to failure to turn in the Good Faith Effort and other required documentation with their bid.

OWNER

C. Green Scaping, LP

Curtis J. Green, Vice President

MAP

Attached

October 11, 2017

WHEREAS, on June 30, 2017, three bids were received for the Bachman Lake Park – Tree Mitigation Project. The scope of work includes replacement (mitigation) trees, including irrigation, to mitigate the existing trees that were removed from Bachman Lake Park as part of the Dallas Water Utilities (DWU) 48” Interceptor Project, completed in 2016. This project is funded by DWU.

<u>Bidders</u>	<u>Total Bid</u>
C. Green Scaping, LP	\$203,700
MACVAL Associates, LLC	\$248,400
SRH Landscapes, LLC	**Non-responsive

**SRH Landscapes, LLC was deemed non-responsive due to failure to turn in the Good Faith Effort and other required documentation with their bid.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign a construction services contract with C. Green Scaping, LP, approved as to form by the City Attorney, for tree mitigation at Bachman Lake Park located at 3500 West Northwest Highway, in an amount not to exceed \$203,700.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with C. Green Scaping, LP, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$203,700 to C. Green Scaping, LP in accordance with the terms and conditions of DWU No. 18-004 from Wastewater Construction Fund, Fund 0103, Department DWU, Unit CS40, Object 3099, Program 71804, Encumbrance/Contract No. CX-PKR-2017-00002665, Commodity 91200, Vendor 514347.

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.



Bachman Lake



Bachman Lake Park Trail (3500 W Northwest Hwy)

Mapsco
23 Z
33 B,C,D,F, G

District
6

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: October 11, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 69-A, J, U, Y, Z

SUBJECT

A public hearing to receive comments on the proposed use of a portion of the Kleberg Trail, totaling approximately 126,625 square feet of land, by Dallas Water Utilities for the construction of a 21-inch wastewater main and a 120-inch water transmission pipeline; and at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as the Kleberg Trail located in southeast Dallas within a former Union Pacific Railroad Corridor. Dallas Water Utilities (DWU) requires easements at two separate sections of the Kleberg Trail, as described in Exhibit A.

DWU has requested two utility easements consisting of a total of approximately 126,625 square feet for construction of a 21-inch wastewater main and a 120-inch water transmission pipeline. In consideration for these conveyances by easement, DWU will pay \$85,900, the fair market value of these easements, as determined by independent appraisals. Sustainable Development and Construction is submitting a resolution collectively with this resolution for the actual conveyance of, and sale proceeds for the easements.

The Southwest 120-inch Water Transmission pipeline project involves construction of approximately 17 miles of a 120-inch treated water transmission main to meet long-range regional water demands for south Dallas County. The project, which requires a utility easement of approximately 25,000 square feet of parkland, will run parallel to the Kleberg Trail corridor. DWU has located the proposed water transmission pipeline within the ditch area of the Kleberg Trail, adjacent to the location of the future Kleberg Trail, to minimize potential conflicts once the trail is constructed.

BACKGROUND (continued)

The Hickory Creek Wastewater Main Replacement Project involves replacement of approximately 2.75 miles of existing wastewater mains with one 21-inch wastewater main. The project, which requires a utility easement of approximately 101,625 square feet, crosses the Kleberg Trail Corridor. DWU does not anticipate any above ground pipeline appurtenances to be located in the easement or, if they do, DWU will ensure that they not conflict with the future trail.

DWU agrees as condition of the conveyance of easements to:

1. Construct each project and ensure that any future projects do not conflict with the proposed trail and to permit future construction of the Kleberg Trail, amenities, and other improvements within the easements.
2. Future construction, maintenance, and operations of the utilities within the trail corridor will be coordinated with the Park and Recreation Department operations to minimize disruption of use and operation of the trail.
3. DWU shall request approval from the Director of the Park and Recreation Department should DWU's operations, maintenance, or construction require DWU to disrupt, demolish, or modify any improvements, vegetation, or terrain within the trail corridor, except for in a situation which affects the public's immediate health, safety, or welfare, in which case DWU shall notify the Director of the Park and Recreation Department as soon as possible of such activities. In any case, repair or replacement of trail improvements, vegetation, damage to terrain, etc., as the result of DWU activities, shall be at the discretion of the Director of the Park and Recreation Department and shall be at DWU's sole cost with no cost consideration to the Park and Recreation Department.

In compliance with the law, the City has determined that there is a need for utility easements, that no feasible and prudent alternative exists, and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 3, 2017, the Park and Recreation Board authorized a public hearing to be held on October 11, 2017.

On September 13, 2017, City Council authorized a public hearing to be held on October 11, 2017, by Resolution No. 17-1434.

MAP

Attached

October 11, 2017

WHEREAS, the City of Dallas owns land in southeast Dallas known as the Kleberg Trail, which was acquired for park purposes and has been maintained as parkland; and

WHEREAS, a portion of the Kleberg Trail has been identified by Dallas Water Utilities (DWU) as necessary for the construction of a 21-inch wastewater main (Hickory Creek Wastewater Main Replacement Project) and a 120-inch water transmission pipeline (Southwest 120-inch Water Transmission Pipeline Project), and DWU must acquire approximately 126,625 square feet of land for such improvements, as shown on Exhibit A and the Park and Recreation Board is agreeable to providing the property for this use; and

WHEREAS, DWU is agreeable to designing and constructing its improvements such that the City's ability to make future improvements to the Kleberg Trail shall not be impaired; and

WHEREAS, a public hearing was held, as required by the Texas Parks and Wildlife Code (Chapter 26, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to this use of this parkland and that all reasonable planning to minimize harm to the Kleberg Trail has been taken.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to the use of parkland for the purpose stated in this resolution and that all reasonable planning to minimize harm to the park has been taken.

SECTION 2. That the City of Dallas hereby approves and authorizes the grant of utility easements, by form instrument as approved by the City Attorney, to DWU for purpose of construction of water and wastewater pipeline projects, said easement areas more fully described in Exhibit A, attached hereto and made a part hereof.

SECTION 3. That the City Manager or designee, approved as to form by the City Attorney, is hereby authorized to execute utility easements for the benefit of DWU for the purposes authorized herein, and to all of the following terms and conditions:

a. DWU shall covenant to the City:

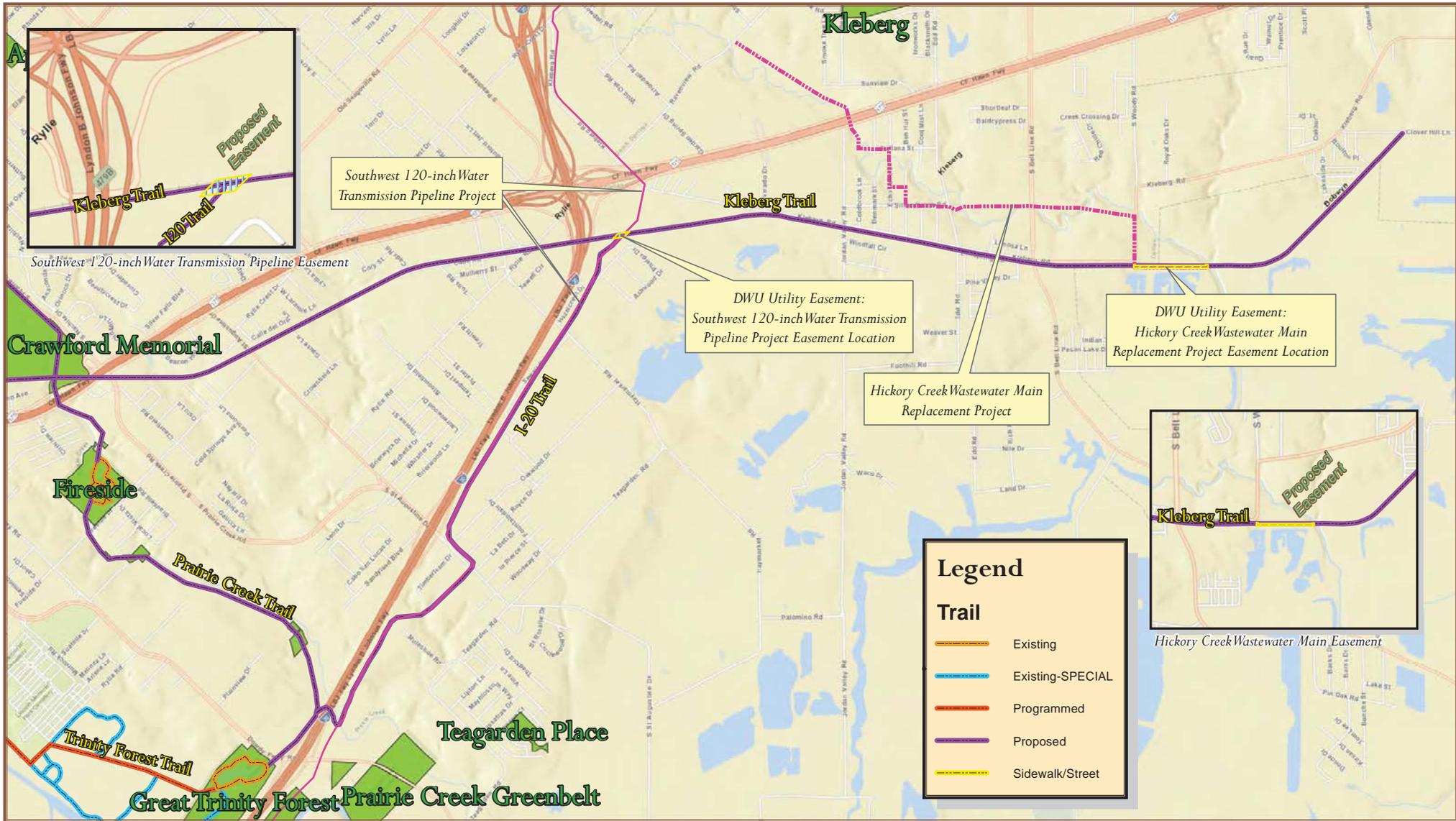
1. To observe safety regulations;
2. To not be detrimental to the park and to coordinate work with City staff so as to provide for the least disruption of City services;

October 11, 2017

SECTION 3. (continued)

3. To comply with health, safety, noise, environmental protection, waste disposal, and water and air quality regulations;
4. To keep the adjacent park area free from construction debris and waste;
5. To bear the cost of construction, operation, and maintenance of the sewer line and improvements;
6. To do all work within the park and surrounding areas in a good a workmanlike manner under the supervision of the Director of the Park and Recreation Department;
7. To construct each project, and ensure future projects within the utility easements not conflict with the proposed trail and its use as a trail and to permit future construction of the Kleberg Trail, amenities, and other improvements within the easements;
8. Future construction, maintenance, and operations of the utilities within the trail corridor will be coordinated with the Park and Recreation Department operations to minimize disruption of use and operation of the trail;
9. Any damage to or removal of any trail improvements or the trail corridor itself by DWU or its contractors, regardless of the reason, shall be repaired or replaced at DWU's sole cost with no cost consideration to the Park and Recreation Department.

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.



Southwest 120-inch Water Transmission Pipeline Project

DWU Utility Easement:
Southwest 120-inch Water Transmission Pipeline Project Easement Location

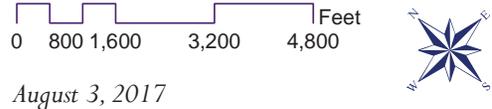
DWU Utility Easement:
Hickory Creek Wastewater Main Replacement Project Easement Location

Hickory Creek Wastewater Main Replacement Project

Legend

Trail

- Existing
- Existing-SPECIAL
- Programmed
- Proposed
- Sidewalk/Street



August 3, 2017

Kleberg Trail—DWU Utility Easements
(I-20 & near Kleberg Rd and S Beltline Rd)

Mapsco
69A-J, U, Y, Z

District
8

Exhibit A

1 of 12

**PARCEL E-442
CITY OF DALLAS RIGHT-OF-WAY
0.5739 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8794,
SOLOMON DIXON SURVEY, ABSTRACT NUMBER 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the Solomon Dixon Survey, Abstract No. 407, Official City of Dallas Block Number 8794, City of Dallas, Dallas County, Texas, and being part of that tract of land described as Parcel 5 in deed to the City of Dallas, as recorded in Instrument Number 201100327219 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a point in the west edge of a 14 inch Cedar Elm tree for the common southeast corner of that tract of land described in deed to Matthew Millard as recorded in County Clerk's Document Number 200503553505, O.P.R.D.C.T., and the most northerly northeast corner of Alexander Heights Addition, an addition to Dallas County, Texas, as recorded in Volume 23, Page 73 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said point being in the southwest line of said City of Dallas tract, and from which point a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") bears South 89 degrees 29 minutes 55 seconds East a distance of 1.62 feet;

THENCE North 53 degrees 37 minutes 54 seconds West, with the common northeast line of said Millard tract and the southwest line of said City of Dallas tract, a distance of 250.00 feet to a found 1/2-inch iron rod with cap for corner;

THENCE North 89 degrees 29 minutes 55 seconds East, departing said common line, with a line offset 150 feet northerly of and parallel to the common south line of said Millard tract and the north line of said Alexander Heights Addition, a distance of 166.67 feet to a found 1/2-inch iron rod with cap for corner in the common northeast line of said City of Dallas tract and the southwesterly line of that tract of land described in deed to RJC Theatres, LLC as recorded in Volume 2005083, Page 05877, D.R.D.C.T.;

THENCE South 53 degrees 37 minutes 54 seconds East, departing said parallel offset line, with said common northeast City of Dallas line and the southwesterly line of said RJC Theaters tract, a distance of 250.00 feet to a point (unable to set) for corner from which a found 1/2-inch iron rod with cap for the southeast corner of said RJC Theaters tract bears South 53 degrees 37 minutes 54 seconds East a distance of 4.98 feet;



Exhibit A

2 of 12

**PARCEL E-442
CITY OF DALLAS RIGHT-OF-WAY
0.5739 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8794,
SOLOMON DIXON SURVEY, ABSTRACT NUMBER 407
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 89 degrees 29 minutes 55 seconds West, departing said common line, with the projected common south line of said Millard tract and the north line of said Alexander Heights Addition, a distance of 166.67 feet to the POINT OF BEGINNING and containing 0.5739 acre (25,000 square feet) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

JAG
18 FEB
2016



**SOLOMON DIXON SURVEY,
ABSTRACT NO. 407**

**WILLIAM A. COLE
ABSTRACT NO. 262**

0 50 100 150 200

SCALE: 1"=100'



**SOLOMON DIXON
SURVEY,
ABSTRACT NO. 407**

**INTERSTATE
HIGHWAY - 20**
(VARIABLE WIDTH RIGHT-OF-WAY)

WILLIAM A. COLE SURVEY,
ABST. NO. 262
SOLOMON DIXON SURVEY,
ABST. NO. 407

APPROX. ABST. LINE

CENTERLINE
OF EXISTING
RAIL (C.M.)

(Basis of Bearing rotated
counter clockwise 00°25'05"
from record bearing of N53°15'W)

CENTERLINE
OF EXISTING
RAIL (C.M.)

PUBLIC UTILITY EASEMENT
(VOL. 5885, PG. 665)

(OWNER)
RJC THEATRES, LLC
(VOL. 2005083, PG. 05877)

**PARCEL E-442
25,000 SQ. FT.
OR
0.5739 ACRE**

BLOCK 8794

S53°37'54"E
250.00'

N89°29'55"E
166.67'

N53°37'54"W
250.00'

(OWNER)
MATTHEW MILLARD
(CC# 200503553505)

10' UTILITY
EASEMENT
(VOL. 23, PG. 73)

1/2" FIR
(C.M.)

1/2" FIR W/CAP
"RPLS 5693"
Bears=N62°47'36"W
1.03'

ALEXANDER
HEIGHTS
ADDITION
(VOL. 23, PG. 73)

1/2" FIR W/CAP
(ILLEGIBLE)
BEARS=S16°07'45"W
1.08'

DETAIL "A"
NOT TO SCALE

LOT 13

1/2" FIR W/CAP
S00°44'28"E
0.91'

1/2" FIR
W/"LANDES
ASSOC INC"
CAP (C.M.)

LOT 12
BLOCK
D/8790

WEST EDGE OF 14"
CEDAR ELM TREE FROM
WHICH A 1/2" FIR W/CAP
BEARS=S89°29'55"E, 1.62'

**POINT OF
BEGINNING**

166.67'
S89°29'55"W

S53°37'54"E
4.98'

S53°40'05"E
234.39'

S53°37'54"E
2,215.7'

MESQUITE LANDFILL TX., LP
(VOL. 99032, PG. 02502)

☉ OF 12" WATER MAIN
Deed 59770 Easement to
City of Dallas, 8-10-79
(Sheet No.
T. & N.O. V-4/39)

1/2" FIR W/CAP
"LANDES & ASSOC." (C.M.)
1" FIP Bears=
S54°29'08"E ~ 6.77'
and 3/8" FIP Bears=
N01°26'05"W ~ 2.60'

CENTER OF REMAINS
OF WOODEN RAILROAD
BRIDGE (C.M.)

SEE
DETAIL "A"

NOTES:

- The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
- Metes and Bounds description of tract shown hereon was prepared of even date.
- This survey revises, replaces and supercedes the survey of this tract signed by me on May 1, 2009.

**PARCEL E-442
CITY OF DALLAS RIGHT-OF-WAY
0.5739 ACRE TRACT,
CITY OF DALLAS BLOCK NO. 8794,
SOLOMON DIXON SURVEY, ABSTRACT NUMBER 407,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Handwritten signature and date:
18 FEB 2016



LEGEND

1/2" FIR	1/2-INCH FOUND IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
UTS	UNABLE TO SET



HALFF®

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095
TBPLS FIRM NO. 10029600

DATE: FEBRUARY, 2016

AVO.: 25143

PAGE 3 OF 3

2E_IR6055_MON_FS_FW.plt

Design

2/18/2016 2:44:08 PM ah2707 HALFF I:\25000s\25143\CADD\EXHIBIT\EXB-442-25143-Rev.1.dgn

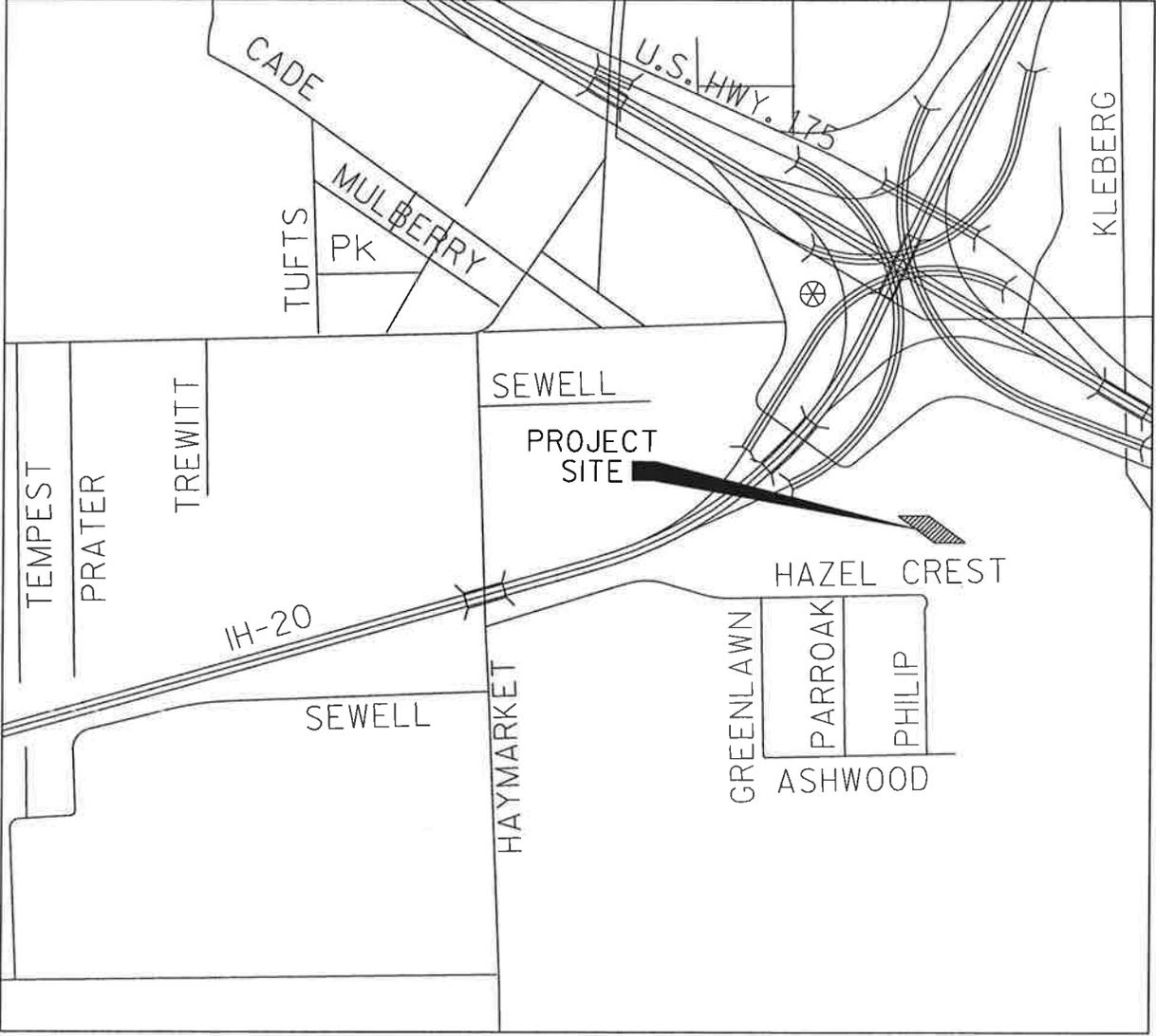
Exhibit A

4 of 12



PARCEL E-442
CITY OF DALLAS RIGHT-OF-WAY
0.5739 ACRE TRACT
CITY OF DALLAS BLOCK NO. 8794,
SOLOMON DIXON SURVEY, ABSTRACT NUMBER 407,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 69A J



LOCATION MAP
NOT TO SCALE

FIELD NOTES DESCRIBING A 2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT

Exhibit A

CITY OF DALLAS DRAWING NO. 411Q-1618

5 of 12

TO BE ACQUIRED IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT

BEING a 2.333 acre (101,625 square foot) tract of land situated in the Robert Kleberg Survey, Abstract Number 716, in Official City of Dallas Block Number 8807, City of Dallas, Texas, and Unincorporated Dallas County, Texas, and being located within that tract of land described as Kleberg Trail Corridor Parcel 1 in the Donative Deed Without Warranty from Union Pacific Railroad Company to the City of Dallas, Texas, as recorded in Instrument Number 201100327219 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for an "ell" corner in the northeast line of said Kleberg Trail Corridor Parcel 1 and for the most westerly southwest corner of that tract of land described in deed to Geral De Witt and Frances De Witt as recorded in Volume 2001062, Page 00215 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said point being on the southeast line of that tract of land described in deed to Don Poteet as recorded in Volume 87214, Page 5716, D.R.D.C.T., and from which a 3/4-inch found iron rod bears South 44 degrees 11 minutes 34 seconds West a distance of 0.63 of a foot;

THENCE South 44 degrees 11 minutes 34 seconds West, with a jog in the northeast line of said Kleberg Trail Corridor Parcel 1 and with the southeast line of said Poteet Tract, a distance of 20.00 feet to a 1/2-inch found iron rod with cap for an "ell" corner in the northeast line of said Kleberg Trail Corridor Parcel 1;

THENCE North 44 degrees 51 minutes 13 seconds West, continuing with the northeast line of said Kleberg Trail Corridor Parcel 1, a distance of 721.96 feet to a 1/2-inch set iron rod with a blue plastic cap stamped "HALFF ESMT" (hereinafter referred to as "with easement cap") for the POINT OF BEGINNING;

THENCE South 45 degrees 08 minutes 47 seconds West, departing said northeast line, over and across said Kleberg Trail Corridor Parcel 1, a distance of 80.00 feet to a 1/2-inch set iron rod with easement cap for corner on the southwest line of said Kleberg Trail Corridor Parcel 1, and from which point a 1/2-inch found iron rod with cap for the point of curvature of a tangent circular curve to the left in said southwest line bears South 44 degrees 51 minutes 13 seconds East a distance of 897.73 feet;

THENCE North 44 degrees 51 minutes 13 seconds West, with the southwest line of said Kleberg Trail Corridor Parcel 1, a distance of 1,665.42 feet to a 1/2-inch set iron rod with easement cap for corner;

FIELD NOTES APPROVED:

Apr 7/15/13



FIELD NOTES DESCRIBING A 2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT

THENCE North 45 degrees 08 minutes 47 seconds East, departing said southwest line of Kleberg Trail Corridor Parcel 1, over and across said Kleberg Trail Corridor Parcel 1, a distance of 80.00 feet to a 1/2-inch set iron rod with easement cap for corner on the northeast line of said Kleberg Trail Corridor Parcel 1, and from which point a 1/2-inch found iron rod with cap for an "ell" corner in said northeast line bears North 44 degrees 51 minutes 13 seconds West a distance of 79.72 feet;

THENCE South 44 degrees 51 minutes 13 seconds East, with the northeast line of said Kleberg Trail Corridor Parcel 1, a distance of 35.00 feet to a 1/2-inch set iron rod with easement cap for corner;

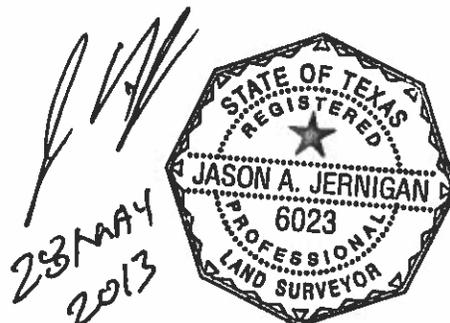
THENCE South 45 degrees 08 minutes 47 seconds West, departing said northeast line, over and across said Kleberg Trail Corridor Parcel 1, a distance of 20.00 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE South 44 degrees 51 minutes 13 seconds East, continuing over and across said Kleberg Trail Corridor Parcel 1, with a line offset 20 feet southwesterly from and parallel to the northeast line of said Kleberg Trail Corridor Parcel 1, a distance of 1,580.42 feet to a 1/2-inch set iron rod with easement cap for corner;

THENCE North 45 degrees 08 minutes 47 seconds East, departing said parallel offset line, continuing over and across said Kleberg Trail Corridor Parcel 1, a distance of 20.00 feet to a 1/2-inch set iron rod with easement cap for corner on the northeast line of said Kleberg Trail Corridor Parcel 1;

THENCE South 44 degrees 51 minutes 13 seconds East, with the northeast line of said Kleberg Trail Corridor Parcel 1, a distance of 50.00 feet to the POINT OF BEGINNING and containing 2.333 acres (101,625 square feet) of land, more or less.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



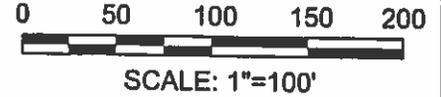
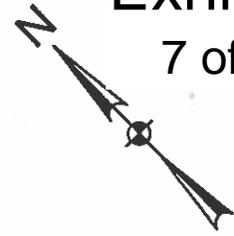
ROBERT KLEBERG SURVEY, ABSTRACT NO. 716

Exhibit A

7 of 12

DALLAS COUNTY (UNINCORPORATED)

GERAL DEWITT AND FRANCES DEWITT
(VOL. 2001062, PG. 00215)



DON POTEET
(VOL. 87214, PG. 5716)

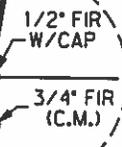
ROBERT KLEBERG SURVEY,
ABSTRACT NO. 716

HERMAN HIDER SURVEY,
ABSTRACT NO. 541

POINT OF COMMENCING

POINT OF COMMENCING

S 44°11'34" W
0.63'



$\Delta = 45^{\circ}54'00''$
R = 1,382.00'
T = 585.20'
L = 1,107.13'
CL = 1,077.76'
CB = S 67°48'13"E

S 44°11'34" W
20.00'

1/2" FIR
W/CAP

S 44°51'13" E 176.10'

1/2" FIR
W/CAP
(C.M.)

CITY OF DALLAS
(KLEBERG TRAIL CORRIDOR
PARCEL 1,
INST. # 201100327219)

N 44°51'13" W 721.96'

80'

S 44°51'13" E

897.73'

3/8" FIR
BEARS
N 40°44'16" W
8.11'

$\Delta = 45^{\circ}54'00''$
R = 1,482.00'
T = 627.55'
L = 1,187.24'
CL = 1,155.75'
CB = N 67°48'13"W

TXI OPERATIONS LP
(VOL. 98087, PG. 8888)

TXI OPERATIONS LP
(VOL. 98087, PG. 8888)

*Robert Kleberg Survey,
Abstract No. 716*

DALLAS COUNTY (UNINCORPORATED)

APPROXIMATE
SURVEY LINE

*Herman Hider Survey,
Abstract No. 541*

1. The Basis of Bearing is the State Plane Coordinate System, Texas, North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

2. The surveyor has relied on the commitment for title insurance issued by First American National Title Insurance Company, of No. 10R34896 CR7, effective date May 30, 2011, issued date June 16, 2011 with regard to the existence of recorded easements, rights of way, and other matters of record affecting the subject tract. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

LEGEND

1/2" FIR W/CAP	1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'HALFF'
1/2" SIR W/ESMT CAP	1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED 'HALFF ESMT'
INST. #	INSTRUMENT NUMBER
R/W	RIGHT-OF-WAY LINE
P	PROPERTY LINE
(C.M.)	CONTROL MONUMENT

2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED

IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: MAY, 2013

AVO.: 21944

PAGE 3 OF 7

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Sheet

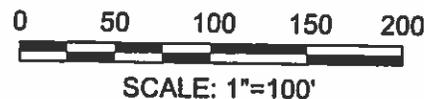
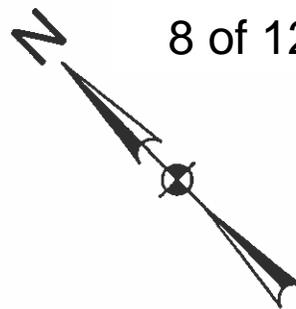
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ROBERT KLEBERG SURVEY ABSTRACT NO. 716

Exhibit A

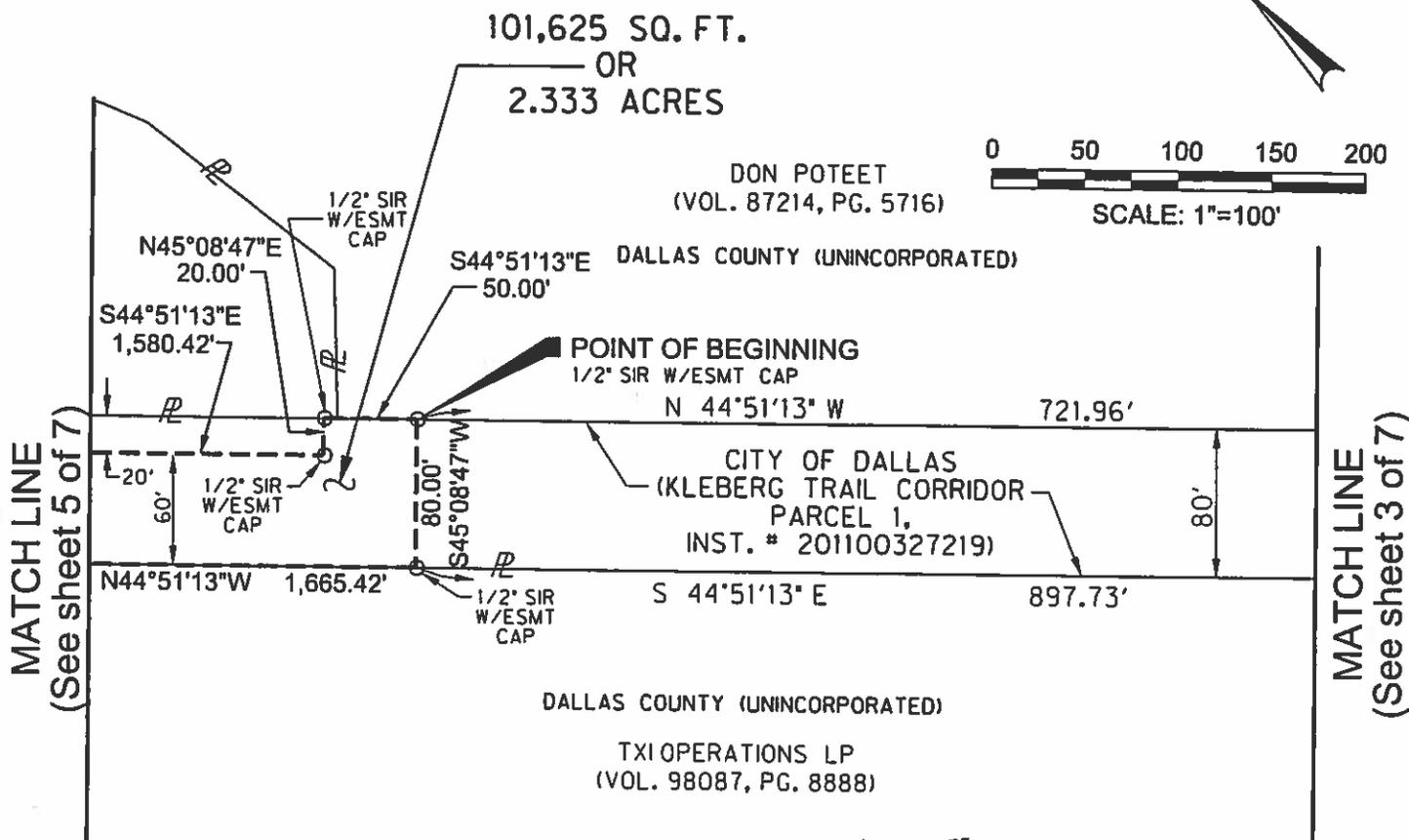
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*Robert Kleberg Survey,
Abstract No. 716*

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

2. The surveyor has relied on the commitment for title insurance issued by First American National Title Insurance Company, CF No. 10R34896 CR1, effective date May 30, 2011, issued date June 16, 2011 with regard to the existence of recorded easements, rights-of-way, and other matters of record affecting the subject tract. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

LEGEND

- 1/2" FIR W/CAP 1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- 1/2" SIR W/ESMT CAP 1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT"
- INST. # INSTRUMENT NUMBER
- R/W RIGHT-OF-WAY LINE
- PL PROPERTY LINE
- (C.M.) CONTROL MONUMENT

**2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED
IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT**



HALFF

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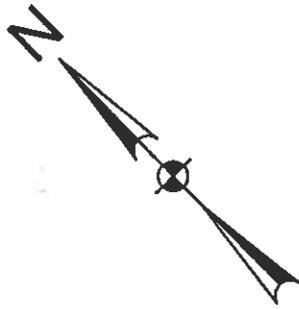
DATE: MAY, 2013

AVO.: 21944

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ROBERT KLEBERG SURVEY
ABSTRACT NO. 716

Exhibit A
9 of 12



SCALE: 1"=100'

ROBERTO N. PULIDO
(INST. # 201100055531)

DALLAS COUNTY (UNINCORPORATED)

MATCH LINE
(See sheet 6 of 7)

MATCH LINE
(See sheet 4 of 7)

S44°51'13"E

1,580.42'

CITY OF DALLAS
(KLEBERG TRAIL CORRIDOR
PARCEL 1,
INST. # 201100327219)

N44°51'13"W

1,665.42'

DALLAS COUNTY (UNINCORPORATED)

TXI OPERATIONS LP
(VOL. 98087, PG. 8888)

101,625 SQ. FT.
OR
2.333 ACRES

*Robert Kleberg Survey,
Abstract No. 716*

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. The surveyor has relied on the commitment for title insurance issued by First American National Title Insurance Company, OF No. 10R34896 CR7, effective date May 30, 2011, issued date June 16, 2011 with regard to the existence of recorded easements, rights-of-way, and other matters of record affecting the subject tract. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

LEGEND

- 1/2" FIR W/CAP 1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- 1/2" SIR W/ESMT CAP 1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT"
- INST. # INSTRUMENT NUMBER
- R/W RIGHT-OF-WAY LINE
- R PROPERTY LINE
- (C.M.) CONTROL MONUMENT

2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED
IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT



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PAGE 5 OF 7

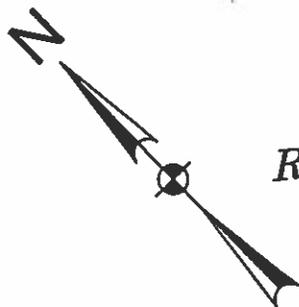
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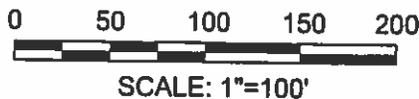
ROBERT KLEBERG SURVEY
ABSTRACT NO. 716

Exhibit A
10 of 12



*Robert Kleberg Survey,
Abstract No. 716*

DALLAS COUNTY
(UNINCORPORATED)



APPROX. DALLAS
CITY LIMIT LINE

BLOCK 8807

ROBERTO N. PULIDO
(INST. # 201100055531)

S44°51'13"E

1,580.42'

CITY OF DALLAS
(KLEBERG TRAIL CORRIDOR
PARCEL 1,
INST. # 201100327219)

APPROX. DALLAS
CITY LIMIT LINE

N44°51'13"W

1,665.42'

DALLAS COUNTY (UNINCORPORATED)

TXI OPERATIONS LP
(VOL. 98087, PG. 8888)

101,625 SQ. FT.
OR
2.333 ACRES

MATCH LINE
(See sheet 7 of 7)

MATCH LINE
(See sheet 5 of 7)

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. The surveyor has relied on the commitment for title insurance issued by First American National Title Insurance Company, CF No. 10R34896 CRT, effective date May 30, 2011, issued date June 16, 2011 with regard to the existence of recorded easements, rights-of-way, and other matters of record affecting the subject tract. The Surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

LEGEND

- | | |
|---------------------------|--|
| 1/2" FIR
W/CAP | 1/2" FOUND IRON ROD WITH YELLOW
PLASTIC CAP STAMPED "HALFF" |
| 1/2" SIR
W/ESMT
CAP | 1/2" SET IRON ROD WITH BLUE
PLASTIC CAP STAMPED "HALFF ESMT"
CAP |
| INST. # | INSTRUMENT NUMBER |
| R/W | RIGHT-OF-WAY LINE |
| R | PROPERTY LINE |
| (C.M.) | CONTROL MONUMENT |

2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED

IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

DATE: MAY, 2013

AVO.: 21944

PAGE 6 OF 7

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Sheet

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ROBERT KLEBERG SURVEY ABSTRACT NO. 716

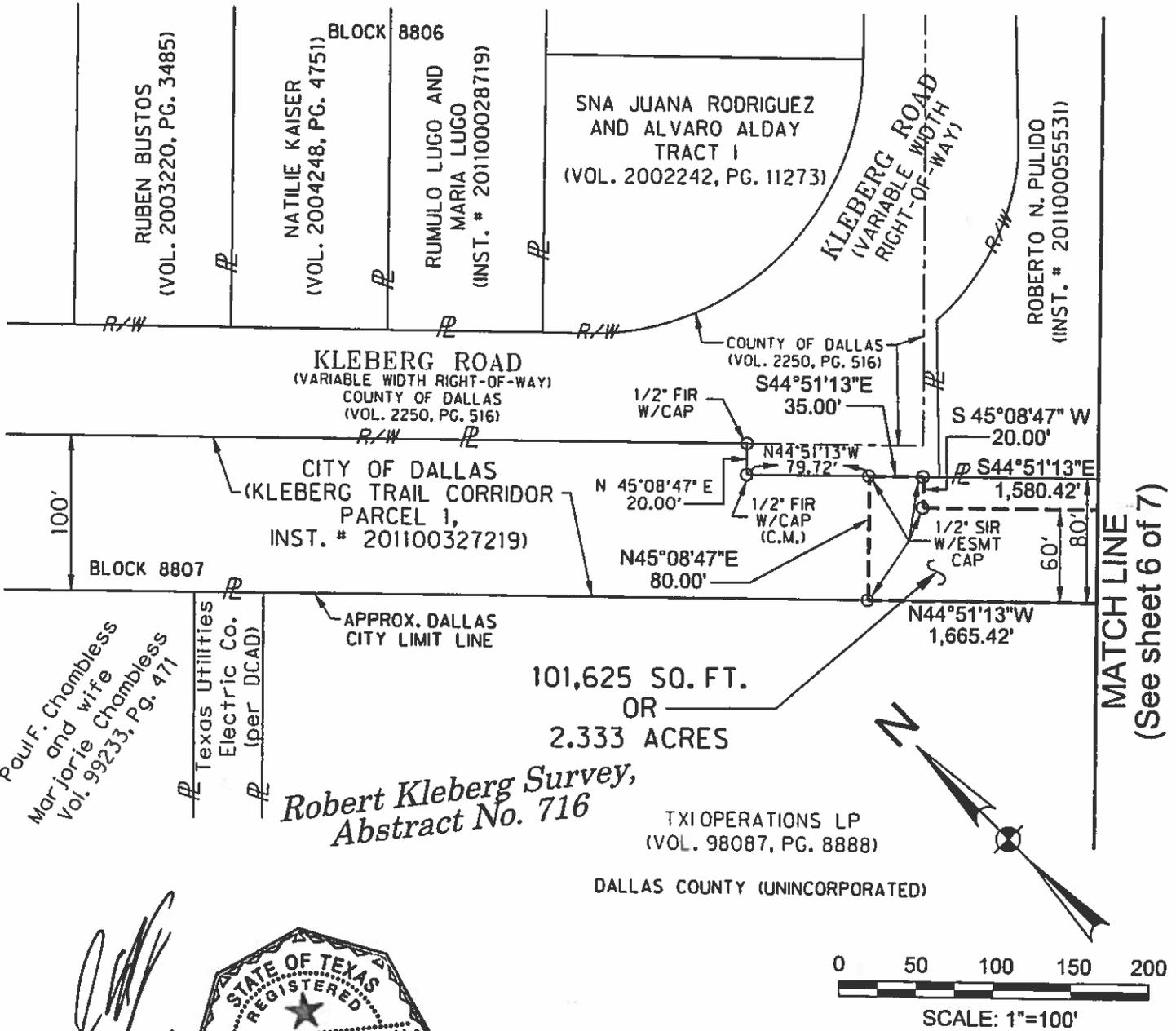
Exhibit A

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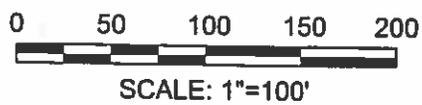
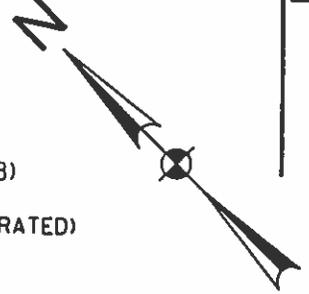
Paul F. Chambliss and wife Marjorie Chambliss Vol. 99233, Pg. 471

Texas Utilities Electric Co. (per DCAD)

Robert Kleberg Survey, Abstract No. 716

TXI OPERATIONS LP (VOL. 98087, PG. 8888)

DALLAS COUNTY (UNINCORPORATED)



MATCH LINE (See sheet 6 of 7)

Jason A. Jernigan
2/28/13



LEGEND

- 1/2" FIR W/CAP 1/2" FOUND IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- 1/2" SIR W/ESMT CAP 1/2" SET IRON ROD WITH BLUE PLASTIC CAP STAMPED "HALFF ESMT"
- INST. # INSTRUMENT NUMBER
- R/W RIGHT-OF-WAY LINE
- P PROPERTY LINE
- (C.M.) CONTROL MONUMENT

1. The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

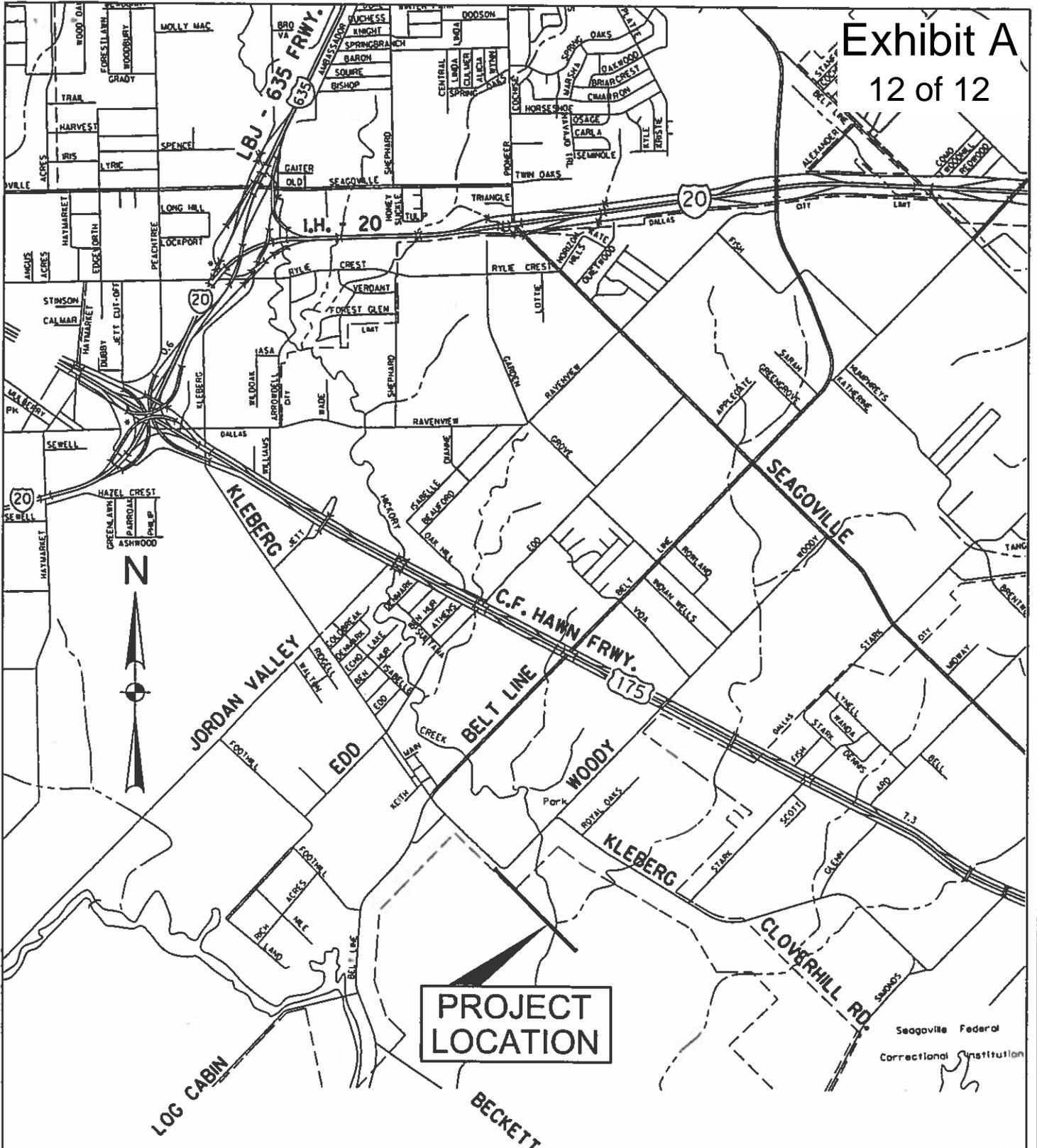
2. The surveyor has relied on the commitment for title insurance issued by First American National Title Insurance Company, CF No. 10R14896 CRT, effective date May 30, 2011, issued date June 16, 2011 with regard to the existence of recorded easements, rights-of-way, and other matters of record affecting the subject tract. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.

2.333 ACRE (101,625 SQUARE FOOT) WASTEWATER PIPELINE EASEMENT CITY OF DALLAS DRAWING NO. 411Q-1618 TO BE ACQUIRED IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716 FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT

	DATE: MAY, 2013
	AVO.: 21944
1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081 TELE. (214)346-6200 FAX (214)739-0095	
PAGE 7 OF 7	

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Seagoville Federal
Correctional Institution

2.333 ACRE (101,625 SQUARE FOOT)
WASTEWATER PIPELINE EASEMENT
CITY OF DALLAS DRAWING NO. 411Q-1618
TO BE ACQUIRED

IN CITY BLOCK 8807 AND UNINCORPORATED DALLAS COUNTY
ROBERT KLEBERG SURVEY, ABSTRACT NUMBER 716
FROM CITY OF DALLAS PARK AND RECREATION DEPARTMENT

LOCATOR MAP

NOT TO SCALE