



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, MAY 2, 2019
DALLAS ZOO – HIPPO HUT
650 SOUTH R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
214-670-4078**

**9:00 am: Administration and Finance Committee, Base Camp
9:00 am: Planning and Design Committee, Hippo Hut
10:00 am: Park and Recreation Board, Hippo Hut**

RECEIVED

2019 APR 26 PM 12:45

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Rodney Schlosser, Chair
Calvert Collins-Bratton, Vice Chair
Taylor Adams
Harrison Blair
Robb P. Stewart
Taylor Toynes
Sonya Woods

Public Notice

19 04 35

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS ZOO – BASE CAMP
650 SOUTH R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019
(9:00 A.M.)

CONSENT ITEMS

PARK BOARD AGENDA ITEM NO. 3 – Norbuck Park (9) – Authorize issuing an alcohol permit to Marcus Grunewald, to serve alcohol at the Dallas Running Club Half Marathon event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Sunday, November 3, 2019 from 8:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

PARK BOARD AGENDA ITEM NO. 4 – (Citywide) – Authorize a three-year service price agreement for event equipment rental services for the Park and Recreation Department to Texas Tent, LLC the most advantageous proposer of four – Total award not to exceed \$609,952 – Financing: Current Funds (subject to annual appropriations)

DISCUSSION ITEM

1. Audit of Business Partner Oversight for White Rock Boathouse, Inc.
2. Audit of Business Partners' Oversight – City Actions (ongoing discussion)



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS ZOO – BASE CAMP
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019
(9:00 A.M.)

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

RECEIVED

2019 APR 26 PM 12:45

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

19 04 3 6

POSTED CITY SECRETARY
DALLAS, TEXAS

Jesse Moreno, Chair
Becky Rader, Vice Chair
Barbara Barbee
Timothy W. Dickey
Jeff Kitner
Terrence Perkins
Bo Slaughter

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019
(9:00 A.M.)

ACTION ITEMS

PARK BOARD AGENDA ITEM NO. 5 – Northaven Trail Phase 1B (13) – Authorize acquisition of a right of entry from AVG Partners located at 11100 North Central Expressway for the Northaven Trail Phase 1B Project – Financing: No cost consideration to the City

PARK BOARD AGENDA ITEM NO. 6 – Northaven Trail Phase 1B (13) – Authorize acquisition from 11250 North Central, L.P. of approximately 35,541 square feet of land located at 11250 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$839,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$20,000.00) – Financing: Park and Recreation Facilities (2017 Bond Funds) (\$556,566.97) and Street and Transportation Improvements Fund (2006 Bond Program) (\$283,263.03)

PARK BOARD AGENDA ITEM NO. 7 – Northaven Trail Phase 1B (13) – Authorize acquisition from 11260 N. Central, LLC of approximately 1,857 square feet of land located at 11260 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00) – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)

PARK BOARD AGENDA ITEM NO. 8 – Northaven Trail Phase 1B (13) – Authorize acquisition from Dallas Royal Central Tower, L.L.C. of approximately 12,462 square feet of land located at 11300 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$242,654.00 (\$239,154.00, plus closing costs and title expenses not to exceed \$3,500.00) – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)

PARK BOARD AGENDA ITEM NO. 9 – Vickery Meadow Library (13) – Authorize public artwork at Vickery Meadow Library to be located at 8255 Park Lane - Not to exceed \$92,836.00 – Financing: Park and Recreation Facilities (B) Fund (\$14,896.00) and Library (E) Funds (\$77,940.00)

PARK BOARD AGENDA ITEM NO. 10 – Brownwood Park (6) – Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project, located at 3400 Walnut Hill Lane – Not to exceed \$72,322.00 – Financing: 2017 Bond Funds



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019
(9:00 A.M.)

PARK BOARD AGENDA ITEM NO. 11 – Fair Park (7) – Authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for an increase in construction services package and additional architectural and engineering services for the renovations of the Music Hall located at 909 First Avenue and the African American Museum located at 3536 Grand Avenue – Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

PARK BOARD AGENDA ITEM NO. 12 – Pacific Plaza (14) – Authorize a dedication plaque, in accordance with the Park and Recreation Board Plaque Policy, for Pacific Plaza located at 401 North Harwood Street – Financing: No cost consideration to the City

PARK BOARD AGENDA ITEM NO. 13 – Katy Trail / Buena Vista Street Connection (14) – Authorize **(1)** acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and **(2)** acceptance of a public access easement dedication of approximately 1,345 square feet **(3)** a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City

DISCUSSION ITEM

1. Upcoming Projects

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

RECEIVED



Dallas
Park and Recreation

Public Notice

2019 APR 26 PM 12:45

CITY SECRETARY
DALLAS, TEXAS

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019 10:00 A.M.
(Public Speakers sign in by 9:30 A.M.)

19 04 37

POSTED CITY SECRETARY
DALLAS, TX

Robert Abtahi, President, District 15

Barbara A. Barbee, District 1
Jesse Moreno, District 2
Taylor I. Toyne, District 3
Harrison Blair, District 4
Terrence Perkins, District 5
Timothy W. Dickey, District 6
Sonya Woods, District 7

Bo Slaughter, District 8
Becky Rader, District 9
Robb P. Stewart, Vice President, District 10
Jeff Kitner, District 11
Rodney Schlosser, District 12
Calvert Collins-Bratton, District 13
Taylor Adams, District 14

1. Speakers
2. Approval of Minutes of the April 18, 2019 Park and Recreation Board Meeting.

CONSENT AGENDA (ITEMS 3 – 13)

ADMINISTRATION AND FINANCE COMMITTEE

3. Norbuck Park (9) – Authorize issuing an alcohol permit to Marcus Grunewald, to serve alcohol at the Dallas Running Club Half Marathon event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Sunday, November 3, 2019 from 8:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)
4. (Citywide) – Authorize a three-year service price agreement for event equipment rental services for the Park and Recreation Department to Texas Tent, LLC the most advantageous proposer of four – Total award not to exceed \$609,952 – Financing: Current Funds (subject to annual appropriations)

PLANNING AND DESIGN COMMITTEE

5. Northaven Trail Phase 1B (13) – Authorize acquisition of a right of entry from AVG Partners located at 11100 North Central Expressway for the Northaven Trail Phase 1B Project – Financing: No cost consideration to the City
6. Northaven Trail Phase 1B (13) – Northaven Trail Phase 1B (13) – Authorize acquisition from 11250 North Central, L.P. of approximately 35,541 square feet of land located at 11250 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$839,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$20,000.00) – Financing: Park and Recreation Facilities (2017 Bond Funds) (\$556,566.97) and Street and Transportation Improvements Fund (2006 Bond Program) (\$283,263.03)



DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019 10:00 A.M.

PLANNING AND DESIGN COMMITTEE

7. Northaven Trail Phase 1B (13) – Authorize acquisition from 11260 N. Central, LLC of approximately 1,857 square feet of land located at 11260 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00) – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)
8. Northaven Trail Phase 1B (13) – Northaven Trail Phase 1B (13) – Authorize acquisition from Dallas Royal Central Tower, L.L.C. of approximately 12,462 square feet of land located at 11300 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$242,654.00 (\$239,154.00, plus closing costs and title expenses not to exceed \$3,500.00) – Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)
9. Vickery Meadow Library (13) – Authorize public artwork at Vickery Meadow Library to be located at 8255 Park Lane - Not to exceed \$92,836.00 – Financing: Park and Recreation Facilities (B) Fund (\$14,896.00) and Library (E) Funds (\$77,940.00)
10. Brownwood Park (6) – Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project, located at 3400 Walnut Hill Lane – Not to exceed \$72,322.00 – Financing: 2017 Bond Funds
11. Fair Park (7) – Authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for an increase in construction services package and additional architectural and engineering services for the renovations of the Music Hall located at 909 First Avenue and the African American Museum located at 3536 Grand Avenue – Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)
12. Pacific Plaza (14) – Authorize a dedication plaque, in accordance with the Park and Recreation Board Plaque Policy, for Pacific Plaza located at 401 North Harwood Street – Financing: No cost consideration to the City
13. Katy Trail / Buena Vista Street Connection (14) – Authorize **(1)** acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and **(2)** acceptance of a public access easement dedication of approximately 1,345 square feet **(3)** a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019 10:00 A.M.

BRIEFINGS

14. Zoo Master Plan,
Louise Elam, Assistant Director
15. Zoo Programming Briefing,
John Jenkins, Deputy Director

ITEM FOR CONSIDERATION AFTER BRIEFING

16. Dallas Zoo (4) - Authorize adoption of the 2019 Dallas Zoo Master Plan, located at 650 South R. L. Thornton Freeway - Financing: No cost consideration to the City

BUDGET WORKSHOP

17. Budget Workshop #2

OTHER/NON-ACTION ITEMS

18. Park and Recreation Board Members Liaison Reports: Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Tail, Turtle Creek Park Conservancy, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rogers Park Foundation/Klyde Warren Park
19. Staff Announcements – Upcoming Park and Recreation Department Events
20. Next Park and Recreation Board Regular Meeting: Thursday, May 16, 2019, at Dallas City Hall
21. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 4
DALLAS ZOO – HIPPO HUT
650 R.L. THORNTON FREEWAY
DALLAS, TEXAS 75203
THURSDAY, MAY 2, 2019 10:00 A.M.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Robb Stewart, Vice-President; Taylor Adams, Barbara A. Barbee, Harrison Blair, Timothy W. Dickey, Jesse Moreno, Susan Rader, Ernest Slaughter, Sonya Woods - 10

Absent: Calvert Collins-Bratton, Jeff Kitner, Terrence Perkins, Rodney Schlosser, Taylor I. Toynes - 5

Vice President Stewart called the meeting to order at 10:38 a.m.

Agenda Item 1. Speakers: Debi Pena spoke about the Dallas Symphony Orchestra and provided flyers to Mr. Becker, outlining the upcoming concert events for the Symphony.

Agenda Item 2. A motion by Barbara Barbee, seconded by Bo Slaughter, to approve the minutes of the April 4, 2019 Park and Recreation Board Meeting, was carried. The vote was unanimous.

CONSENT AGENDA (ITEMS 3 – 7)

ADMINISTRATION AND FINANCE COMMITTEE

Bo Slaughter moved, seconded by Harrison Blair to approve Items 3,4,5 and 7 on consent. Item #6 was removed for individual consideration at the request of Jesse Moreno. The vote was unanimous.

Agenda Item 3. White Rock Lake (9) – A motion by Bo Slaughter, seconded by Harrison Blair to authorize permission for the Office of Cultural Affairs to hold the Lake-A-Palooza event at White Rock Lake, located at 521 East Lawther Drive. The event will be held on Saturday, April 27, 2019 from 12:00 p.m. to 9:00 p.m. – Estimated Revenue: \$0 (This is a recurring item), was carried by unanimous vote.

Agenda Item 4. Griggs Park (14) – A motion by Bo Slaughter, seconded by Harrison Blair to authorize issuing an alcohol permit to Anita Simmons, to serve alcohol at the Uptown Block Party event to be held at Griggs Park, located at 3200 Colby Street. The event will be held on Thursday, October 10, 2019 from 6:00 p.m. to 10:00 p.m. – Estimated Revenue: \$250 (This is a recurring item), was carried by unanimous vote.

Agenda Item 5. Fair Park (7) – A motion by Bo Slaughter, seconded by Harrison Blair to authorize designation of Temporary Off-Leash Site in the Cotton Bowl Stadium at Fair Park, located at 3924 Martin Luther King Jr. Boulevard for the annual Dog Bowl Event on Sunday, May 5, 2019 – Finance: No Cost consideration to the City (This is a recurring item), was carried by unanimous vote.

Agenda Item 6. Citywide – A motion by Calvert Collins Bratton, seconded by Bo Slaughter for discussion. This motion would authorize changes to Aquatics fees that includes (1) removing program fees for community pools and Bachman Indoor Pool; (2) establishing Park Board approved fees for advanced notice group rates, table rentals, pavilion rentals, and after-hour rentals at the family aquatic centers, and (3) adjusting the contract fee instructor percentage – Estimated Revenue: \$65,000.

Robb Stewart mentioned that there was a change to the item: the table rental rate is changed to \$25 for all facilities. Mr. Huerta also mentioned that the percentage of the surcharge of the contract fee classes would change in order to make it uniform across all contract fee categories that the department charges.

Daniel Huerta, Assistant Director, and Robin Steinshnider, Senior Project Manager provided a brief overview of the discussion in Administration and Finance Committee.

DRAFT

Mr. Stewart called for a vote. The motion to approve the item (with the noted changes) was passed by unanimous vote.

Agenda Item 7. Fair Park (7) – A motion by Bo Slaughter, seconded by Harrison Blair to authorize a resolution in support of the State Fair Showdown presented by Lone Star Sports at the Cotton Bowl Stadium at Fair Park, located at 3809 Grand Avenue – Financing: No Cost Consideration to the City, was carried by unanimous vote.

PLANNING AND DESIGN COMMITTEE

NONE

BUDGET BRIEFING / WORK SESSION

Agenda Item 8. 2019 – 2020 Budget Briefing / Work Session – John Jenkins, Deputy Director introduced Rachael Berry, Senior Financial Manager, who led the Board workshop. Ms. Berry began her overview of the 2019 – 2020 Budget.

At 11:10 a.m. Vice President Stewart called for a recess until 1:30 p.m. and instructed the Board about the day's events and timing. Mr. Stewart also reminded the Board the importance of not discussing any business outside the meeting to keep within the Texas Open Meetings Act.

President Abtahi reconvened the meeting at 1:29 p.m. Ms. Berry was able to finish her presentation and take questions / comments from the Board members.

President Abtahi requested that this item come back to the next Board meeting in order for the Board to gather more information and be able to rank their priorities. President Abtahi also requested that the Bond Office give a 2017 Bond briefing at the next available meeting.

BRIEFINGS

President Abtahi skipped to Item #10.

Agenda Item 9. 2019 Dallas Park and Recreation Board Priorities, Ryan O'Connor, Senior Park Manager presented information to the Board.

Agenda Item 10. Fair Park First – Quarterly Report, John Jenkins, Deputy Director introduced Darren James, Director of Fair Park First Inc. and Peter Sullivan, General Manager of Fair Park, who presented the quarterly report.

In the interest of time, President Abtahi requested that Agenda Item #9 be deferred to the next available Board meeting.

OTHER/NON-ACTION ITEMS

Agenda Item 11. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Turtle Creek Conservancy, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Sonya Woods reported that the Turtle Creek Conservancy is hosting "A Day at the Races" on May 4, 2019.

Barbara Barbee wanted to thank the Maintenance Division for their assistance preparing the park for Oak Cliff Earth Day.

Harrison Blair announced that Trust for Public Land received a \$500,000 grant and there will be a celebration at Overton Park for the Overton Greenbelt Project.

DAVE

Agenda Item 12. Staff announcements regarding upcoming Park and Recreation Department events.

Daniel Huerta, Assistant Director announced that April 15, 2019 ended the early bird discount sales for the Aquatics Center passes and 1,991 passes were sold and over \$67,000 generated from those sales.

LaKeisha Randle, Manager III announced that the 16th annual Mother's Day Celebration will be held on May 3, 2019 at the Sheraton. Ms. Randle also announced that May 4, 2019 will be a sign unveiling for the Santos Rodriguez Center at Pike Park and following that will be Cinco de Mayo Festival at Pike Park at 11 a.m.

Agenda Item 13. Next Park and Recreation Board Regular Meeting will be held on Thursday, May 2, 2019 at the Dallas Zoo.

Agenda Item 14. President Abtahi adjourned the Board meeting at 3:14 p.m.

Anthony M. Becker, Secretary
Park and Recreation Board

Robert Abtahi, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

DRAFT

MEMORANDUM

DATE: April 26, 2019

TO: Robert Abtahi, President, and
Members of the Dallas Park and Recreation Board

SUBJECT: May 2, 2019 Park and Recreation Board Briefings



On Thursday, May 2, 2019, the following briefings will be presented to the Dallas Park and Recreation Board:

- Zoo Master Plan,
Louise Elam, Assistant Director
- Zoo Programming Briefing,
John Jenkins, Deputy Director

Should you have any questions, please contact me at 214-670-4071.


Willis C. Winters, FAIA, Director
Park and Recreation Department

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT: 9
STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize issuing an alcohol permit to Marcus Grunewald, to serve alcohol at the Dallas Running Club Half Marathon event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Sunday, November 3, 2019 from 8:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Marcus Grunewald, with the Dallas Running Club Half Marathon, to serve alcohol from 8:00 a.m. to 12:00 p.m. on Sunday, November 3, 2019. This will be the fortieth (40) year for this recurring event with no issues reported from past events. The estimated attendance is 1,800 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee. Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on May 2, 2019 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

DATE: May 2, 2019

COUNCIL DISTRICT: All

STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize a three-year service price agreement for event equipment rental services for the Park and Recreation Department to Texas Tent, LLC the most advantageous proposer of four – Total award not to exceed \$609,952 – Financing: Current Funds (subject to annual appropriations)

BACKGROUND

The purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. This action does not encumber funds.

This service price agreement will provide for the rental of event equipment including but not limited to tents, tables, chairs, linen, lighting, stage equipment, pipe and drapes, etc. These items will be used throughout the City at multiple locations by the Park and Recreation Department at various events during the term of this agreement.

The Park and Recreation Department plans and coordinates over 80 special events annually for the general public and City employees. Each event is uniquely different in nature, covering a variety of multicultural activities and occasions. Additionally, these events cater to a wide demographic that encompasses all age ranges, which reflects the inclusivity and diversity within the City of Dallas.

Events that are held annually include Pumpkin on the Plaza, Mayor's Back to School Fair, Mayor's Youth and Fitness Initiative Summer Bash, Senior Games, Mother's Day Luncheon, Texas Women Art Show, and the Invitational Rodeo. Due to the heavy year-round schedule of these events, experienced event equipment suppliers, project planning, and execution is essential to Park and Recreation's mission to provide quality leisure entertainment and service opportunities for the citizens of Dallas.

Authorize a three-year service price agreement for event equipment rental services for the Park and Recreation Department to Texas Tent, LLC the most advantageous proposer of four – Total award not to exceed \$609,952 – Financing: Current Funds (subject to annual appropriations) - Page 2

MWBE 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 \$
\$609,952.00	General Services	<u>23.8%</u>	24.4%	\$148,916.40
• This contract exceeds the M/WBE goal of 23.8%				

BID INFORMATION

The following proposals were received from solicitation number BNZ1814 and were opened on August 18, 2018. This service price agreement is to be awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Amount</u>
*Texas Tent, LLC	107 N. Kirby Street Garland, TX 75042	\$609,952.00
Bratt Productions, Inc. dba Peerless Events and Tents	3301 E. Randoll Mill Road Arlington, TX 76011	\$672,707.47
Lone Star Events and Tents	1300 W. Main Street Waxahachie, TX 75165	\$677,097.78
M & M Rental Center, Inc.	3200 Belmeade Drive Carrollton, TX 75006	\$772,818.75

OWNER

Texas Tent, LLC

Bobby Bradley, President

Authorize a three-year service price agreement for event equipment rental services for the Park and Recreation Department to Texas Tent, LLC the most advantageous proposer of four – Total award not to exceed \$609,952 – Financing: Current Funds (subject to annual appropriations) - Page 3

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$609,952.00 – Financing: Current Funds (subject to annual appropriations)

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance Committee will consider this request on May 2, 2019 and will present its recommendation to the full Park and Recreation Board on the same day.

This item has been tentatively scheduled for Council consideration on June 12, 2019. Office of Procurement Services is coordinating the Council item on our behalf.

STAFF RECOMMENDATION

Staff recommends approval of this master agreement.

BID AGENDA APPROVAL COVER SHEET

Project Meets BID

Requirements

Total M/WBE

24.41%

Prime: **Texas Tent, LLC** Agenda Date: **5/22/2019**
 Project: **BNZ 1814 Event Equipment Rental** Review Date: **4/2/2019**
Total Local: \$609,952.00 **Total Non-Local:** \$0.00
 Sub Vendor # Vendor Name Dollar Amount Percent
 A + Staffing, Inc. WFWBC0620220 \$148,916.40 24.4144%

Total M/WBE
Non-M/WBE
Total Local

\$148,916.40
\$461,035.60
\$609,952.00

Non-Local
Sub Vendor #

Vendor Name Cert. # Dollar Amount Percent
 0.00000%
 0.00000%
 0.00000%
 0.00000%
 0.00000%
 0.00000%
24.4144%
75.5856%
100.00000%

Total M/WBE
Non-M/WBE
Total Non-Local

\$0.00
\$0.00
\$0.00

Total Action

\$609,952.00 **100.00000%**



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

Project Name: EVENT EQUIPMENT RENTAL

Bid/Contract #: BNZ1814

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; M/WBE Certification Number (if applicable)

Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers

Column 8: Indicate percentage of total contract amount

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Event Equipment Rental	VC19929	Texas Tent, LLC	Bobby Bradley, 107 N Kirby St Garland TX, 75042, (972)276-9700	NON	L	\$ 446,749.20	75.00%	441,035.60	
Staffing Company		A+ Staffing, inc DBA A+ Staffing	Betsy Garner, 4100 Harry Hines Blvd #350, Dallas, TX 75219 214-357-9500	W	L	\$ 148,916.40	25.00%		
Notes:	WFMB 002-0920								
Notes:									
Notes:									
Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						Total Bid Amount:	\$ 595,665.60	100.00%	\$

[Note: Totals and Percentages will automatically calculate.]

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: [Signature] Title: President

Printed Name: Bobby Bradley Date: 3/27/19

Company Name: Texas Tent LLC

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 13
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize acquisition of a right of entry from AVG Partners located at 11100 North Central Expressway for the Northaven Trail Phase 1B Project – Financing: No cost consideration to the City

BACKGROUND

This item authorizes the acquisition of a right of entry from AVG Partners over and across 11100 North Central Expressway (U.S. Route 75) for the Northaven Trail Phase 1B Project (Exhibit A). This acquisition is required for the construction of the hike and bike trail. AVG Partners is granting this temporary right of entry at no cost to the City.

The Northaven Trail consists of six phases. The project limits of this phase of the project are from Northaven Road on the west side of North Central Expressway to the Cottonwood Trail and White Rock Creek Trail junction on the east side of White Rock Creek. The total project length is just under one-half mile. This phase of the trail project will realize the eastern terminus of this nine-mile trail project and critical connection to these other trails. Additionally, the future SoPac Trail Phase 4B will connect into the Northaven Trail Phase 1B on the west side of White Rock Creek.

The development of this one-half mile project is a collaboration between the City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT). TxDOT is the project lead managing and funding design of the project. Construction, which is expected to begin at the end of 2019, is being funded by Dallas County and TxDOT with TxDOT as project lead. City is responsible for all acquisitions with financial assistance from Dallas County. Any funding remaining after securing all acquisitions will be used for construction.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

OWNER

AVG Partners

Peter Gilbert

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

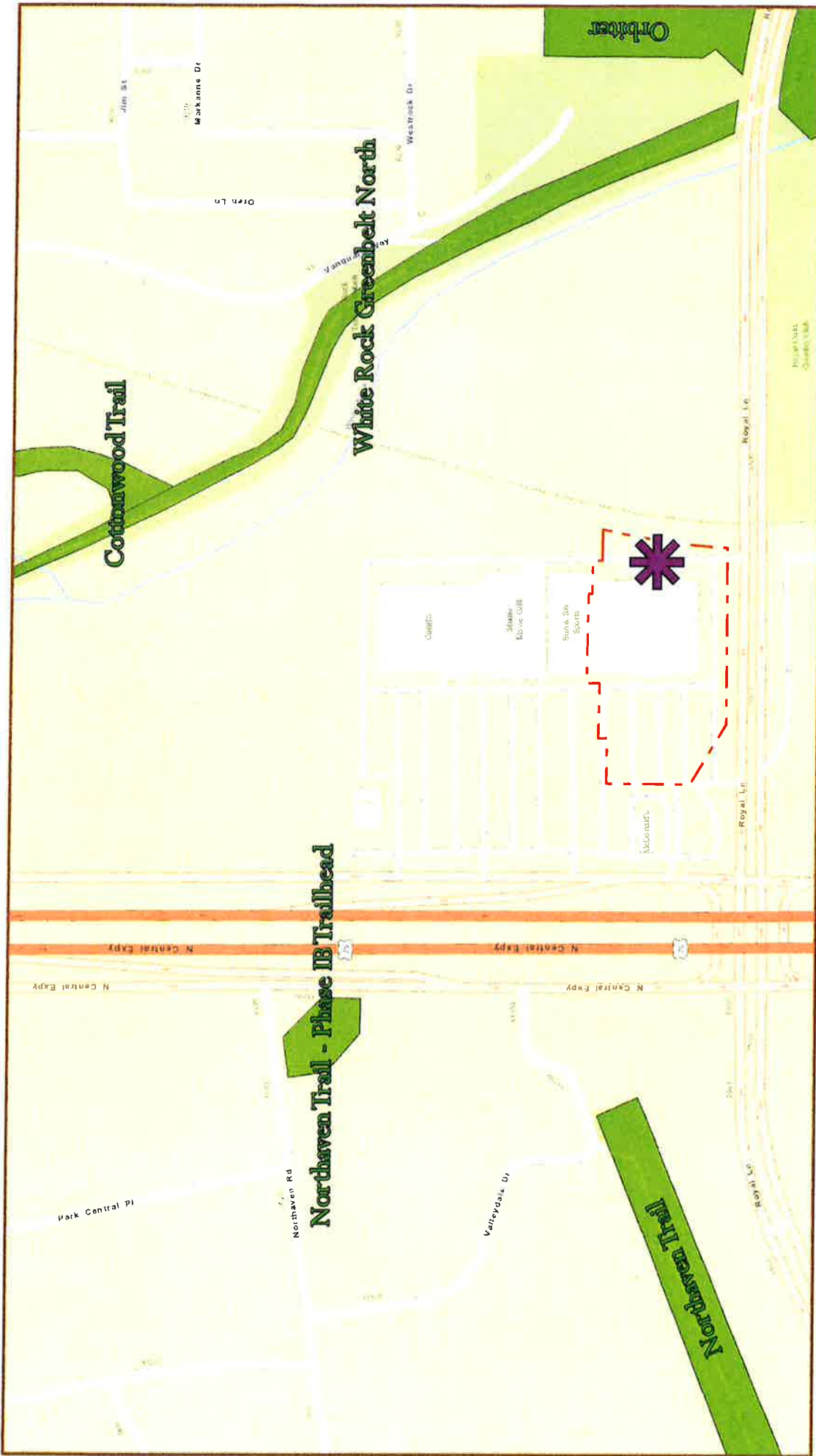
This item will be administered by the Department of Sustainable Development's Real Estate Office by short form resolution.

STAFF RECOMMENDATION

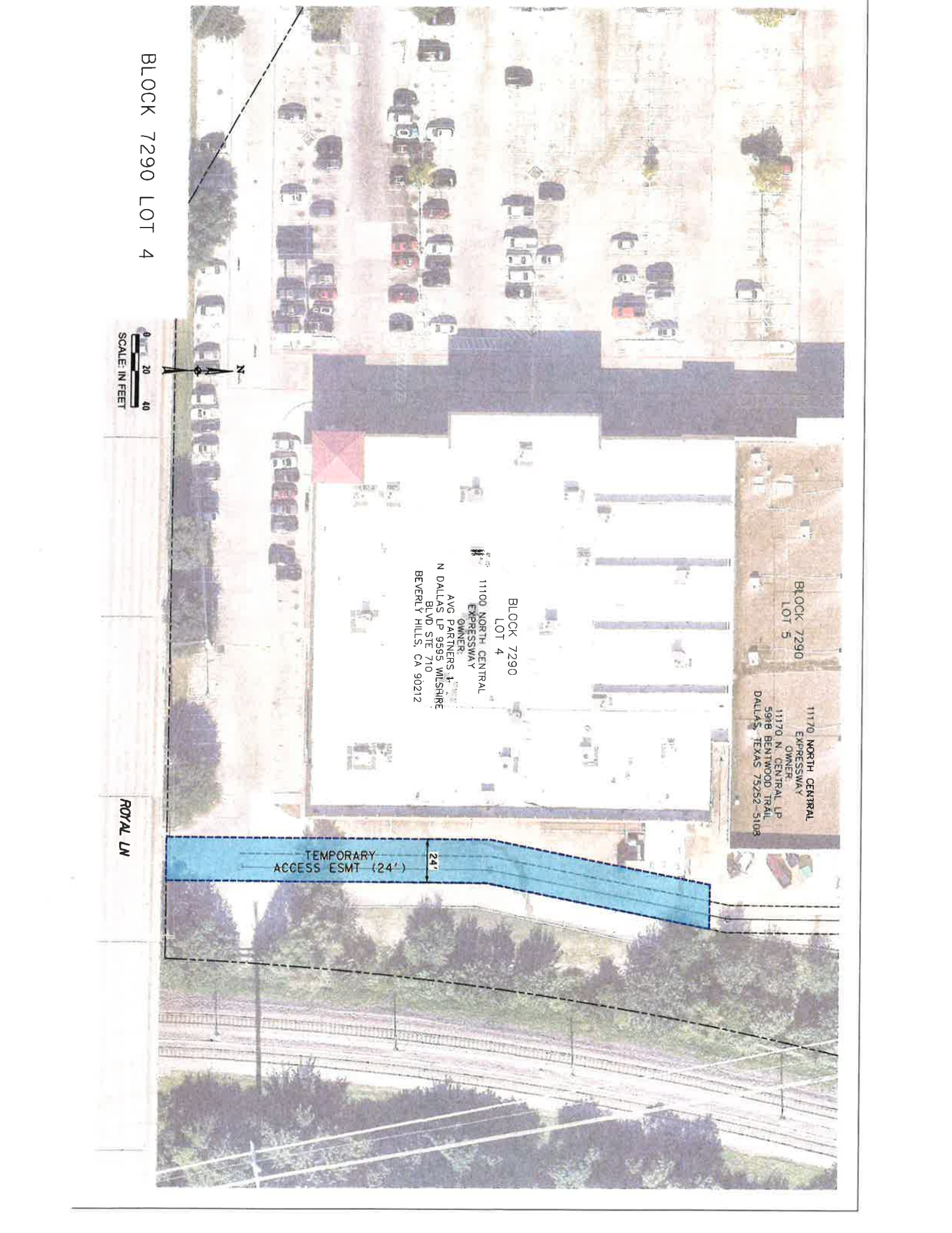
Staff recommends approval of this action.

MAPS and EXHIBITS

Maps
Exhibits



**Northaven Trail Phase 1B Acquisiton—Right of Entry
(11100 N Central Expressway)**



BLOCK 7290 LOT 4

0 20 40
SCALE IN FEET



ROYAL LN

BLOCK 7290
LOT 4
11100 NORTH CENTRAL
EXPRESSWAY
OWNER:
AVG PARTNERS, 1
N DALLAS LP 9595 WILSHIRE
BLVD. STE 710
BEVERLY HILLS, CA 90212

BLOCK 7290
LOT 5
11770 NORTH CENTRAL
EXPRESSWAY
OWNER:
11770 N. CENTRAL LP
5918 BENTWOOD TRAIL
DALLAS, TEXAS 75252-5108

TEMPORARY
ACCESS ESMT (24')

24'

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 13
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize acquisition from 11250 North Central, L.P. of approximately 35,541 square feet of land located at 11250 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$839,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (2017 Bond Funds) (\$556,566.97) and Street and Transportation Improvements Fund (2006 Bond Program) (\$283,263.03)

BACKGROUND

This item authorizes the acquisition of an easement from 11250 North Central, L.P. of approximately 35,541 square feet tract of land (0.82 acre) located at 11250 North Central Expressway (U.S. Route 75) for the Northaven Trail Phase 1B Project (Exhibit A). The acquisition consists of two trail easements totaling approximately 27,678 square feet (0.64 acre), one temporary construction easement of approximately 35,541 square feet (0.18 acre), and a right of entry over and across the property. This acquisition is required for the construction of the hike and bike trail. The total consideration for this acquisition is not to exceed \$839,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$20,000.00). The consideration for this acquisition is based on independent appraisals.

The Northaven Trail consists of six phases. The project limits of this phase of the project are from Northaven Road on the west side of North Central Expressway to the Cottonwood Trail and White Rock Creek Trail junction on the east side of White Rock Creek. The total project length is just under one-half mile. This phase of the trail project will realize the eastern terminus of this nine-mile trail project and critical connection to these other trails. Additionally, the future SoPac Trail Phase 4B will connect into the Northaven Trail Phase 1B on the west side of White Rock Creek.

The development of this one-half mile project is a collaboration between the City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT). TxDOT is the project lead managing and funding design of the project. Construction, which is expected to begin at the end of 2019, is being funded by Dallas County and TxDOT with TxDOT as project lead. The City is responsible for all acquisitions with financial assistance from Dallas County. Any funding remaining after securing all acquisitions will be used for construction.

Authorize acquisition from 11250 North Central, L.P. of approximately 35,541 square feet of land located at 11250 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$839,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (2017 Bond Funds) (\$556,566.97) and Street and Transportation Improvements Fund (2006 Bond Program) (\$283,263.03)

- Page 2

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$823,830.00 (\$819,830.00 plus closing costs and title costs not to exceed \$4,000.00)

Park and Recreation Facilities (B) Funds (2017 Bond Funds)	\$556,566.97
Street and Transportation Improvements Fund (2006 Bond Program)	<u>\$283,263.03</u>
Total amount not to exceed	\$823,830.00

OWNER

11250 North Central, L.P.

Ed Glina

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council on May 22, 2019 by the Department of Sustainable Development's Real Estate Division.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition.

MAPS and EXHIBITS

Maps
Exhibits

Exhibit A

Block 7290

David Barrow Survey, Abstract No. 177 City of Dallas, Dallas County, Texas

BEING a 7,459 square foot (0.1712 acres) Trail Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 6, Block 7290, Royal Central Center, as recorded in Volume 93161, Page 304, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being described in General Warranty Deed to 11250 North Central, L.P., as recorded in Instrument No. 200600346237, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at 5/8-inch iron rod (Monument of Record) found at the northeast corner of said Lot 6, and the northwest corner of a tract of land described in Deed to the City of Dallas, as recorded in Volume 69158, Page 1874, D.R.D.C.T., and being in the south line of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T.;

THENCE South 89 degrees 46 minutes 11 seconds West, with the most northerly north line of said Lot 6 and the south line of said Lot 1, Block 7318, a distance of 48.30 feet to the most northerly northwest corner of said Lot 7 and the northeast corner of Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, D.R.D.C.T., from which a 5/8-inch iron rod bears South 09 degrees 31 minutes 55 seconds West, a distance of 0.51 feet;

THENCE 00 degrees 13 minutes 49 seconds East, with the most northerly west line of said Lot 6 and the east line of said Lot 1, Block 7290, a distance of 205.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, Block 7290, being the **POINT OF BEGINNING**, from which a 5/8-inch iron rod with broken cap bears South 09 degrees 22 minutes 39 seconds West, a distance of 0.49 feet;

1. **THENCE** South 63 degrees 55 minutes 14 seconds West, a distance of 16.75 feet to a PK nail with washer stamped "RPLS 5504" set;
2. **THENCE** South 00 degrees 14 minutes 01 second East, a distance of 17.84 feet to a PK nail with washer stamped "RPLS 5504" set;
3. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 48.06 feet to a PK nail with washer stamped "RPLS 5504" set;
4. **THENCE** North 00 degrees 19 minutes 32 seconds West, a distance of 5.64 feet to a PK nail with washer stamped "RPLS 5504" set;
5. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 293.34 feet to a PK nail with washer stamped "RPLS 5504" set;


Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

6. **THENCE** North 79 degrees 00 minutes 13 seconds West, a distance of 29.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the most westerly west line of said Lot 6 and the east line of Lot 7, Block 7290 of said Royal Central Center;
7. **THENCE** North 00 degrees 13 minutes 49 seconds West, with said west line of Lot 6 and the east line of said Lot 7, a distance of 13.84 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set to the most westerly northwest corner of said Lot 7 and the northeast corner of said Lot 7, being in the south line of said Lot 1, Block 7290;
8. **THENCE** North 89 degrees 46 minutes 11 seconds East, with the north line of said Lot 6 and the south line of said Lot 1, Block 7290, a distance of 385.00 feet to the **POINT OF BEGINNING** and containing 7,459 square feet (0.1712 acres) of land.

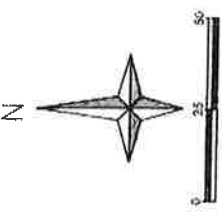
A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



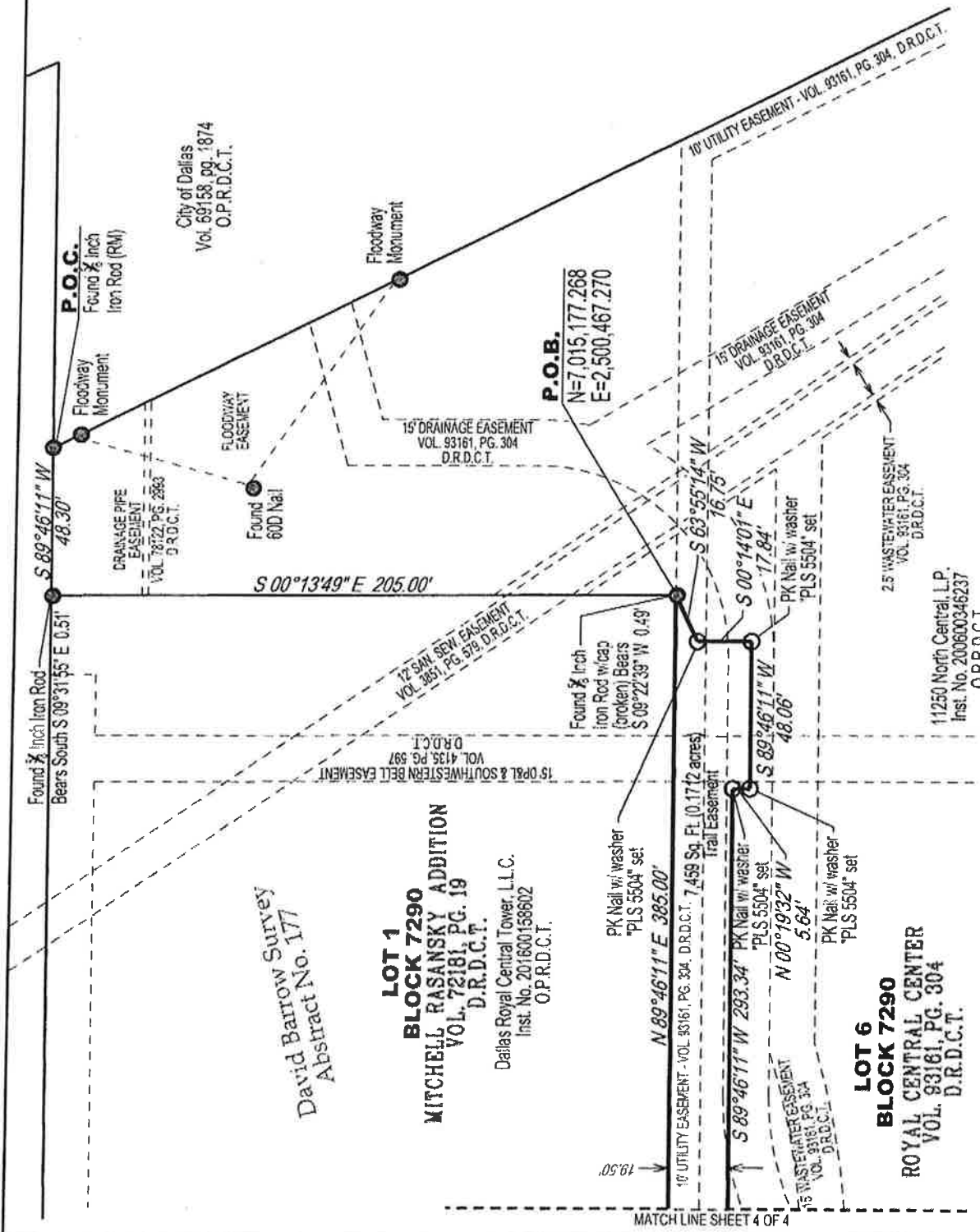
By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 3.19.18



TRAIL EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying
 200 W. BELMONT DR., SUITE D
 ALLEN, TX 75013
 TBPLS 10394303



David Barrow Survey
 Abstract No. 177

LOT 1
BLOCK 7290
MITCHELL RASANSKY ADDITION
VOL. 72181, PG. 19
D.R.D.C.T.
 Dallas Royal Central Tower, L.L.C.
 Inst. No. 201600158602
 O.P.R.D.C.T.

LOT 6
BLOCK 7290
ROYAL CENTRAL CENTER
VOL. 93161, PG. 304
D.R.D.C.T.

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq. Ft. - Square Feet
- RM - Monument of Record
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

BASIS OF BEARINGS: State Plane Coordinate System,
 Texas North Central Zone 4202, North American Datum
 (NAD) 1983, adjustment realization: 2011

MATCH LINE SHEET 4 OF 4

NORTH CENTRAL EXPRESSWAY
 (U.S. Hwy. 75 - variable width right-of-way)

Found 1/2 inch
 Iron Rod w/ Cap
 (RM)

LOT 1
BLOCK 7290
MITCHELL RASANSKY ADDITION
VOL. 72181, PG. 18
D.R.D.C.T.

David Barrow Survey
 Abstract No. 177

Dallas Royal Central Tower, L.L.C.
 Inst. No. 201600158602
 O.P.R.D.C.T.

10' UTILITY EASEMENT - VOL. 93161, PG. 304, D.R.D.C.T.

$N 00^{\circ}13'49'' W$
 13.84'
 $N 79^{\circ}00'13'' W$
 29.07'

LOT 7
BLOCK 7290
 11260 N. Central Expy. LLC
 Inst. No. 200600378856
 O.P.R.D.C.T.

$N 89^{\circ}46'11'' E$ - 385.00'
 I-459 Sq. Ft. (0.1712 acres)
 Trail Easement
 $S 89^{\circ}46'11'' W$ 293.34'
 PK Nail w/ washer
 'PLS 5504' set

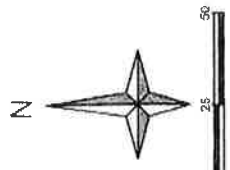
15' WASTE WATER EASEMENT
 VOL. 93161, PG. 304
 D.R.D.C.T.

11250 North Central, L.P.
 Inst. No. 200600346237
 O.P.R.D.C.T.

LOT 6
BLOCK 7290
ROYAL CENTRAL CENTER
VOL. 93161, PG. 304
D.R.D.C.T.

15' DRAINAGE EASEMENT
 VOL. 93161, PG. 304
 D.R.D.C.T.

MATCH LINE SHEET 3 OF 4



TRAIL EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying

260 W. BELMONT DR., SUITE D
 ALLEN, TX, 75013
 TBP/LS 10194303

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- RM - Monument of Record
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page


BASIS OF BEARINGS: State Plane Coordinate System,
 Texas North Central Zone 4202, North American Datum
 (NAD) 1983, adjustment realization 2011

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

BEING a 20,219 square foot (0.4642 acres) Trail Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 6, Block 7290, Royal Central Center, as recorded in Volume 93161, Page 304, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being described in General Warranty Deed to 11250 North Central, L.P., as recorded in Instrument No. 200600346237, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 5/8-inch iron rod (Monument of Record) found at the northeast corner of said Lot 6, and the northwest corner of a tract of land described in Deed to the City of Dallas, as recorded in Volume 69158, Page 1874, D.R.D.C.T., and being in the south line of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T.;

1. **THENCE** South 26 degrees 22 minutes 55 seconds East, along the northeast line of said Lot 6 and the southwest line of said City of Dallas tract, a distance of 228.38 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
2. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 148.96 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, D.R.D.C.T., from which a 5/8-inch iron rod with broken cap bears South 09 degrees 22 minutes 39 seconds West, a distance of 0.49 feet ;
3. **THENCE** North 00 degrees 13 minutes 49 seconds West, with the most northerly west line of said Lot 6 and the east line of said Lot 1, Block 7290, a distance of 205.00 feet to the most northerly northwest corner of said Lot 7 and the northeast corner of said Lot 1, Block 7290, being in the south line of said Lot 1, Block 7318, from which a 5/8-inch iron rod bears South 09 degrees 31 minutes 55 seconds West, a distance of 0.51 feet;
4. **THENCE** North 89 degrees 46 minutes 11 seconds East, with the north line of said Lot 6 and the south line of said Lot 1, Block 7318, a distance of 48.30 feet to the **POINT OF BEGINNING** and containing 20,219 square feet (0.4642 acres) of land.


 **CITY OF DALLAS APPROVED:**
[Signature] 4/24/18

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 3.19.18

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

BEING a 7,863 square foot (0.1805 acres) Temporary Construction Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 6, Block 7290, Royal Central Center, as recorded in Volume 93161, Page 304, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being described in General Warranty Deed to 11250 North Central, L.P., as recorded in Instrument No. 200600346237, of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at 5/8-inch iron rod (Monument of Record) found at the northeast corner of said Lot 6, and the northwest corner of a tract of land described in Deed to the City of Dallas, as recorded in Volume 69158, Page 1874, D.R.D.C.T., and being in the south line of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T.;

THENCE South 89 degrees 46 minutes 11 seconds West, with the most northerly north line of said Lot 6 and the south line of said Lot 1, Block 7318, a distance of 48.30 feet to the most northerly northwest corner of said Lot 7 and the northeast corner of Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, D.R.D.C.T., from which a 5/8-inch iron rod bears South 09 degrees 31 minutes 55 seconds West, a distance of 0.51 feet;

THENCE 00 degrees 13 minutes 49 seconds East, with the most northerly west line of said Lot 6 and the east line of said Lot 1, Block 7290, a distance of 205.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, Block 7290, being the **POINT OF BEGINNING**, from which a 5/8-inch iron rod with broken cap bears South 09 degrees 22 minutes 39 seconds West, a distance of 0.49 feet;

1. **THENCE** North 89 degrees 46 minutes 11 seconds East, a distance of 107.80 feet;
2. **THENCE** South 00 degrees 12 minutes 34 seconds East, a distance of 25.15 feet;
3. **THENCE** South 89 degrees 47 minutes 26 seconds West, a distance of 112.81 feet;
4. **THENCE** South 44 degrees 47 minutes 26 seconds West, a distance of 14.22 feet;
5. **THENCE** South 89 degrees 47 minutes 26 seconds West, a distance of 48.06 feet;
6. **THENCE** North 45 degrees 12 minutes 34 seconds West, a distance of 14.14 feet;
7. **THENCE** South 89 degrees 47 minutes 26 seconds West, a distance of 88.24 feet;
8. **THENCE** South 64 degrees 17 minutes 59 seconds West, a distance of 26.02 feet;

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas


9. **THENCE** South 89 degrees 47 minutes 26 seconds West, a distance of 200.13 feet to the most westerly west line of said Lot 6 and the east line of Lot 7, Block 7290 of said Royal Central Center;
10. **THENCE** North 00 degrees 13 minutes 49 seconds West, with said west line of Lot 6 and the east line of said Lot 7, a distance of 22.38 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
11. **THENCE** South 79 degrees 00 minutes 13 seconds East, a distance of 29.07 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
12. **THENCE** North 89 degrees 46 minutes 11 seconds East, a distance of 293.34 feet to a PK nail with washer stamped "RPLS 5504" set;
13. **THENCE** South 00 degrees 19 minutes 32 seconds East, a distance of 5.64 feet to a PK nail with washer stamped "RPLS 5504" set;
14. **THENCE** North 89 degrees 46 minutes 11 seconds East, a distance of 48.06 feet to a PK nail with washer stamped "RPLS 5504" set;
15. **THENCE** North 00 degrees 14 minutes 01 second West, a distance of 17.84 feet to a PK nail with washer stamped "RPLS 5504" set;
16. **THENCE** North 63 degrees 55 minutes 14 seconds East, a distance of 16.75 feet to the **POINT OF BEGINNING** and containing 7,863 square feet (0.1805 acres) of land.

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

A plat accompanies this legal description.

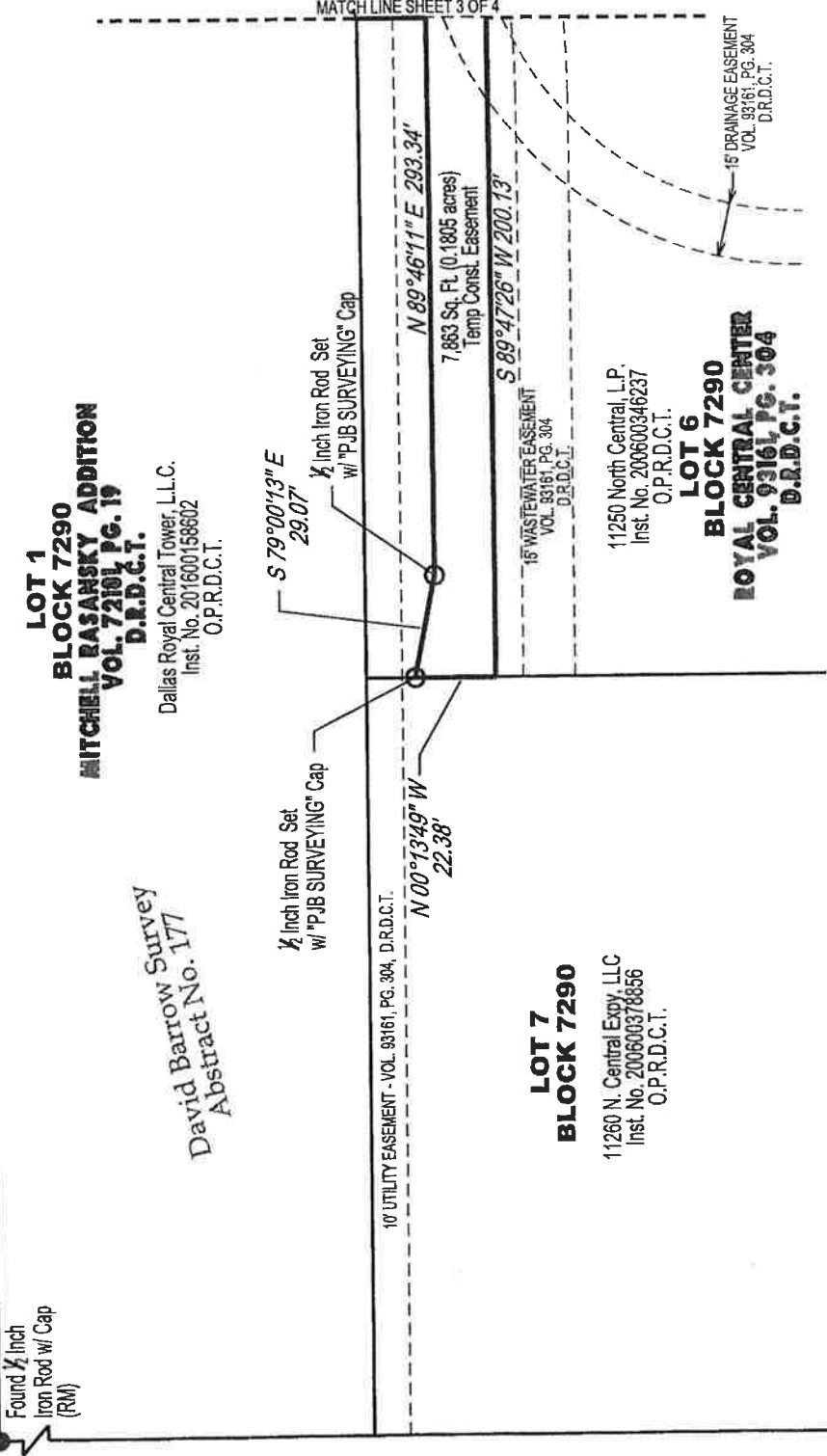
Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 10.11.18

NORTH CENTRAL EXPRESSWAY
(U.S. Hwy. 75 - variable width right-of-way)



LOT 1
BLOCK 7290
MITCHELL RASANSKY ADDITION
VOL. 72101, PG. 19
D.R.D.C.T.
Dallas Royal Central Tower, L.L.C.
Inst. No. 201600158602
O.P.R.D.C.T.

David Barrow Survey
Abstract No. 177

LOT 7
BLOCK 7290
11260 N. Central Expy, LLC
Inst. No. 200600378856
O.P.R.D.C.T.

11250 North Central, LP
Inst. No. 200600346237
O.P.R.D.C.T.
LOT 6
BLOCK 7290
ROYAL CENTRAL CENTER
VOL. 93161, PG. 304
D.R.D.C.T.

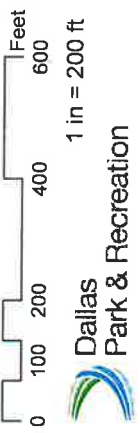
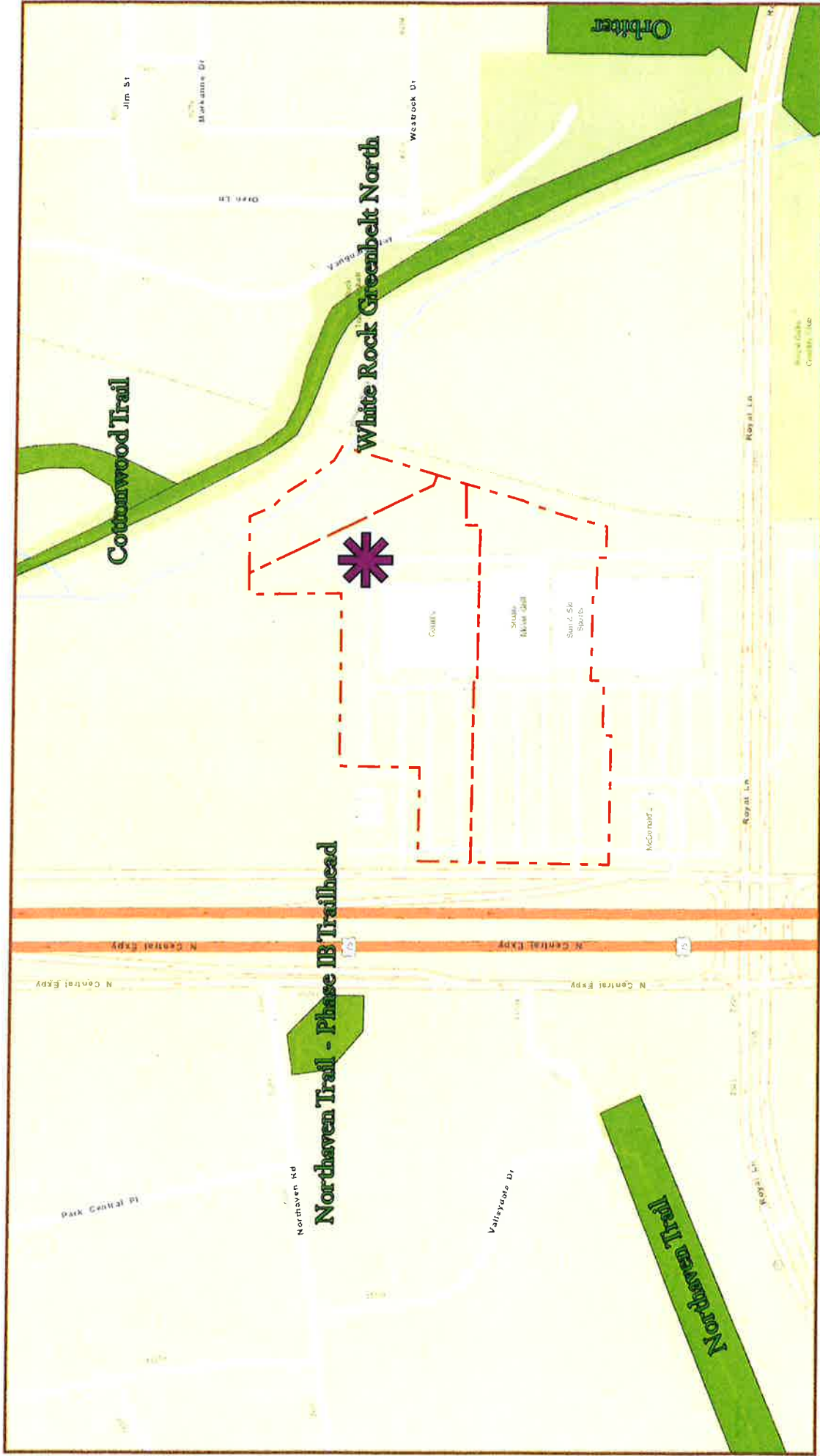
- - Found Monument as noted
- - PK Nail with washer stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- RM - Monument of Record
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page



TEMPORARY CONSTRUCTION EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying
200 W. BELMONT DR., SUITE D
ALLEN, TX, 75013
TBPLS 10194303

BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011



**Northaven Trail Phase 1B Acquistion—Easements
(11250 N Central Expressway)**

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 13
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize acquisition from 11260 N. Central, LLC of approximately 1,857 square feet of land located at 11260 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00) - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)

BACKGROUND

This item authorizes the acquisition of a trail easement from 11260 N. Central, LLC of approximately 1,857 square feet tract of land (0.04 acre) located at 11260 North Central Expressway (U.S. Route 75) for the Northaven Trail Phase 1B Project (Exhibit A). This acquisition is required for the construction of the hike and bike trail. The total consideration for this acquisition is not to exceed \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00). The consideration for this acquisition is based on an independent appraisal.

The Northaven Trail consists of six phases. The project limits of this phase of the project is from Northaven Road on the west side of North Central Expressway to the Cottonwood Trail and White Rock Creek Trail junction on the east side of White Rock Creek. The total project length is just under one-half mile. This phase of the trail project will realize the eastern terminus of this nine-mile trail project and critical connection to these other trails. Additionally, the future SoPac Trail Phase 4B will connect into the Northaven Trail Phase 1B on the west side of White Rock Creek.

The development of this one-half mile project is a collaboration between the City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT). TxDOT is the project lead managing and funding design of the project. Construction, which is expected to begin at the end of 2019, is being funded by Dallas County and TxDOT with TxDOT as project lead. The City is responsible for all acquisitions with financial assistance from Dallas County—any funding remaining after securing all acquisitions will be used for construction.

Authorize acquisition from 11260 N. Central, LLC of approximately 1,857 square feet of land located at 11260 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00) - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds) - Page 2

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Park and Recreation Facilities (B) Funds (2017 Bond Funds) – \$69,426.00 (\$66,926.00, plus closing costs and title expenses not to exceed \$2,500.00)

OWNER

11260 N. Central, LLC

Kenneth Simpson

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council on May 22, 2019 by the Department of Sustainable Development's Real Estate Division.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition.

MAPS and EXHIBITS

Maps
Exhibits

Exhibit A

**Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas**

BEING a 1,857 square foot (0.0426 acres) Trail Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 7, Block 7290, Royal Central Center, as recorded in Volume 93161, Page 304, of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being owned by 11260 N. Central Expy., LLC, as recorded in Instrument No. 200600378856, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap (Monument of Record) found at the northwest corner of Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, D.R.D.C.T., and the southwest corner of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T., being in the east line of North Central Expressway (U.S. Hwy. 75 – Variable width right-of-way):

THENCE South 00 degrees 12 minutes 49 seconds East, with the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 205.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Lot 1, Block 7290 and the northwest corner of said Lot 7, being the **POINT OF BEGINNING**;

1. **THENCE** North 89 degrees 46 minutes 11 seconds East, departing the east line of said North Central Expressway and with the north line of said Lot 7 and the south line of said Lot 1, Block 7290, a distance of 210.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Lot 7;
2. **THENCE** South 00 degrees 13 minutes 49 seconds East, departing the south line of said Lot 1, Block 7290 and with the east line of said Lot 7, a distance of 13.84 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
3. **THENCE** North 79 degrees 00 minutes 13 seconds West, departing the east line of said Lot 7, a distance of 27.43 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;
4. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 183.10 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Lot 7 and the east line of said North Central Expressway;
5. **THENCE** North 00 degrees 13 minutes 49 seconds West, with the west line of said Lot 7 and the east line of said North Central Expressway, a distance of 8.50 feet to the **POINT OF BEGINNING** and containing 1,857 square feet (0.0426 acres) of land.

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: _____

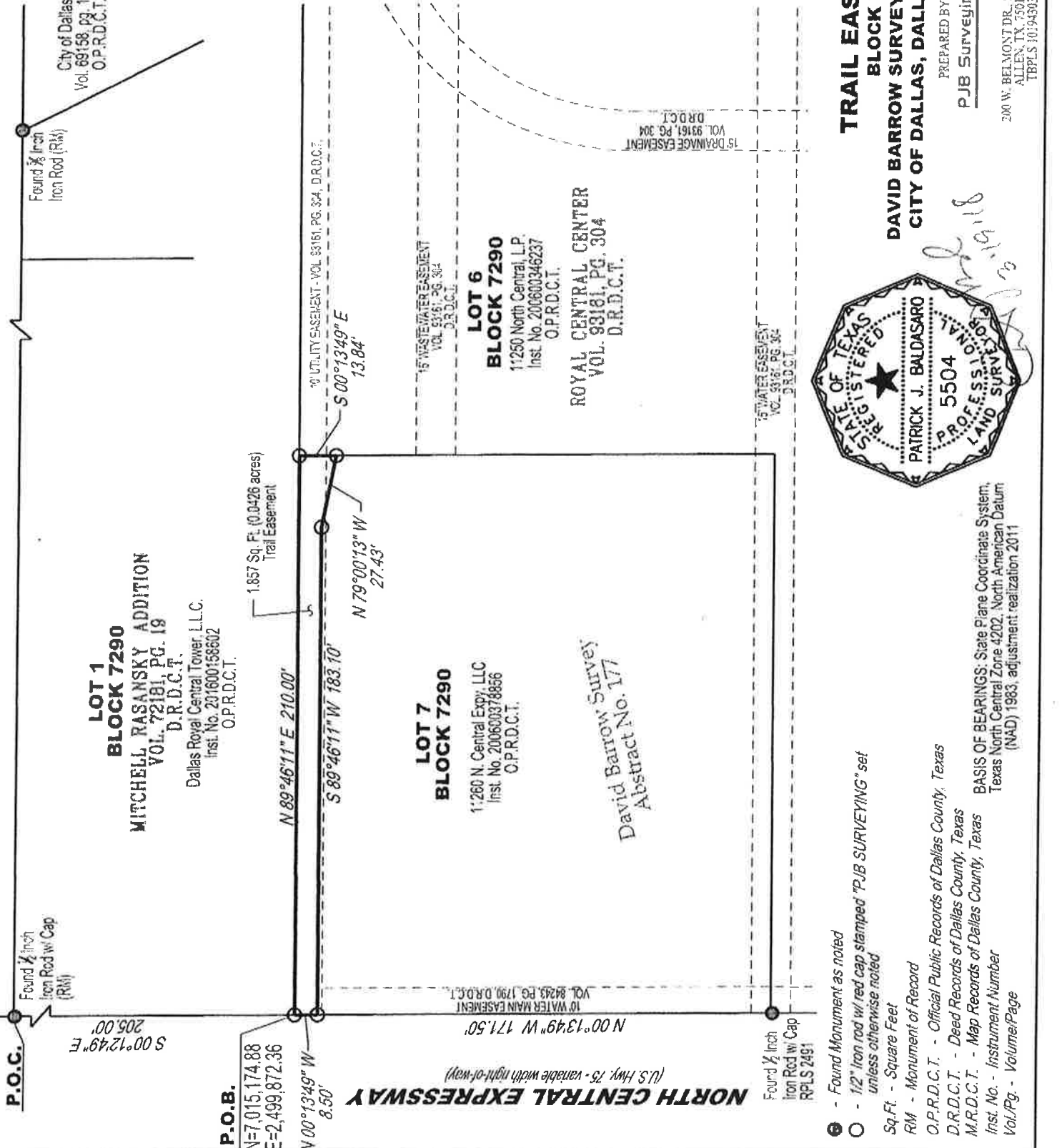
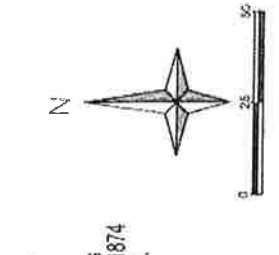
A handwritten signature in black ink, appearing to read "Patrick J. Baldasaro".

Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: _____

3.15.18

NORTH CENTRAL EXPRESSWAY
(U.S. Hwy. 75 - variable width right-of-way)



- - Found Monument as noted
- - 1/2" iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
- Sq.Ft. - Square Feet
- RM - Monument of Record
- O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
- D.R.D.C.T. - Deed Records of Dallas County, Texas
- M.R.D.C.T. - Map Records of Dallas County, Texas
- Inst. No. - Instrument Number
- Vol./Pg. - Volume/Page

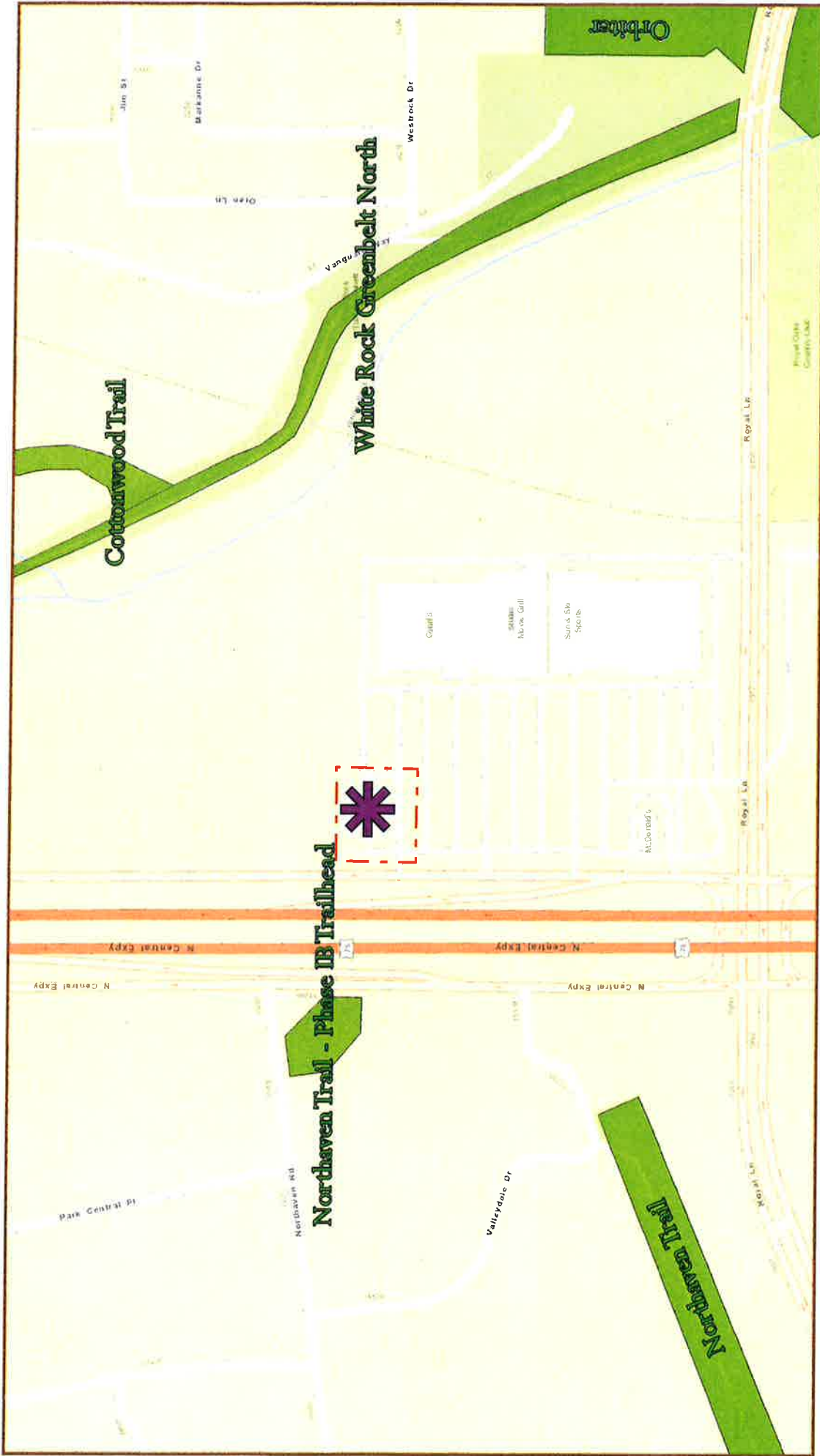


TRAIL EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying

300 W. BELMONT DR., SUITE D
 ALLEN, TX 75013
 TBPLS 30194903

1918



District
13

Northaven Trail Phase 1B Acquisition—Easements
(11260 N Central Expressway)

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 13
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize acquisition from Dallas Royal Central Tower, L.L.C. of approximately 12,462 square feet of land located at 11300 North Central Expressway for the Northaven Trail Phase 1B Project - Not to exceed \$242,654.00 (\$239,154.00, plus closing costs and title expenses not to exceed \$3,500.00) - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)

BACKGROUND

This item authorizes the acquisition of an easement from Dallas Royal Central Tower, L.L.C. of approximately 12,462 square feet tract of land (0.28 acre) located at 11300 North Central Expressway (U.S. Route 75) for the Northaven Trail Phase 1B Project (Exhibit A). The acquisition consists of one trail easement totaling approximately 5,843 square feet (0.13 acre) and one temporary construction easement of approximately 6,619 square feet (0.15 acre). This acquisition is required for the construction of the hike and bike trail. The total consideration for this acquisition is not to exceed \$242,654.00 (\$239,154.00, plus closing costs and title expenses not to exceed \$3,500.00). The consideration for this acquisition is based on an independent appraisal.

The Northaven Trail consists of six phases. The project limits of this phase of the project is from Northaven Road on the west side of North Central Expressway to the Cottonwood Trail and White Rock Creek Trail junction on the east side of White Rock Creek. The total project length is just under one-half mile. This phase of the trail project will realize the eastern terminus of this nine-mile trail project and critical connection to these other trails. Additionally, the future SoPac Trail Phase 4B will connect into the Northaven Trail Phase 1B on the west side of White Rock Creek.

The development of this one-half mile project is a collaboration between the City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT). TxDOT is the project lead managing and funding design of the project. Construction, which is expected to begin at the end of 2019, is being funded by Dallas County and TxDOT with TxDOT as project lead. The City is responsible for all acquisitions with financial assistance from Dallas County—any funding remaining after securing all acquisitions will be used for construction.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Park and Recreation Facilities (B) Funds (2017 Bond Funds) – \$242,654.00
(\$239,154.00, plus closing costs and title expenses not to exceed \$3,500.00)

OWNER

Dallas Royal Central Tower, L.L.C.

Kenneth Good

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council on May 22, 2019 by the Department of Sustainable Development's Real Estate Division.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition.

MAPS and EXHIBITS

Maps
Exhibits

Exhibit A

Block 7290

David Barrow Survey, Abstract No. 177

City of Dallas, Dallas County, Texas

BEING a 5,843 square foot (0.1341 acres) Trail Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of a tract of land described in Special Warranty Deed with Vendor's Lien to Dallas Royal Central Tower, L.L.C., as recorded in Instrument No. 201600158602, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap (Monument of Record) found at the northwest corner of said Lot 1, Block 7290, and the southwest corner of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T., being in the east line of North Central Expressway (U.S. Hwy. 75 – Variable width right-of-way);

THENCE South 00 degrees 12 minutes 49 seconds East, with the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 184.38 feet to a PK nail with washer stamped "RPLS 5504" set at the **POINT OF BEGINNING**;

1. **THENCE** South 82 degrees 51 minutes 02 seconds East, departing the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 39.85 feet to a PK nail with washer stamped "RPLS 5504" set;
2. **THENCE** North 89 degrees 46 minutes 11 seconds East, a distance of 161.12 feet to a PK nail with washer stamped "RPLS 5504" set;
3. **THENCE** South 78 degrees 55 minutes 34 seconds East, a distance of 56.12 feet to a PK nail with washer stamped "RPLS 5504" set;
4. **THENCE** North 89 degrees 46 minutes 11 seconds East, a distance of 290.48 feet to a PK nail with washer stamped "RPLS 5504" set;
5. **THENCE** North 64 degrees 50 minutes 37 seconds East, a distance of 53.86 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the east line of said Lot 1, Block 7290, being the most northerly west line of Lot 6, Block 7290, Royal Central Center, as recorded in Volume 93161, Page 304, D.R.D.C.T.;
6. **THENCE** South 00 degrees 13 minutes 49 seconds East, with the east line of said Lot 1, Block 7290 and the west line of said Lot 6, a distance of 27.20 feet a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southeast corner of said Lot 1, Block 7290, from which a 5/8-inch iron rod with broken cap bears South 09 degrees 22 minutes 39 seconds West, a distance of 0.49 feet;

[Handwritten signature]
4/24/18

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

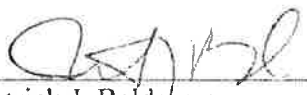
7. **THENCE** South 89 degrees 46 minutes 11 seconds West, with the south line of said Lot 1, Block 7290 and the north line of said Lot 6, a distance of 595.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Lot 1, Block 7290 and the northwest corner of Lot 7, Block 7290 of said Royal Central Center, being in the east line of said North Central Expressway;

8. **THENCE** North 00 degrees 12 minutes 49 seconds West, with the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 20.62 feet to the **POINT OF BEGINNING** and containing 5,843 square feet (0.1341 acres) of land.

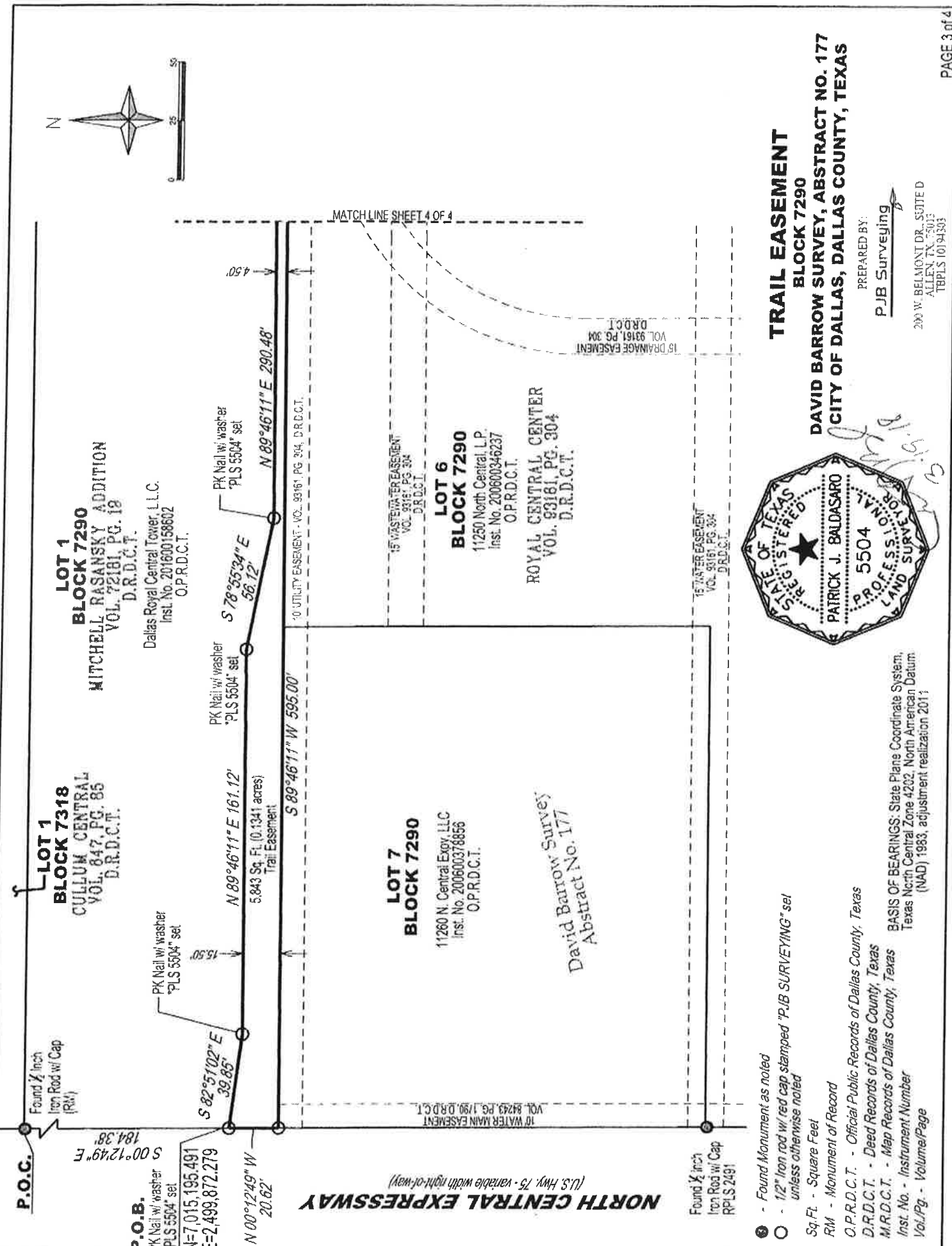
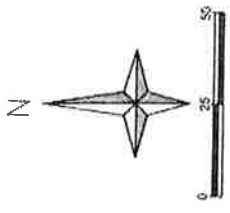
A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 3.19.18



Found $\frac{1}{2}$ inch Iron Rod w/ Cap RPLS 2491

Found $\frac{1}{2}$ inch Iron Rod w/ Cap (RM)

Found $\frac{1}{2}$ inch Iron Rod w/ Cap stamped "PJB SURVEYING" set unless otherwise noted

Sq. Ft. - Square Feet
RM - Monument of Record
O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
D.R.D.C.T. - Deed Records of Dallas County, Texas
M.R.D.C.T. - Map Records of Dallas County, Texas
Inst. No. - Instrument Number
Vol./Pg. - Volume/Page

BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011

NORTH CENTRAL EXPRESSWAY
(U.S. Hwy. 75 - variable with right-of-way)

P.O.C.
PK Nail w/ washer "PLS 5504" set
N=7,015.195.491
E=2,499,872.279

PK Nail w/ washer "PLS 5504" set
15.50'

PK Nail w/ washer "PLS 5504" set
5.843 Sq. Ft. (0.1341 acres) Trail Easement

PK Nail w/ washer "PLS 5504" set
56.12'

4.50'

MATCH LINE SHEET 4 OF 4

10' WATER MAIN EASEMENT VOL. 84293 PG. 190 D.R.D.C.T.

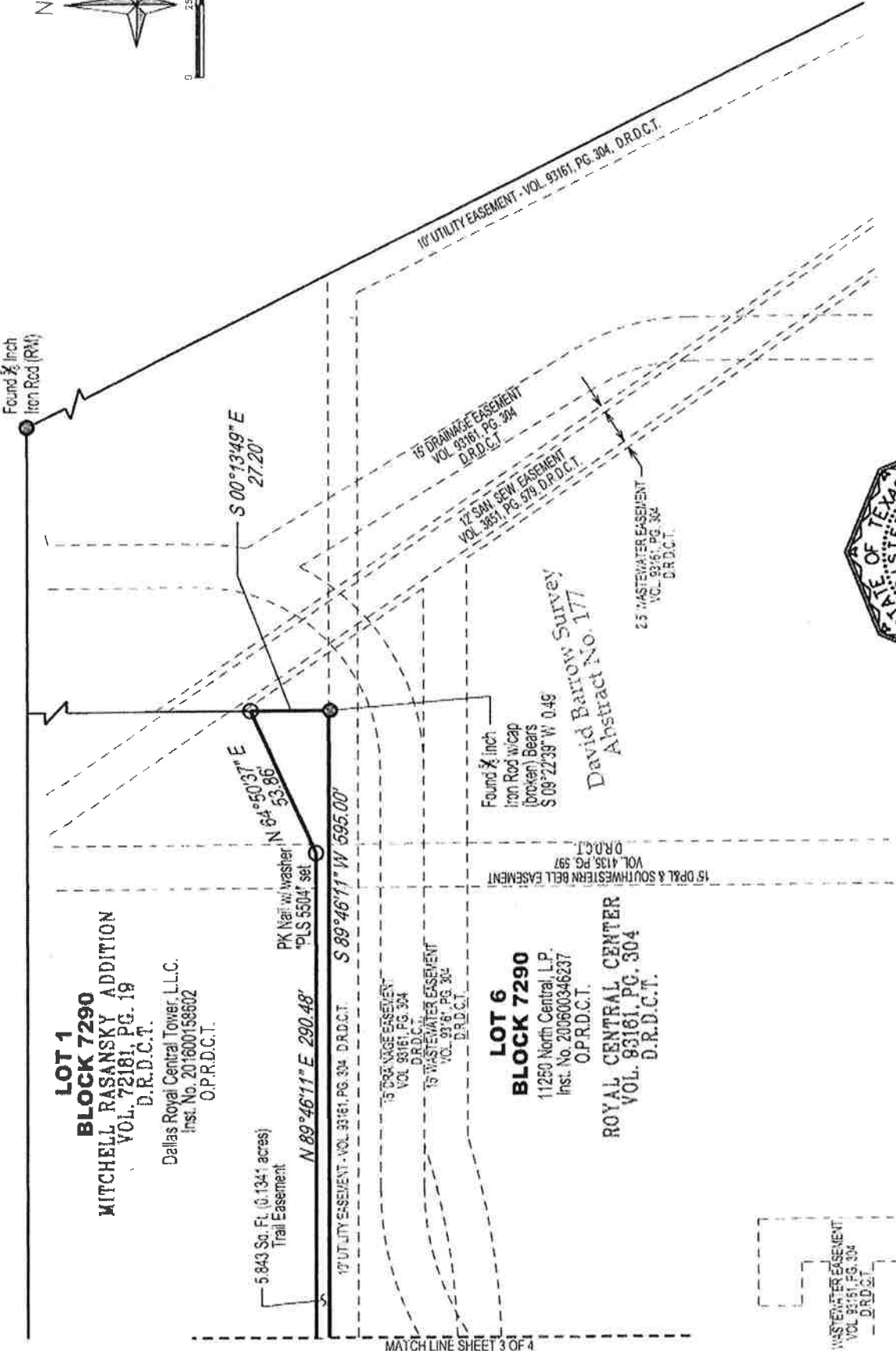
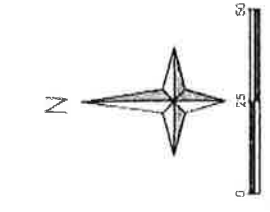
15' WASTEWATER EASEMENT VOL. 93161 PG. 304 D.R.D.C.T.

15' WATER EASEMENT VOL. 93161 PG. 304 D.R.D.C.T.

15' DRAINAGE EASEMENT VOL. 93161 PG. 304 D.R.D.C.T.

TRAIL EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying
 200 W. BELMONT DR., SUITE D
 ALLEN, TX, 75013
 TBPLS (01)94303



- ⊙ - Found Monument as noted
 - - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
 - Sq. Ft. - Square Feet
 - RM - Monument of Record
 - O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
 - D.R.D.C.T. - Deed Records of Dallas County, Texas
 - M.R.D.C.T. - Map Records of Dallas County, Texas
 - Inst. No. - Instrument Number
 - Vol./Pg. - Volume/Page
- BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas

BEING a 6,619 square foot (0.1520 acres) Temporary Easement tract of land situated in the David Barrow Survey, Abstract No. 177, in the City of Dallas, Dallas County, Texas, in City Block 7290, and being part of Lot 1, Block 7290 of Mitchell Rasansky Addition, as recorded in Volume 72181, Page 19, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and part of a tract of land described in Special Warranty Deed with Vendor's Lien to Dallas Royal Central Tower, L.L.C., as recorded in Instrument No. 201600158602, of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap (Monument of Record) found at the northwest corner of said Lot 1, Block 7290, and the southwest corner of Lot 1, Block 7318 of Cullum Central Addition, as recorded in Volume 647, Page 85, D.R.D.C.T., being in the east line of North Central Expressway (U.S. Hwy. 75 – Variable width right-of-way);

THENCE South 00 degrees 12 minutes 49 seconds East, with the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 168.32 feet to the **POINT OF BEGINNING**;

1. **THENCE** North 89 degrees 47 minutes 26 seconds East, departing the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 53.86 feet;
2. **THENCE** North 80 degrees 45 minutes 13 seconds East, a distance of 28.71 feet;
3. **THENCE** North 89 degrees 42 minutes 45 seconds East, a distance of 171.94 feet;
4. **THENCE** South 20 degrees 21 minutes 35 seconds East, a distance of 22.19 feet;
5. **THENCE** South 00 degrees 31 minutes 25 seconds East, a distance of 16.00 feet;
6. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 6.22 feet to a PK nail with washer stamped "RPLS 5504" set;
7. **THENCE** North 78 degrees 55 minutes 34 seconds West, a distance of 56.12 feet to a PK nail with washer stamped "RPLS 5504" set;
8. **THENCE** South 89 degrees 46 minutes 11 seconds West, a distance of 161.12 feet to a PK nail with washer stamped "RPLS 5504" set;

Block 7290
David Barrow Survey, Abstract No. 177
City of Dallas, Dallas County, Texas


9. **THENCE** North 82 degrees 51 minutes 02 seconds West, a distance of 39.85 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the west line of said Lot 1 and in the east line of said North Central Expressway;

10. **THENCE** North 00 degrees 12 minutes 49 seconds West, with the west line of said Lot 1, Block 7290 and the east line of said North Central Expressway, a distance of 16.07 feet to the **POINT OF BEGINNING** and containing 6,619 square feet (0.1520 acres) of land.

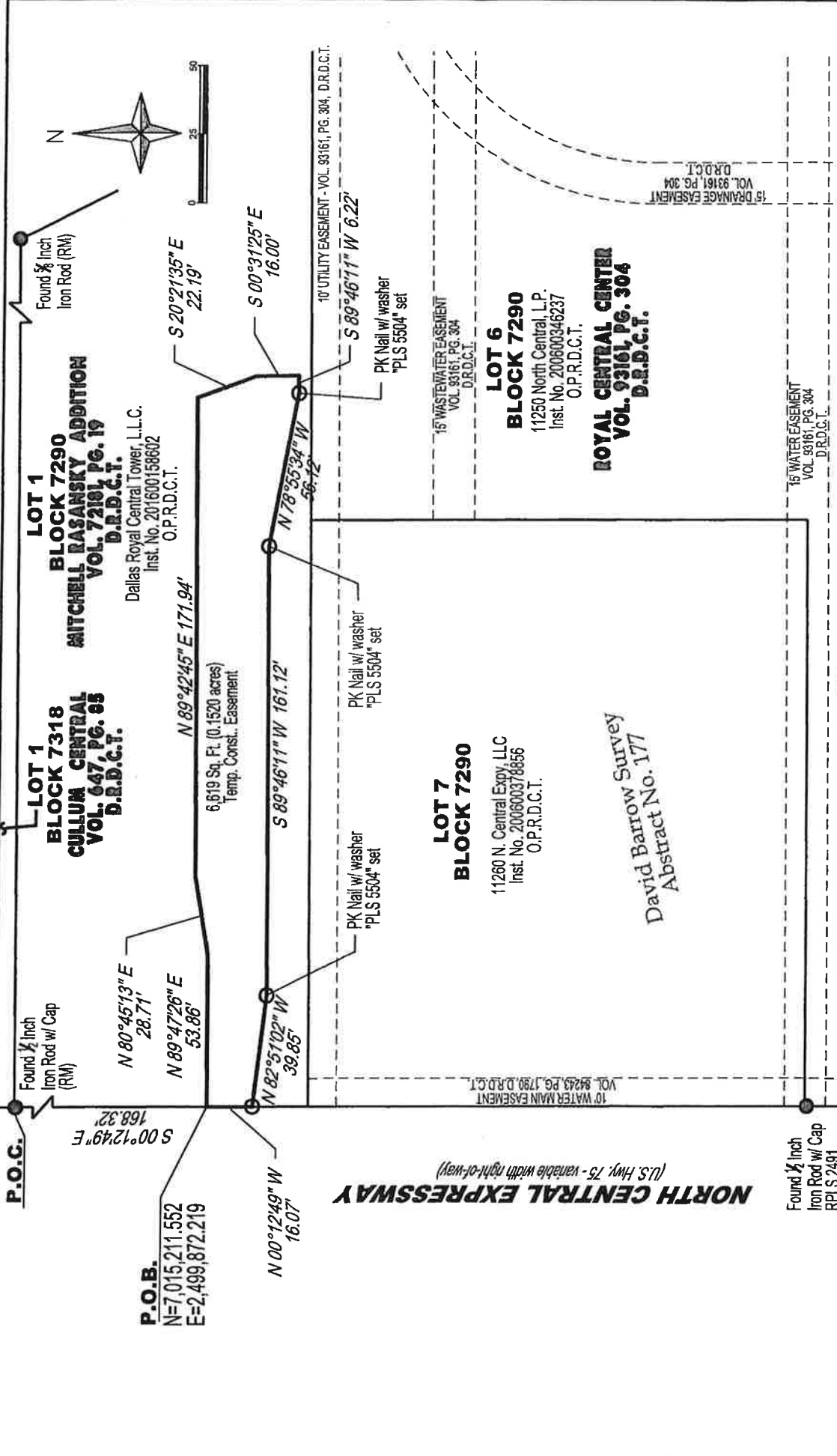
A plat accompanies this legal description.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: 
Patrick J. Baldasaro
Registered Professional Land Surveyor
Texas No. 5504
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: 10.11.18



LOT 1
BLOCK 7290
MITCHELL RASANSKY ADDITION
VOL. 72181, PG. 19
D.R.D.C.T.
 Dallas Royal Central Tower, L.L.C.
 Inst. No. 201600158602
 O.P.R.D.C.T.

LOT 1
BLOCK 7318
CULLUM CENTRAL
VOL. 647, PG. 83
D.R.D.C.T.

LOT 6
BLOCK 7290
 11250 North Central, L.P.
 Inst. No. 200600346237
 O.P.R.D.C.T.
ROYAL CENTRAL CENTER
VOL. 93161, PG. 304
D.R.D.C.T.

LOT 7
BLOCK 7290
 11260 N. Central Expy, LLC
 Inst. No. 200600378856
 O.P.R.D.C.T.
 David Barrow Survey
 Abstract No. 177

TEMPORARY CONSTRUCTION EASEMENT
BLOCK 7290
DAVID BARROW SURVEY, ABSTRACT NO. 177
CITY OF DALLAS, DALLAS COUNTY, TEXAS

PREPARED BY:
PJB Surveying
 200 W. BELMONT DR., SUITE D
 ALLEN, TX, 75013
 TBPLS 10194303

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BASIS OF BEARINGS: State Plane Coordinate System,
 Texas North Central Zone 4202, North American Datum
 (NAD) 1983, adjustment realization 2011

Found 1/2 Inch Iron Rod w/ Cap (RM)
 Found 1/2 Inch Iron Rod (RM)
 Found 1/2 Inch Iron Rod w/ Cap RPLS 2491

10' WATER MAIN EASEMENT VOL. 84243 PG. 1790 D.R.D.C.T.
 15' WASTEWATER EASEMENT VOL. 31161 PG. 304 D.R.D.C.T.
 15' DRAINAGE EASEMENT VOL. 93161 PG. 304 D.R.D.C.T.
 10' UTILITY EASEMENT - VOL. 93161, PG. 304, D.R.D.C.T.

6,619 Sq. Ft. (0.1520 acres)
 Temp. Const. Easement

P.O.C.
P.O.B.
 N=7,015,211.552
 E=2,499,872.219

NORTH CENTRAL EXPRESSWAY
 (U.S. Hwy. 75 - variable width right-of-way)

• - Found Monument as noted
 ○ - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING", set unless otherwise noted
 Sq.Ft. - Square Feet
 RM - Monument of Record
 O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
 D.R.D.C.T. - Deed Records of Dallas County, Texas
 M.R.D.C.T. - Map Records of Dallas County, Texas
 Inst. No. - Instrument Number
 Vol./Pg. - Volume/Page

PAGE 3 of 3

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: May 2, 2019

COUNCIL DISTRICT: 13

STAFF: Louise Elam, (214) 670-5275
Kay Kallos, (214) 670-3281

SUBJECT

Authorize a public artwork at Vickery Meadow Library to be located at 8255 Park Lane - Not to exceed \$92,836.00 – Financing: Park and Recreation Facilities (B) Fund (\$14,896.00) and Library (E) Funds (\$77,940.00)

BACKGROUND

Due to the proposed timeline for the completion of the Vickery Meadow Library, the library director requested a short-list artist selection process so that a public art installation could be completed for the opening of the library in September 2020. Representatives from Public Works, the Dallas Library and the Design-Build team reviewed 21 qualified artists. Three artists were commissioned to develop a site-specific proposal and John Christensen was recommended by the Selection Panel composed of three artist professionals, library staff, representatives from the Park and Recreation Department, Public Works and the Design-Build team.

John Christensen is an established public art artist who has completed numerous public art projects of this size and scale in Dallas.

PROJECT DESCRIPTION

As requested in the Scope of the Project, the work will be sited outdoors and will be a “band-shell” style pavilion with a semi-transparent wall and roof panels. The roof panels will have botanical motifs based on the pomegranate plant. It will provide an open and inviting place for people to perform for an audience on the lawn to the northeast.

The pavilion design is a collage of functional and decorative elements. The openwork wall is 10 feet by 25 feet at the back of the pavilion on the west side.

The wall and pavilion will be constructed of weathering steel on concrete foundation with a synthetic decking material with a 25-year warranty. All surfaces will tolerate cleaning with mild soap and alcohol.

ESTIMATED SCHEDULE OF PROJECT

Contract Award	August 2019
Complete Installation	August 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2018, the Park and Recreation Board approved the Public Art Projects list for the 2017 Bond Program.

On June 7, 2018, the Park and Recreation Board approved revisions to the Public Art Projects list for the 2017 Bond Program.

On January 10, 2019, the Park and Recreation Board approved the site for the public art project at Vickery Meadow Library.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund - \$14,896.00
Library (E) Funds - \$77,940

COMMITTEE ACTION

The Planning and Design Committee will review this item on May 2, 2019 and provide a recommendation to the full Board the same day.

On May 7, 2019, the Public Art Committee will recommend the project at the Vickery Meadow Library to the Arts and Cultural Advisory Commission.

On May 16, 2019, the Arts and Cultural Advisory Committee will consider approval of this project.

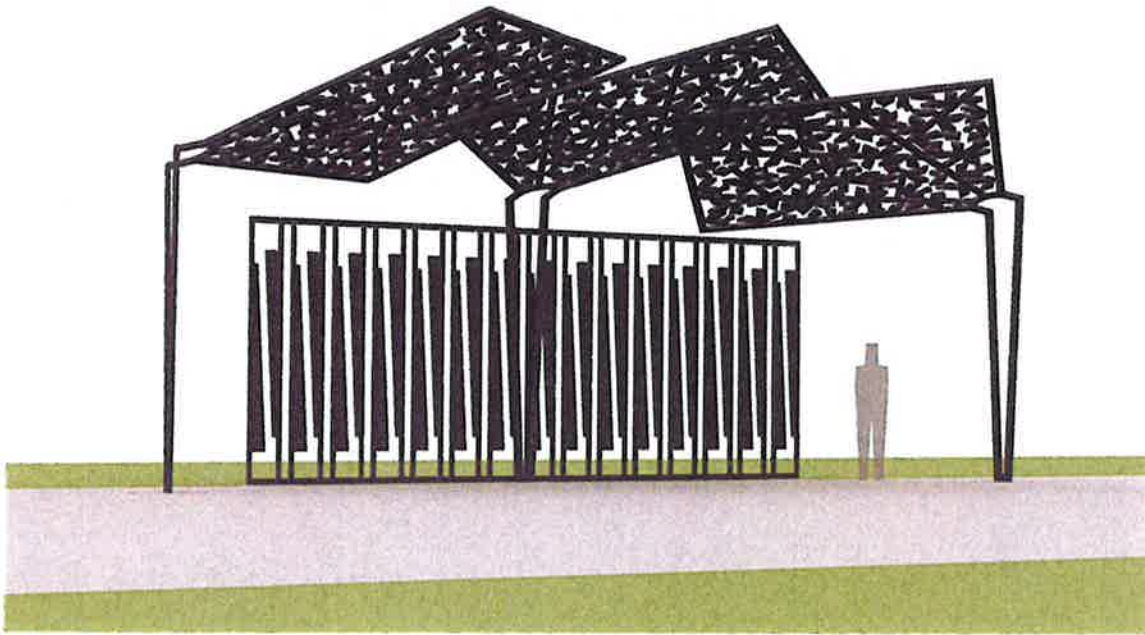
This item will be scheduled for City Council approval on June 26, 2019.

STAFF RECOMMENDATION

Staff recommends approval of the public art project by John Christensen.

ATTACHMENT(S)

Map
Design



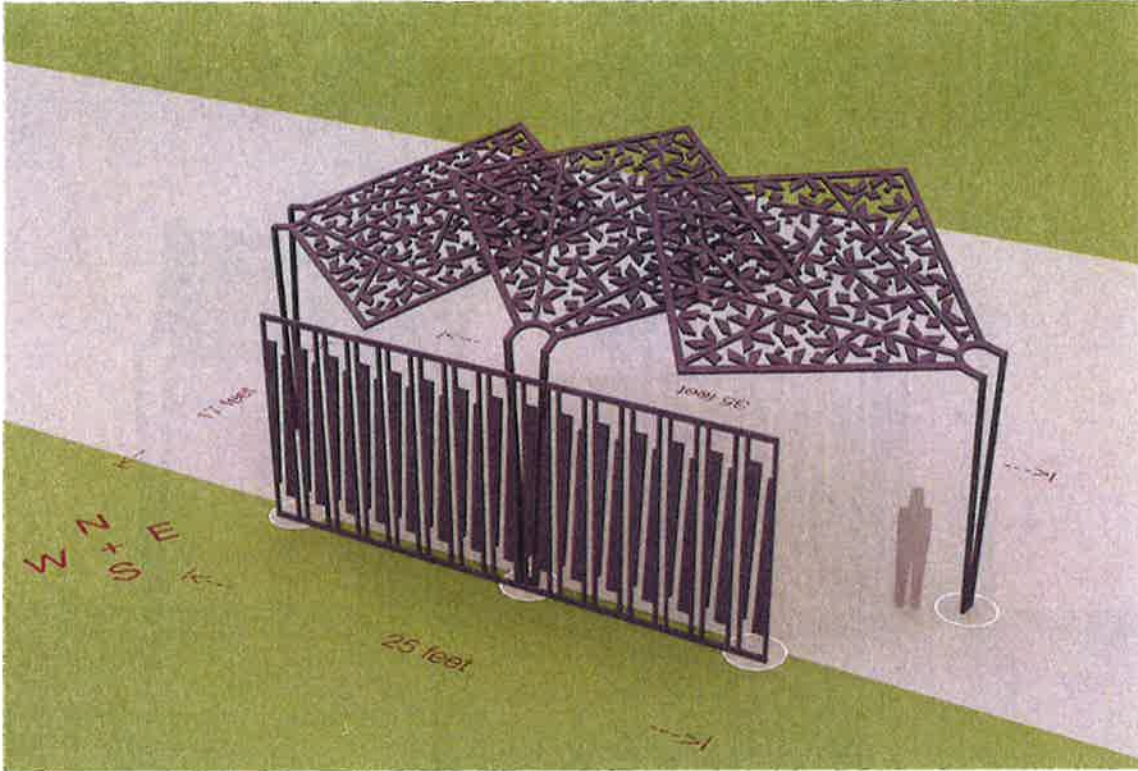
JOHN CHRISTENSEN

Pomegranate Pavilion

SCULPTURE PROPOSAL for the
Vickery Meadows Library in Dallas

Brief Description

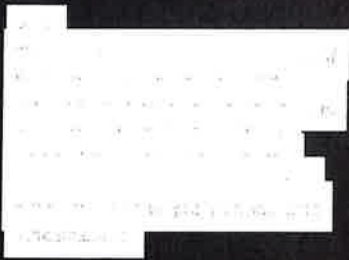
For the library exterior site I propose a bandshell-like pavilion with a semi-transparent wall and roof panels. The roof panels have openwork with botanical motifs. The pavilion will provide an inviting and open place for parties to perform for an audience on the lawn to the northeast.



Design / Image / Theme

The pavilion design is a collage of functional and decorative elements. An openwork 10 x 25 foot wall at the "back" of the pavilion follows the western edge of the promenade helping to gather the space and reflect sound toward an audience eastward. The wall's repeated motif pattern evokes aesthetic frets of many cultures around the world. The decorative roof panels will project patterns on the ground plane and provide shade. Together, the posts and roof panels suggest overhanging trees, or giant enveloping leaves and petioles.

Authorize a public artwork at Vickery Meadow Library to be located at 8255 Park Lane - Not to exceed \$92,836.00 – Financing: Park and Recreation Facilities (B) Fund (\$14,896.00) and Library (E) Funds (\$77,940.00) – Page 5



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: May 2, 2019
COUNCIL DISTRICT: 6
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements, located at 3400 Walnut Hill Lane – Not to exceed \$72,322.00 – Financing: 2017 Bond Funds

BACKGROUND

This action will authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project. The scope of work includes erosion control, fencing, irrigation, soccer field grading and turf improvements at Brownwood Park located at 3400 Walnut Hill Lane.

On May 9, 2018, a Request for Qualifications (RFQ) was issued for Engineering and Landscape Architecture Consulting Services for Park Site Development Projects in the 2017 Bond Program – Addendum #1. The Projects included in this RFQ were considered “Simple Projects” which utilize the RFQ only selection process.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2019
Complete Design	June 2020
Begin Construction	September 2020
Complete Construction	December 2020

FISCAL INFORMATION

2017 Bond Funds - \$72,322.00

Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements, located at 3400 Walnut Hill Lane – Not to exceed \$72,322.00 – Financing: 2017 Bond Funds – Page 2

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 \$
\$72,322.00	Architecture & Engineering	25.66%	100.00%	\$72,322.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-5 procurement guidelines, Dal-Tech Engineering, Inc. was selected as the most qualified consultant for this project.

OWNER

Dal-Tech Engineering, Inc.

Sedi A. Toumani, President

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on May 22, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached

BID AGENDA APPROVAL COVER SHEET

Project Meets BID Requirements

Total M/WBE

100.00%

Agenda Date: 4/24/2019

Prime: Dal-Tech Engineering

Project: Brownwood Park Erosion Control & Soccer Field

Review Date: 3/18/2019

Total Local: \$72,322.00

Total Non-Local: \$0.00

Sub Vendor #

Vendor Name	Cert. #	Dollar Amount	Percent
Dal-Tech Engineering	WFWB16266N0321	\$46,479.00	64.2668%
Alliance Geotechnical Group	BMDB50146N0119	\$10,000.00	13.8271%
CP&Y	PMMB54707Y0219	\$8,453.00	11.6880%
Metropolitan Infrastructure	HMMB53677N0520	\$7,390.00	10.2182%
		0.0000%	
		0.0000%	
		0.0000%	
		\$72,322.00	100.0000%
		\$0.00	0.0000%
		\$72,322.00	100.0000%

Total M/WBE
Non-M/WBE
Total Local

Non-Local
Sub Vendor #

Vendor Name	Cert. #	Dollar Amount	Percent
			0.0000%
			0.0000%
			0.0000%
			0.0000%
		\$0.00	0.0000%
		\$0.00	0.0000%
		\$0.00	0.0000%
		\$72,322.00	100.0000%

Total M/WBE
Non-M/WBE
Total Non-Local

Total Action



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

Project Name: Brownwood Park Erosion Control & Soccer Field Improvements Bid/Contract #: PKR-2019-00009611

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; MWBE Certification Number (if applicable).

Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & MWBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Proj. Mgmt, Design, Construction Procurement & Construction Administration	262063	DAL-TECH Engineering, Inc. WFWB16266N0321	17400 Dallas Pwky, Ste. 110, Dallas, TX 75287 (972)250-2727	W	L	\$ 46,479.00	64.27%		
Notes:									
Geotechnical Engineering Services	338366	Alliance Geotechnical Group, Inc. BMDB50146N0119	Robert P. Nance 3228 Halifax Street Dallas, Texas 75247 972-444-8889	B/M	L	\$ 10,000.00	13.83%		
Notes:									
Survey Services	080659A	CP&Y PMMB54707Y0219	Sean M. Flaherty 1820 Regal Row Dallas, Texas 75235 469-446-6909	I	L	\$ 8,453.00	11.69%		
Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Flood Plain Permit, US Army Corps of Engineers Nationwide 404 Permit Services	512079	Metropolitan Infrastructure, PLLC HMMB53677N0520	Louis Frisbie 1413 East IH30 #3 Garland, TX 75043	H	L	\$ 7,390.00	10.22%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Total Bid Amount:						\$ 72,322.00	100.00%	\$	\$

[Note: Totals and Percentages will automatically calculate.]

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: _____

Title: Project Manager

Printed Name: _____

Wayne Barton, PE

Date: March 8, 2019

Company Name: _____

DAL-TECH Engineering, Inc.

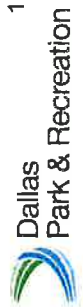


District
6

Brownwood Park (3400 Walnut Hill Ln)



0 200 400 800 1,200 Feet
1 in = 400 ft



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: May 2, 2019
COUNCIL DISTRICT(S): 7
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for an increase in construction services package and additional architectural and engineering services for the renovations of the Music Hall located at 909 First Avenue and the African American Museum located at 3536 Grand Avenue – Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

BACKGROUND

On June 27, 2018, City Council authorized a design-build services contract for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 First Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 First Avenue in an amount not to exceed amount of \$903,303.00 by Resolution No. 18-0997. The original contract award included pre-design and pre-construction services and architectural and engineering services for the design and construction of the facility improvements at the Music Hall at Fair Park, African American Museum and Aquarium Annex. The original contract award also included an early construction package for the Music Hall in the amount of \$600,000.00 to address the needs for Americans with Disabilities Act (ADA) items and an ADA accessible elevator.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build contract with Harrison, Walker & Harper, LP. for **(1)** additional architectural and engineering design services and an increase in the early construction package for an elevator and ADA improvements at the Music Hall in the amount of \$723,556.00; and **(2)** an increase in the early construction package to add exterior lighting at the Music Hall in the amount of \$610,000.00, increasing the contract from \$903,303.00 to \$2,263,859.00.

BACKGROUND (continued)

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex, in an amount not to exceed \$440,461.00, increasing the contract amount from \$2,263,859.00 to \$2,704,320.00. The renovation includes repairs to the exterior wall, door and window framing; glass pane replacement; improvements to the front door approach and rest room to comply with the ADA; structural repairs; ceiling replacement; plumbing fixtures replacement; lighting system replacements; heating, ventilation and air conditioning (HVAC) replacement; fire alarm replacement; and security system replacement.

This action will authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, L.P. to include renovations to the Music Hall (909 First Avenue) and African American Museum (3536 Grand Avenue) for a Guaranteed Maximum Price of \$3,134,650, thereby increasing the contract from \$2,704,320 to \$5,838,970. Renovations to the Music Hall include improved ADA access, repairs where leaks occurred, floor finishes, auditorium aisle lighting and plumbing repairs. Renovations to the African American Museum include exterior cleaning, repairs and improvements to doors and flooring as well as improvements to mechanical, electrical, plumbing and security systems.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2019
Complete Construction	March 2020

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSION)

On June 7, 2018, the Park and Recreation Board authorized a design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a design-build services contract with Harrison, Walker & Harper, LP. for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 First Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 First Avenue by Resolution No. 18-0997.

On November 1, 2018, the Park and Recreation Board deferred this item to the November 15, 2018 agenda.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSION) (continued)

On November 15, 2018, the Park and Recreation Board authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on November 26, 2018.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services and an increase in the early construction package for an elevator, Americans with Disabilities Act improvements and to add exterior lighting for the Music Hall located at 909 First Avenue by Resolution No. 18-1714.

On February 28, 2019, the Park and Recreation Board authorized a Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on March 25, 2019.

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex located at 1458 First Avenue by Resolution No. 19-0443.

FISCAL INFORMATION

Fair Park Improvements (C) Fund (2017 Bond Funds) - \$3,134,650.00

Original Design-Build Contract	\$ 930,303.00
Supplemental Agreement No. 1	\$1,333,556.00
Supplemental Agreement No. 2	\$ 440,461.00
Supplemental Agreement No. 3 (this action)	<u>\$3,134,650.00</u>
Total amount not to exceed	\$5,838,970.00

Authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for an increase in construction services package and additional architectural and engineering services for the renovations of the Music Hall located at 909 First Avenue and the African American Museum located at 3536 Grand Avenue – Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds) – Page 4

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 \$
\$440,461.00	Construction	25.00%	19.93%	\$77,900.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 3 – 30.80% Overall M/WBE participation				

OWNER

Harrison, Walker & Harper, LP.

Jordan Harper, Chief Executive Officer

COMMITTEE ACTION

The Planning and Design Committee will consider this item on May 2, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on May 22, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

TOTAL M/WBE PARTIC	This Action \$	%	Participation to Date \$	%
African American	\$0.00	0.00%	\$54,720.00	0.94%
Hispanic	\$277,850.00	8.86%	\$662,665.00	11.35%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$347,000.00	11.07%	\$1,081,260.00	18.52%
Total	\$624,850.00	19.93%	\$1,798,645.00	30.80%



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

Project Name: FAIR PARK-2736-MUSIC HALL & 2737 AFRICAN AMERICAN MUSEUM
SUPPLEMENTAL AGREEMENT #3

Design/Build Contract No. PKR-2018-00006532
Bid/Contract #: Resolution No. 18-0997


Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org) ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas
- Column 3: List name of firm; MWBE Certification Number (if applicable)
- Column 4: List firm(s); contact name; address; telephone number
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Women; NON=other than MWBE

- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits)
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers
- Column 8: Indicate percentage of total contract amount
- Column 9: Indicate total payments to date
- Column 10: Indicate payments during current pay period

Type of Work (1)	City of Dallas Vendor Number (2)	Name of Firm & MWBE Certification (if Applicable) (3)	Contact Name Address, City, State, Zip & Tel. Number (4)	Type of Firm (5)	L or N (6)	Value of Work (\$) (7)	Percent (%) (8)	Payments to Date (\$) (9)	Payment this Period (\$) (10)	
Design Build Construction Services	513339	Harrison Walker and Harper, LP	Randall Stanley 2510 S. Church St., Paris, TX 75461	NON	N	\$ 2,509,800.00	80.07%			
Notes: Supplemental Agreement #3 - GMP - Phase 2 - 2736-Music Hall Interior & 2737- African American Museum										
Architectural and Engineering	249709	GSR Andrade Architects, Inc. HMMB60009Y0819	Robert Croysdale 4121 Commerce St #1, Dallas, TX 75226 (214) 824-7040	H/M	L	\$ 277,850.00	8.86%	\$ -		
Notes: Supplemental Agreement #3 - GMP - Phase 2 - 2736-Music Hall Interior & 2737- African American Museum										
Division 16 - Electrical	67307	WBE- WFWB70846N0619	9870 North Poetry Lane, Terrell, Texas 75160 (214)221-0151	W	N	\$ 347,000.00	11.07%			
Notes: Supplemental Agreement #3 - GMP - Phase 2 - 2736-Music Hall Interior & 2737- African American Museum										
[Note: Totals and Percentages will automatically calculate]						Total Bid Amount:	\$ 3,134,650.00	100.00%	\$ -	\$ -

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: 
 Printed Name: Tim Coleman
 Company Name: Harrison Walker and Harper, LP

Title: VP-CONSTRUCTION
 Date: 3.12.19



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

ALPALL

Project Name: Facility Improvements to Fair Park - 2736-MH/ 2737-AAM - 2738-AA Bid/Contract #: Resolution No. 18-0897 Design/Build Contract No. PKR-2018-00006532

Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online www.bids.dallascllyhall.org) ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas
- Column 3: List name of firm; M/WBE Certification Number (If applicable)
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits)
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers
- Column 8: Indicate percentage of total contract amount
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]	
Design Build Construction Services	513339	Harrison Walker and Harper, LP	Randall Stanley 2510 S. Church St., Paris, TX 75461	NON	N	\$ 4,040,325.00	69.20%	\$ -		
Notes: Original Contract + SUPPLEMENTS# 01, 02 & 03										
Engineering Design & Coordination	249709	GSR Andrade Architects, Inc. HMMB60009Y0819	Robert Croysdale 4121 Commerce St. #1, Dallas, TX 75226 (214) 824-7040	H/M	L	\$ 662,665.00	11.35%	\$ -		
Notes: Original Contract + SUPPLEMENTS# 01, 02 & 03										
Division 04 - Masonry	399592	Innovative Masonry Inc. HUB-1810561412900	1224 Stinnett Place Desoto, Tx (972)-223-5189	B	L	\$ 54,720.00	0.94%			
Notes: Original Contract + SUPPLEMENTS# 01										
Division 05 - Steel	512261	GST Manufacturing WFWB64559Y0317	4201 Janada St Haltom City, Tx 76117 (817)-520-2320	W	N	\$ 40,580.00	0.69%			
Notes: Original Contract + SUPPLEMENTS# 01										
Division 15 - Plumbing	516973	Public Service Plumbing - M/WBE- WFWB99220Y0519	5610 Dyer Street Dallas, TX 75206 (214)363-4477	W	L	\$ 17,980.00	0.31%			
Notes: Original Contract + SUPPLEMENTS# 01										
Division 16 - Electrical	67307	Madden Electric - WBE- WFWB70846N0619	9870 North Poetry Lane, Terrell, Texas 75160 (214)221-0151	W	N	\$ 1,017,700.00	17.43%			
Notes: Original Contract + SUPPLEMENTS# 01, 02 & 03										
Division 21 - Fire Sup	49683	Genesis Fire Prot. M/WBE- WFWB38892N0219	330 W Simmonds Rd Seagoville, Tx 75159 (972) 287-9836	W	L	\$ 5,000.00	0.09%			
Notes: Original Contract + SUPPLEMENTS# 01										
[Note: Totals and Percentages will automatically calculate]						Total Bid Amount:	\$ 5,838,970.00	100.00%	\$ -	\$ -

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

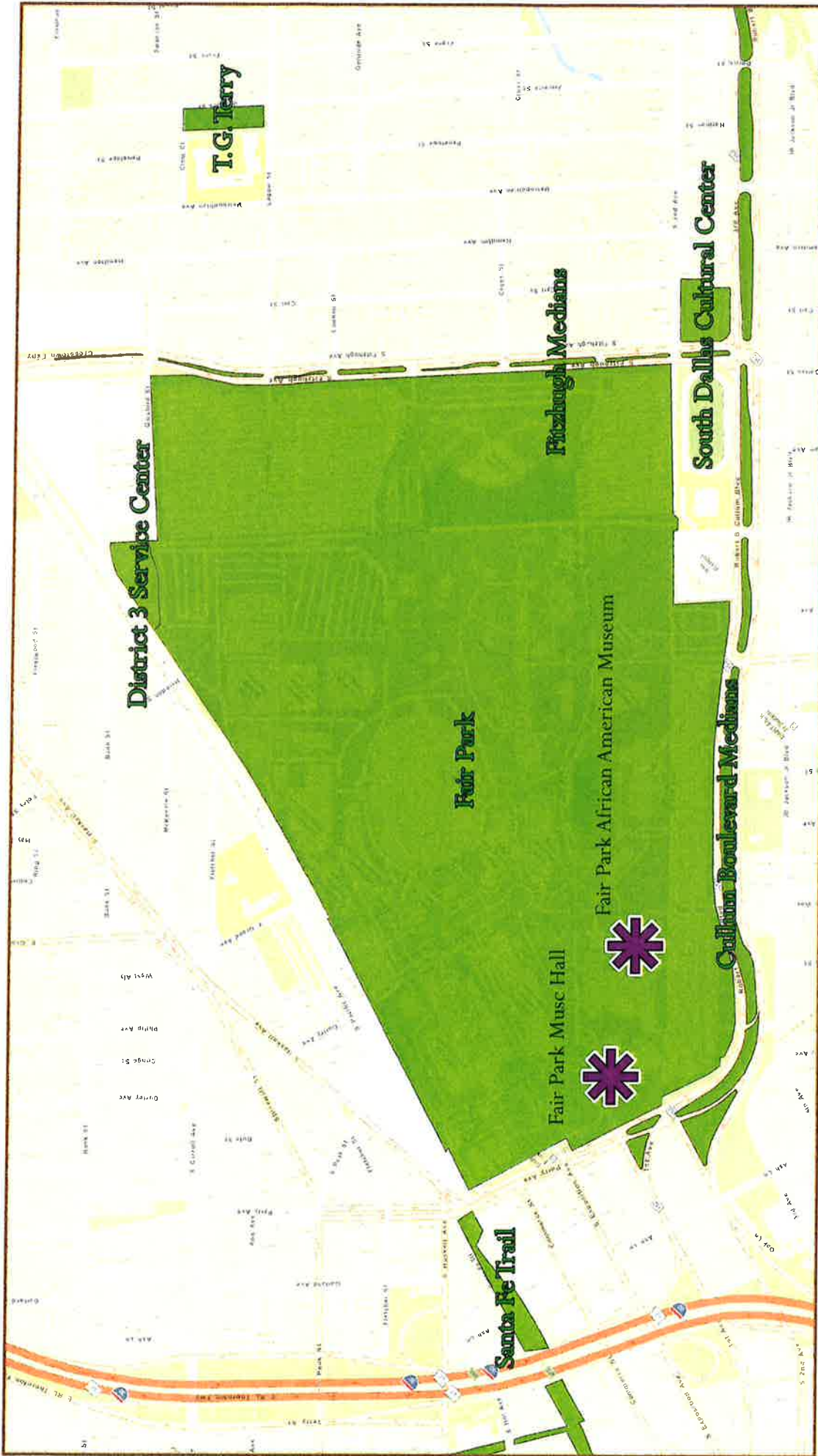
Officer's Signature: *Tim Colonn*

Title: *V.P. Construction*

Printed Name: *Tim Colonn*

Date: *3/2/19*

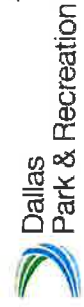
Company Name: Harrison Walker and Harper, LP



Fair Park African American Museum
 (3536 Grand Ave)
 Fair Park Musc Hall
 (909 1st Ave)



0 255 510 1,020 1,530 Feet
 1 in = 500 ft



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 14
STAFF: Louise Elam (214) 670-5275

SUBJECT

Authorize a dedication plaque, in accordance with the Park and Recreation Board Plaque Policy, for Pacific Plaza located at 401 North Harwood Street – Financing: No cost consideration to the City

BACKGROUND

This action is for approval of dedication plaque for Pacific Plaza. The design and construction of Pacific Plaza is being managed by Parks for Downtown Dallas.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

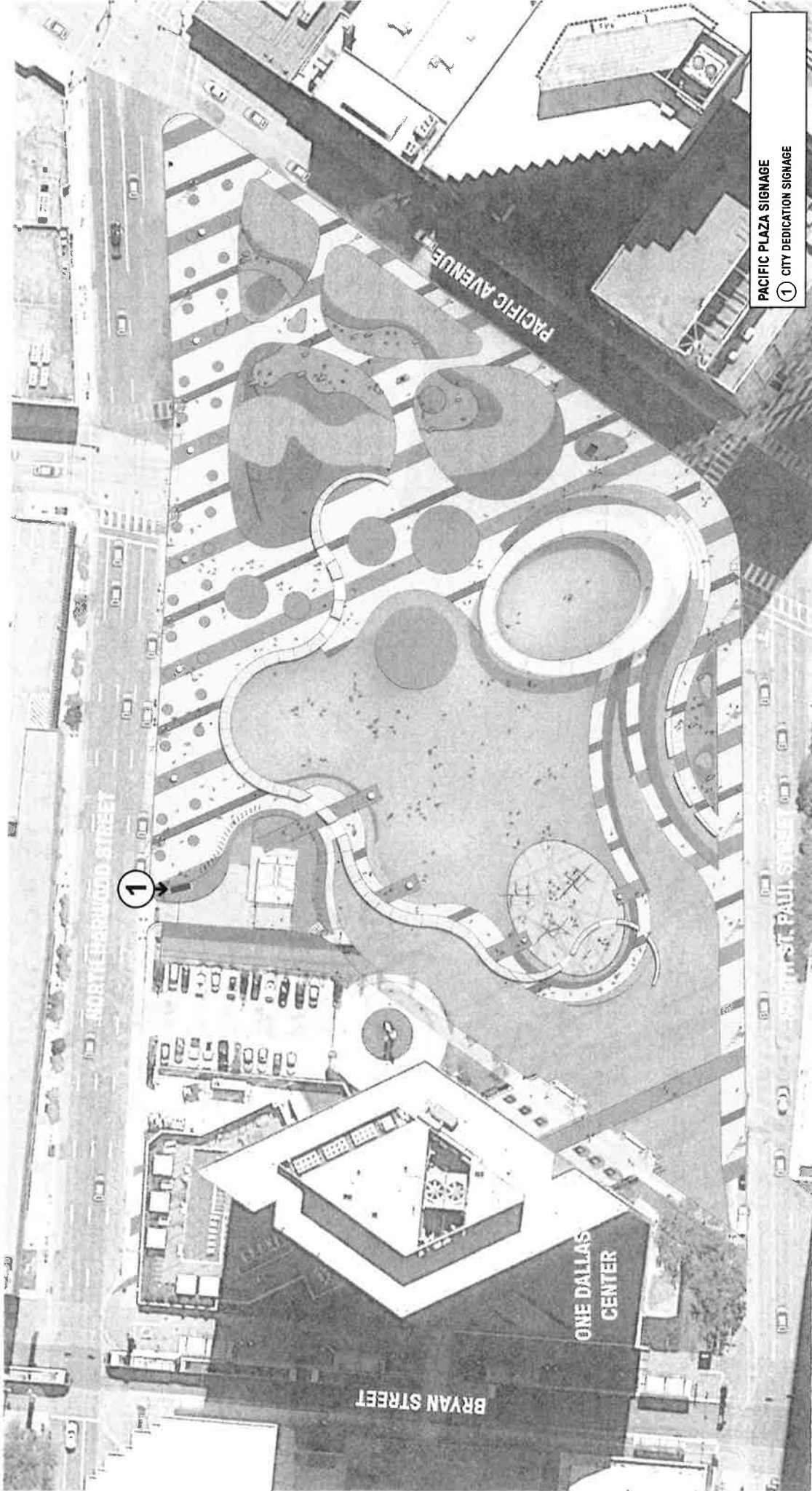
The Planning and Design Committee will consider this item on May 2, 2019 and will bring a recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Maps
Rendering of Plaque
Park and Recreation Board Plaque Policy



1

PACIFIC PLAZA SIGNAGE
① CITY DEDICATION SIGNAGE

DATE
04/22/2019

PACKAGE
MONUMENT AND DECORATIVE SIGNAGE

DRAWING TITLE
OVERALL PARK SIGNAGE PLAN

© 2019 SWA

PACIFIC PLAZA
DALLAS, TEXAS

2001 Irving Boulevard
Suite 157
Dallas, Texas
75207-6603
United States
www.swagroup.com
+1.214.954.0016 o

swa

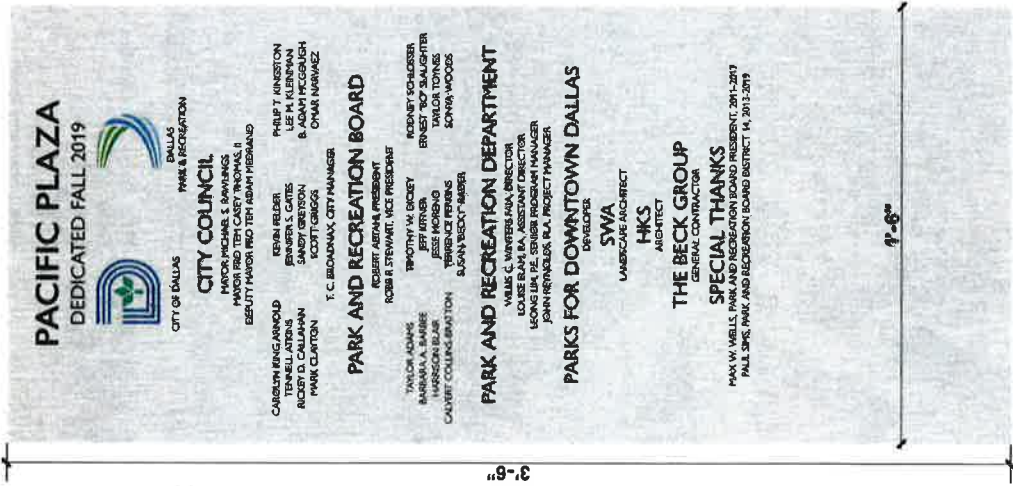
BRYAN STREET

ONE DALLAS
CENTER

PACIFIC AVENUE

NORTHERLAND STREET

WILHELM PAUL STREET



PACIFIC PLAZA
DEDICATED FALL 2019

CITY OF DALLAS
CITY COUNCIL
MAYOR MICHAEL L. BURGESS
CITY CLERK JENNIFER M. HANCOCK
DEPUTY MAYOR RODRIGO DE LA ROSA
DEPUTY MAYOR ROD TERESA HERNANDEZ

DALLAS PARK & RECREATION
T.C. BRIDGMAN, CITY MANAGER
ROBERT ADRIAN, PRESIDENT
ROBBIE STEWART, VICE PRESIDENT

PARK AND RECREATION BOARD
TAYLOR ADAMS
BARBARA A. BARRIE
HARRISON BLAIR
CAUNIT COLLINS/BRANTON
TREVILLIANT
ROBERTA L. GIBSON
PARK CLAYTON
KEVIN REIDER
FRANK S. GATES
MARTIN HANCOCK
SCOTT SINGLER
PHILIP T. ANKSTON
LEE M. KLEMPNER
JAMES M. MURPHY
OMAR SUWAZZ

PARK AND RECREATION DEPARTMENT
MARK C. WINTERBURN, DIRECTOR
LOUISE BARNHILL, ASSISTANT DIRECTOR
LEONG LIA, PE, SENIOR PROGRAM MANAGER
JOHN REYNOLDS, P.E., PROJECT MANAGER

PARKS FOR DOWNTOWN DALLAS
DEVELOPER
SWA
LANDSCAPE ARCHITECT
HKS
ARCHITECT
THE BECK GROUP
GENERAL CONTRACTOR

SPECIAL THANKS
MAX W. MUELLS, PARK AND RECREATION BOARD DISTRICT 14, 2015-2019
PALL SPE, PARK AND RECREATION BOARD DISTRICT 14, 2013-2019

DATE
04/22/2019

PACKAGE
MONUMENT AND DECORATIVE SIGNAGE

PACIFIC PLAZA
DALLAS, TEXAS

DRAWING TITLE
CITY DEDICATION MONUMENT

2001 Irving Boulevard
Suite 157
Dallas, Texas
75207-6603
United States
www.swagroup.com
+1.214.954.0016 o



© 2019 SWA

PACIFIC PLAZA

DEDICATED FALL 2019



CITY OF DALLAS



DALLAS
PARK & RECREATION

CITY COUNCIL

MAYOR MICHAEL S. RAWLINGS
MAYOR PRO TEM CASEY THOMAS, II
DEPUTY MAYOR PRO TEM ADAM MEDRANO

CAROLYN KING ARNOLD	KEVIN FELDER	PHILIP T. KINGSTON
TENNELL ATKINS	JENNIFER S. GATES	LEE M. KLEINMAN
RICKEY D. CALLAHAN	SANDY GREYSON	B. ADAM MCGOUGH
MARK CLAYTON	SCOTT GRIGGS	OMAR NARVAEZ

T. C. BROADNAX, CITY MANAGER

PARK AND RECREATION BOARD

ROBERT ABTAHI, PRESIDENT
ROBB P. STEWART, VICE PRESIDENT

TAYLOR ADAMS	TIMOTHY W. DICKEY	RODNEY SCHLOSSER
BARBARA A. BARBEE	JEFF KITNER	ERNEST "BO" SLAUGHTER
HARRISON BLAIR	JESSE MORENO	TAYLOR TOYNES
CALVERT COLLINS-BRATTON	TERRENCE PERKINS	SONYA WOODS
	SUSAN "BECKY" RADER	

PARK AND RECREATION DEPARTMENT

WILLIS C. WINTERS FAIA, DIRECTOR
LOUISE ELAM, RA, ASSISTANT DIRECTOR
LEONG LIM, PE., SENIOR PROGRAM MANAGER
JOHN REYNOLDS, PLA, PROJECT MANAGER

PARKS FOR DOWNTOWN DALLAS

DEVELOPER

SWA

LANDSCAPE ARCHITECT

HKS

ARCHITECT

THE BECK GROUP

GENERAL CONTRACTOR

SPECIAL THANKS

MAX W. WELLS, PARK AND RECREATION BOARD PRESIDENT, 2011-2017
PAUL SIMS, PARK AND RECREATION BOARD DISTRICT 14, 2013-2019



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

Table of Contents

Scope of Policy

- I. Donation Plaques
- II. Dedication Plaques

Scope of Policy

It is the intent of the Park Board to provide parks and park facilities that are attractive, and user-friendly. From time to time, the opportunity arises to recognize groups or individuals for donating items or funding to provide furnishings and/or improvements in parks and park facilities. In order to ensure consistent, attractive, high quality plaques with appropriate content, this policy identifies the requirements and specifications for recognition plaques, or a recognition system; and building dedication plaques. This policy will apply to all parks except as exempted by separate agreement.

Fair Park is exempted from this policy by Ordinance 27079, Fair Park Historical Overlay District. Refer to the Interpretive Signage Policy for historical or interpretive plaques. Refer to the Naming Policy for the naming of parks, buildings, or components of parks and buildings.

I. Donation Plaques

- A. Plaques will be considered for donations greater than \$1,500 or equivalent contributions related to park furnishings or other permanent improvements to the park system.
- B. For plaques recognizing donations under \$25,000, the Director, or his/her designee will determine the appropriate quality, design, size and materials. For park furnishings (benches, trash receptacles, picnic tables, etc.) a 2"x5" plaque size is appropriate.



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

- C. Signage to recognize volunteer efforts shall be in accordance with the Park Beautification and/or Maintenance Agreement.
- D. Plaques for donations or donated items with a value greater than \$25,000 require Park Board approval upon recommendation from the Planning and Design Committee. Plaques for donations or donated items with a value less than \$25,000 require the approval of the Director or his/her designee in accordance with this policy and prior to such approval the Director or his/her designee shall notify the Park Board representative from the District in which the plaque will be located.
- E. Plaques may also be part of a recognition system. A "recognition system" is defined as a framework that provides unification of multiple plaques, pavers, bricks, or other elements in certain location(s). Recognition systems require approval by the Park Board upon recommendation from the Planning and Design Committee. This approval may be combined with approval of plans and specifications for a larger project. Once a recognition system is approved by the Park Board, individual recognition system elements will be consistent with this policy.
- F. All stipulations and conditions regarding the plaque must be contained in a letter of agreement signed by the sponsoring party and the Director or his/her designee.
- G. Plaques may be given in honor or recognition of an individual or group and should not serve the purpose of a memorial. Refer to Exhibit A for examples of plaques which honor or recognize individuals.
- H. Sponsors shall bear the cost of design, manufacturing, installation (including the mounting structure), maintenance, repair and replacement of all plaques (due to loss, damage, vandalism or deterioration).



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

-
- I. Once the useful life of the donated item has expired or the item has been replaced, the plaque will be removed.
 - J. For plaques that are installed as a requirement of a grant program, the rules of the grant are to be followed even in the event that they are in conflict with the stipulations of this policy. This action requires approval of the Park Board upon recommendation from the Planning and Design Committee.
 - K. Recognition or commemorative elements associated with tree plantings or tree groves at park sites must comply with the provisions of this policy.
 - L. Other recognition for significant contributions to the Park and Recreation Department will be in the form of certificates, resolutions, and other formats that the Board may determine to be appropriate. Annual award and recognition events, special mention at Board meetings, etc. are examples of how significant contributions may be recognized when a plaque is not considered appropriate.
 - M. Building dedication plaques are covered under Section II of this policy.

II. Dedication Plaques

It is the policy of the Park and Recreation Department to provide a dedication plaque in conjunction with the construction of all new Park and Recreation Department buildings, significant additions and other major projects.

- A. Dedication plaques can be manufactured from cast bronze, aluminum or similar durable materials; engraved in glass, stone or a similar material as an applied sign; or engraved into the wall, glass or floor surface of the building.



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

-
- B. Dedication plaques will be placed inside or outside the building near the entrance or at a prominent location.
 - C. Dedication plaques include the name of the facility in prominent letters, "City of Dallas" under the facility name, and the date of the dedication (year) in smaller font size below "City of Dallas."
 - D. The City Council seated at the time of approval of the plaque (prior to the dedication) will be listed on the left side, or top of the plaque with the Mayor, Mayor Pro Tem and Deputy Mayor Pro Tem listed at the top. The remaining Council Members will be listed alphabetically below the officers. In the event the approval of the plaque occurs after 1) the dedication of the project, or 2) the substantial completion of the project, and there has been a change in the membership of the City Council, then the Council Members seated at the time of the dedication, or substantial completion of the project, will be listed.
 - E. The Park and Recreation Board seated at the time of approval of the plaque (prior to the dedication) will be listed on the right side, or bottom of, the plaque with the President and Vice-President listed at the top. The remaining Board Members will be listed alphabetically below the officers. In the event the approval of the plaque occurs after 1) the dedication of the project, or 2) the substantial completion of the project, and there has been a change in the membership of the Park and Recreation Board, then the Board members seated at the time of the dedication, or substantial completion of the project, will be listed.
 - F. The City Manager and other appropriate staff will be listed in the area underneath the City Council, but not necessarily in the same column.
 - G. The Park and Recreation Department Director, Assistant Director of Planning, Design and Construction and other appropriate staff will be listed under the Park and Recreation Board, but not necessarily in the same column.



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

-
- H. The architect, general contractor, and/or when applicable, the construction manager or design/build firm will be listed either under the City Council and Park and Recreation Board lists or in a separate column.
 - I. It will be the option of the Park and Recreation Board to recognize individuals, groups, past Board or City Council Members, organizations, donors, other City departments or other funding agencies. This recognition can be either underneath the City Council and Park and Recreation Board lists, or as a separate column, depending on the nature of the list.
 - J. A plaque may include an approved graphic or logo meaningful to the park site or project. The City of Dallas and Park and Recreation Department graphic logos are deemed approved.
 - K. A drawing indicating the dedication plaque's form, materials, size and wording will be approved by the Park Board upon recommendation from the Planning and Design Committee. Any Board-requested revisions or modifications will be incorporated into the final design prior to its fabrication and installation.

OTHER POLICIES REFERENCED

Park Naming Policy

Interpretive Signage Policy

LEGAL REFERENCE

None

PRIOR ACTION

Initial Policy Approval: 11-21-1996

Revised: 12-5-1996

Revised: 12-17-2009

Revised: 04-01-2010



City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

RESPONSIBLE DIVISION

Planning and Design

Exhibit A

Example of Signs Which Honor or Recognize Individuals



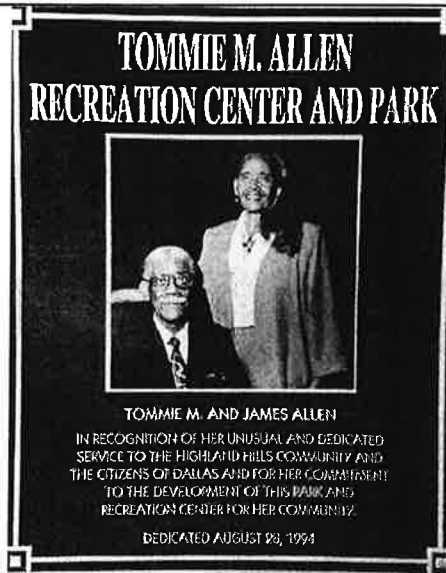


City of Dallas

PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

DATE: May 2, 2019
COUNCIL DISTRICT(S): 14
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize (1) acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and (2) acceptance of a public access easement dedication of approximately 1,345 square feet (3) a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City

BACKGROUND

This action will authorize 1) the acceptance of an open space and trail easement dedication (easement) of approximately 4,856 square feet (0.111 acre), by Westdale Buena Vista, LP (Westdale) (current owner of property), or its affiliate, successor or assigns, located at 4205 Buena Vista (the "easement area"), and 2) acceptance of a public access easement dedication of approximately 1,345 square feet, and 3) a development and management agreement between the City of Dallas Park and Recreation Department (City) and Buena Vista JV, LLC (Buena Vista) (developer and prospective owner of property) for the design, construction, maintenance, and management of Katy all improvements within the easement area. The open space and trail easement and the public access easement dedications will be subject to Buena Vista's right to construct underground parking below the easement area.

Westdale is the owner of property located at the northwest corner of North Fitzhugh Avenue and Buena Vista Street. In 2018, Westdale submitted a request to abandon a portion of North Fitzhugh Avenue (Exhibit B) (the "abandonment area") to facilitate Buena Vista's construction of a mixed-used development, consisting of retail, restaurant, office, condominium and parking uses on their property located at 4205 Buena Vista Street. Currently the abandonment area which is part of street right of way serves as the connector from Fitzhugh Avenue to the Katy Trail, but is not an ideal connector due to the sloping topography of the area. A connection to the Katy Trail in the proposed easement area will provide safer access than the current connection at Fitzhugh Avenue. The open space and trail easement will be limited in the depth below grade due to an underground parking garage.

Authorize (1) acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and (2) acceptance of a public access easement dedication of approximately 1,345 square feet (3) a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City – Page 2

BACKGROUND - continued

As part of the consideration for the waiver of the abandonment fee that would otherwise be required by the City for the abandonment area, Westdale agrees to: (1) dedicate the open space and trail easement; (2) dedicate an additional 1,345 (0.031 acre) public access easement to the City to provide an approximately 10-foot wide area from grade up to the height of the building overhang, at approximately 36 feet, located between the open space and trail easement area and the facade of Buena Vista's building to allow the public to take respite and/or shelter from inclement weather and 3) through Buena Vista, undertake design, construction, maintenance, and management of Katy Trail connector improvements within the open space easement area through the execution of a development and management agreement. Both dedications and the development and management agreement shall be conditions of the abandonment ordinance to be approved by the City Council.

The terms of the development and management agreement shall provide that Buena Vista will fund and construct an approximately 10-foot wide American with Disabilities Act (ADA) compliant trail connection to the Katy Trail for bicycles and pedestrians, in addition to landscaping, irrigation, park furnishings, artwork and an optional water feature. Maintenance by Buena Vista of the Easement is estimated to cost approximately \$2,500 per month.

The development and management agreement will also be subject to the following terms:

1. The term will be forty years with two five-year renewal options.
2. Buena Vista shall submit the design of the improvements in the easement areas to the Park and Recreation Department for review and approval prior to commencement of construction.
3. Buena Vista will manage and fund the design and construction through its own consultants and contractors and will be responsible for all permits, platting, zoning, and other approvals.
4. Buena Vista will, at its sole cost and expense, be responsible for all day-to-day and major maintenance, including replacements, of the easement area. Maintenance will be required in perpetuity as a condition of the open space and trail easement and public access easement. The standards for maintenance will be equal to or better to that outlined in the Katy Trail Operations and Maintenance Agreement, including but not limited to:
 - a. Trimming and pruning of trees and shrubs, root feeding, tree and plant replacement (if necessary) in accordance with the International Society of Arboriculture accepted standards of tree care
 - b. Graffiti removal

Authorize (1) acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and (2) acceptance of a public access easement dedication of approximately 1,345 square feet (3) a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City – Page 3

BACKGROUND – continued

- c. Year-round litter pick up and removal
 - d. Irrigation maintenance, repairs, and all utility costs
 - e. Seasonal/perennial plantings
 - f. Year-round mowing, trimming and edging
 - g. Weeding of the horticulture beds
 - h. Pesticide and fertilization application
 - i. Repair and upkeep of security lighting and premise furniture
 - j. Migratory bird control on an as-needed basis
 - k. Maintenance of artwork
 - l. Cost of all utilities related to the open space and trail easement
5. By right the City may place a lien on the fee simple title of the open space and trail easement and public access easement if maintenance is not performed in accordance with the agreement and the City takes on maintenance of the easement area.
 6. Buena Vista will have reservation rights for events and programming of the easement area. The trail connector portion of the easement area (sidewalk connecting to the Katy Trail) will remain open to the public at all times during standard park hours.
 7. Buena Vista shall at its sole cost and expense, which shall include any City processing fees, have the right to place works of art in the easement areas (open space and trail easement and public access easement); provided however, selection and placement will be subject to City approval and installation standards, as follows:
 - a. Artwork placed in the easement areas shall be durable and be appropriate for outdoor conditions
 - b. Artwork must be appropriate for the general public
 - c. Artwork must be maintained and repaired in a reasonable period of time. Graffiti must be removed within 2 days
 - d. Permanent artwork must be reviewed by the City of Dallas Public Art Committee for their recommendation to the Art and Culture Advisory Commission and the Park and Recreation Board for their approvals
 - e. Temporary artwork will be reviewed by the City in accordance with the temporary art approval process
 8. Buena Vista shall have the right to place furniture, including tables and chairs, in the easement areas (open space and trail easement and public access easement).

Authorize (1) acceptance of an open space and trail easement dedication of approximately 4,856 square feet by Westdale Buena Vista, LP, or its affiliate, successor or assigns, located at 4205 Buena Vista Street (the "easement area") and (2) acceptance of a public access easement dedication of approximately 1,345 square feet (3) a development and management agreement with Buena Vista JV, LLC for the design, construction, maintenance, and management of all improvements within the easement areas - Financing: This item has no cost consideration to the City – Page 4

BACKGROUND – continued

9. Buena Vista shall have naming rights to the easement areas, subject to approval of the Director of the Park and Recreation Director.

10. As a condition of the ordinance, Westdale will also dedicate a 1,345 (0.031 acre) public access easement to the City to provide an approximately 10-foot wide area which extends from grade to a 36-foot approximate height between the open space and trail easement area and the facade of their building to allow the public to take respite and/or shelter from inclement weather.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

OWNER

Westdale Buena Vista, LP

Laurie Sands Harrison

DEVELOPER (and Prospective Owner)

Buena Vista JV, LLC

Blake Shipp

COMMITTEE ACTION

The Planning and Design Committee will review this item on May 2, 2019 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration by the Real Estate Division on May 8, 2019.

STAFF RECOMMENDATION

Staff recommends approval

MAPS and EXHIBITS

Attached

10' PUBLIC ACCESS EASEMENT

Replat of part of Lot 73 and all of Lots
74, 75, and 76 of Block No. 1522 of
F.P. Wilson's North Dallas Addition
Part of Lot 74A, Block 1522
Williams B. Coats Survey, Abstract No. 237
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 1,345 square foot (0.031 acre) tract of land situated in the Williams B. Coats Survey, Abstract No. 237, Dallas County, Texas; said tract being part of Lot 74A, Block 1522, Replat of part of Lot 73 and all of Lots 74, 75 and 76 of Block 1522 of F.P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93088, Page 4681 of Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to the Westdale Buena Vista, LP recorded in Instrument No. 201400108562 of the Official Public Records of Dallas County, Texas; said 1,345 square foot tract being more particularly described as follows:

COMMENCING, at a "+" cut in concrete found on the west right-of-way line of Buena Vista Street (a variable width right-of-way, formerly known as Tuttle Avenue) (Volume 1, Page 40, of the Map Records of Dallas County, Texas) and the southeast corner of said Lot 74A and in the north line of Lot 73, Block 1522, Frederick P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 40 of the Map Records of Dallas County, Texas;

THENCE, North 23 degrees, 12 minutes, 48 seconds East, along the said west line of Buena Vista Street, the north line of said Lot 73 and the east line of said Lot 74A, a distance of 106.79 feet to the **POINT OF BEGINNING**;

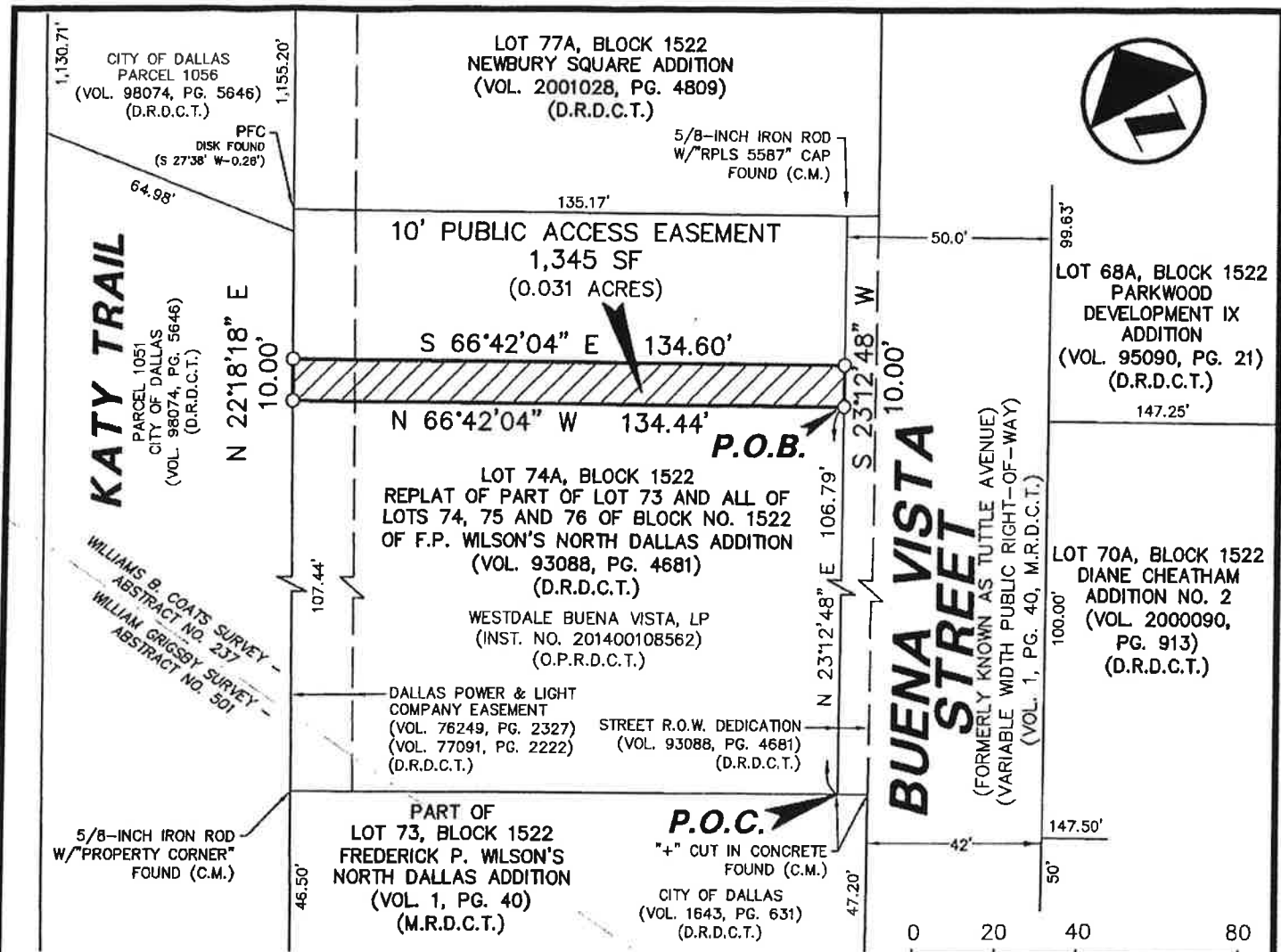
THENCE, North 66 degrees, 42 minutes, 04 seconds West, departing the said west line of Buena Vista Street and the said east line of said Lot 74A and into and across said Lot 74A, a distance of 134.44 feet to a point for corner; said point being in the east line of that certain tract of land described as "Parcel 1051" in Correction Donative Deed without Warranty to City of Dallas recorded in Volume 98074, Page 5646 of said Deeds Records;

THENCE, North 22 degrees, 18 minutes, 18 seconds East, along the said west line of Lot 74A and said east line of the City of Dallas tract, a distance of 10.00 feet to a point for corner;

THENCE, South 66 degrees, 42 minutes, 04 seconds East, departing the said west line of Lot 74A and said east line of the City of Dallas tract, a distance of 134.60 feet to a point for corner in the said west line of Buena Vista Street and in the said east line of Lot 74A;

(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO:	_____

M:\DWG-32\3205-17.452\DWG\SURVEY C3D 2015\3205-17.452EX3.DWG
 4/24/2019 7:49 AM
 MWEIR



NOTES:

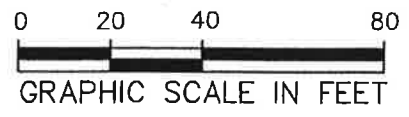
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

[Signature]
 Jonathan E. Cooper Date 04-24-2019
 Registered Professional Land Surveyor No. 5369



(For SPRG use only)
 Reviewed By: _____
 Date: _____
 SPRG NO: _____



LEGEND	
	PARCEL ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
SF	SQUARE FEET

10' PUBLIC ACCESS EASEMENT
 REPLAT OF PART OF LOT 73 AND ALL OF LOTS 74, 75, AND 76 OF BLOCK NO. 1522 OF F.P. WILSON'S NORTH DALLAS ADDITION PART OF LOT 74A, BLOCK 1522 WILLIAMS B. COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JEC	1"=40'	APRIL 2019	3205-17.452

OPEN SPACE AND TRAIL EASEMENT

Replat of part of Lot 73 and all of Lots
74, 75, and 76 of Block No. 1522 of
F.P. Wilson's North Dallas Addition
Part of Lot 74A, Block 1522
Williams B. Coats Survey, Abstract No. 237
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 4,856 square foot (0.111 acre) tract of land situated in the Williams B. Coats Survey, Abstract No. 237, Dallas County, Texas; said tract being part of Lot 74A, Block 1522, Replat of part of Lot 73 and all of Lots 74, 75 and 76 of Block 1522 of F.P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93088, Page 4681 of Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to the Westdale Buena Vista, LP recorded in Instrument No. 201400108562 of the Official Public Records of Dallas County, Texas; said 4,856 square foot tract being more particularly described as follows:

COMMENCING, at a "+" cut in concrete found on the west right-of-way line of Buena Vista Street (a variable width right-of-way, formerly known as Tuttle Avenue) (Volume 1, Page 40, of the Map Records of Dallas County, Texas) and the southeast corner of said Lot 74A and in the north line of Lot 73, Block 1522, Frederick P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 40 of the Map Records of Dallas County, Texas;

THENCE, North 23 degrees, 12 minutes, 48 seconds East, along the said west line of Buena Vista Street, the north line of said Lot 73 and the east line of said Lot 74A, a distance of 116.79 feet to the **POINT OF BEGINNING**;

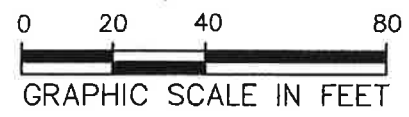
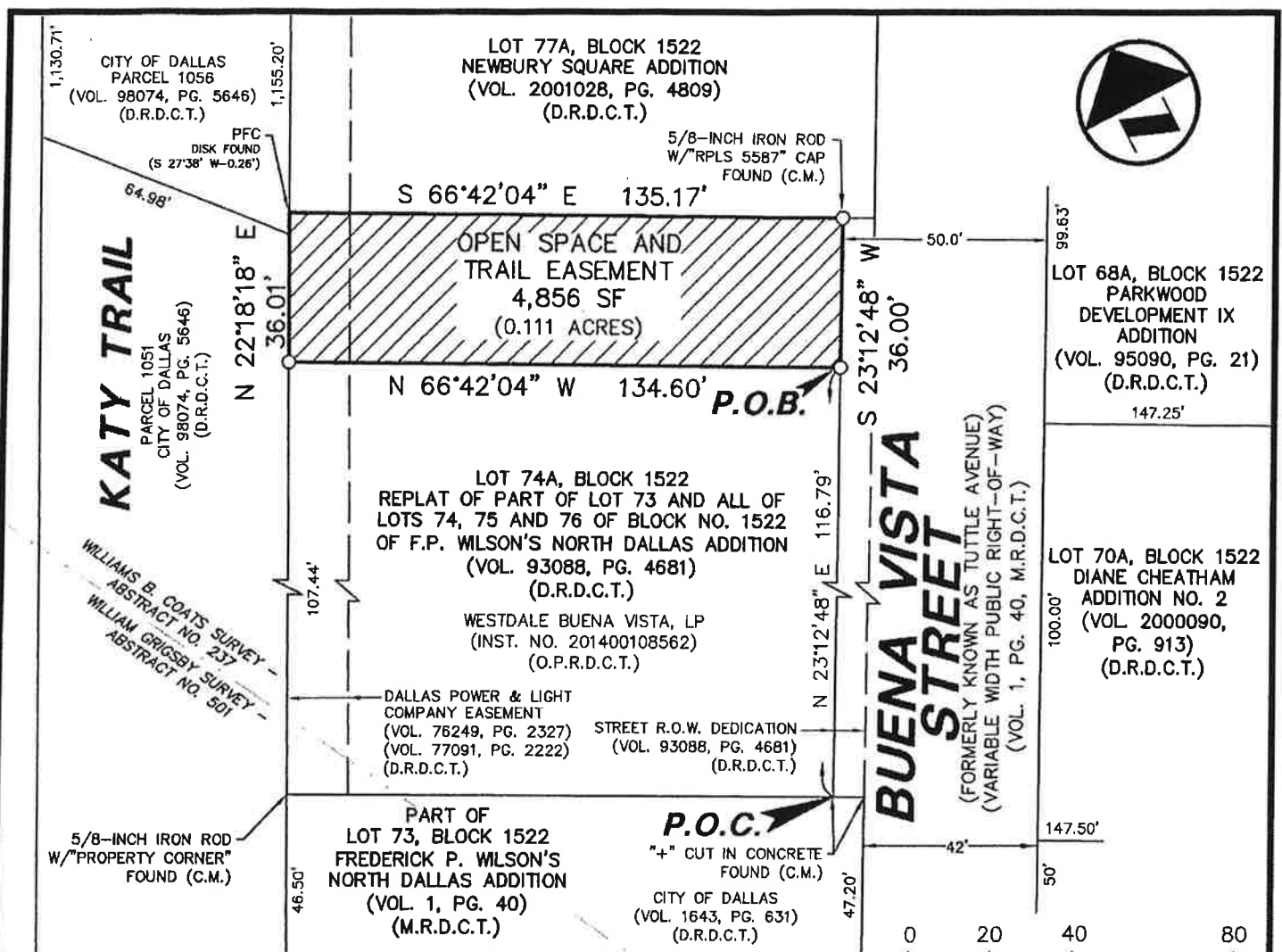
THENCE, North 66 degrees, 42 minutes, 04 seconds West, departing the said west line of Buena Vista Street and the said east line of said Lot 74A and into and across said Lot 74A, a distance of 134.60 feet to a point for corner; said point being in the east line of that certain tract of land described as "Parcel 1051" in Correction Donative Deed without Warranty to City of Dallas recorded in Volume 98074, Page 5646 of said Deeds Records;

THENCE, North 22 degrees, 18 minutes, 18 seconds East, along the said west line of Lot 74A and said east line of the City of Dallas tract, a distance of 36.01 feet to a point for corner; from said point a disk found bears South 27 degrees, 35 minutes, West, a distance of 0.26 feet; said point being the northwest corner of said Lot 74A and the said east line of City of Dallas tract; said point being the southwest corner of Lot 77A, Block 1522 Newbury Square Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 2001028, Page 4809 of said Deed Records;

THENCE, South 66 degrees, 42 minutes, 04 seconds East, departing the said east line of City of Dallas tract, along the north line said Lot 74A and the south line of said Lot 77A, a distance of 135.17 feet to a 5/8-inch iron rod with "RPLS 5587" cap found for the northeast corner of said Lot 74A; said point being in the said west line of Buena Vista Street;

(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO:	_____

M:\DWG-32\3205-17.452\DWG\SURVEY C3D 2015\3205-17.452EX2(REVISED 4-23-19).DWG
 4/24/2019 7:29 AM MWEIR



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.

(For SPRG use only)
 Reviewed By: _____
 Date: _____
 SPRG NO: _____

LEGEND	
	PARCEL ABANDONMENT LINE
	EXISTING EASEMENT LINE
	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
INST.	INSTRUMENT
NO.	NUMBER
SF	SQUARE FEET



[Signature]
 Jonathan E. Cooper
 Registered Professional Land Surveyor No. 5369
 Date: 04-24-2019

OPEN SPACE AND TRAIL EASEMENT
 REPLAT OF PART OF LOT 73 AND ALL OF LOTS 74, 75, AND 76 OF BLOCK NO. 1522 OF F.P. WILSON'S NORTH DALLAS ADDITION PART OF LOT 74A, BLOCK 1522 WILLIAMS B. COATS SURVEY, ABSTRACT NO. 237 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MWW/JEC	1"=40'	APRIL 2019	3205-17.452

ABANDONMENT

Frederick P. Wilson's North Dallas Addition
Part of Lot 73, Block 1522,
William Grigsby Survey, Abstract No. 501 and
Williams B. Coats Survey, Abstract No. 237
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 6,562 square foot (0.151 acre) tract of land situated in the William Grigsby Survey, Abstract No. 501 and in the Williams B. Coats Survey, Abstract No. 237, Dallas County, Texas; said tract being part of Lot 73, Block 1522, Frederick P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 1, Page 40 of the Map Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Warranty Deed to the City of Dallas recorded in Volume 1643, Page 631 of the Deed Records of Dallas County, Texas; said 6,562 square foot tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Fitzhugh Avenue (a variable width right-of-way, formerly known as Walter Avenue) (Volume 1, Page 40, Map Records, Volume 1599, Page 515, Volume 70087, Page 1821, Volume 70129, Page 1934, Volume 70206, page 285, said Deed Records, Dallas, County, Texas) and the west right-of-way line of Buena Vista Street (a variable width right-of-way, formerly known as Tuttle Avenue) (Volume 1, Page 40, Map Records, Dallas County, Texas); (Grid N: 6,984,713.24, E: 2,492,176.95); said point being the southeast corner of said Lot 73;

THENCE, North 66 degrees, 42 minutes, 40 seconds West, along the said north line of Fitzhugh Avenue, a distance of 139.70 feet to a point for corner; said point being in the southwest corner of said Lot 73 and being in the east line of that certain tract of land described as "Parcel 1051" in Correction Donative Deed Without Warranty to City of Dallas recorded in Volume 98074, Page 5646 of said Deed Records; (Grid N: 6,984,658.67, E: 2,492,305.49)

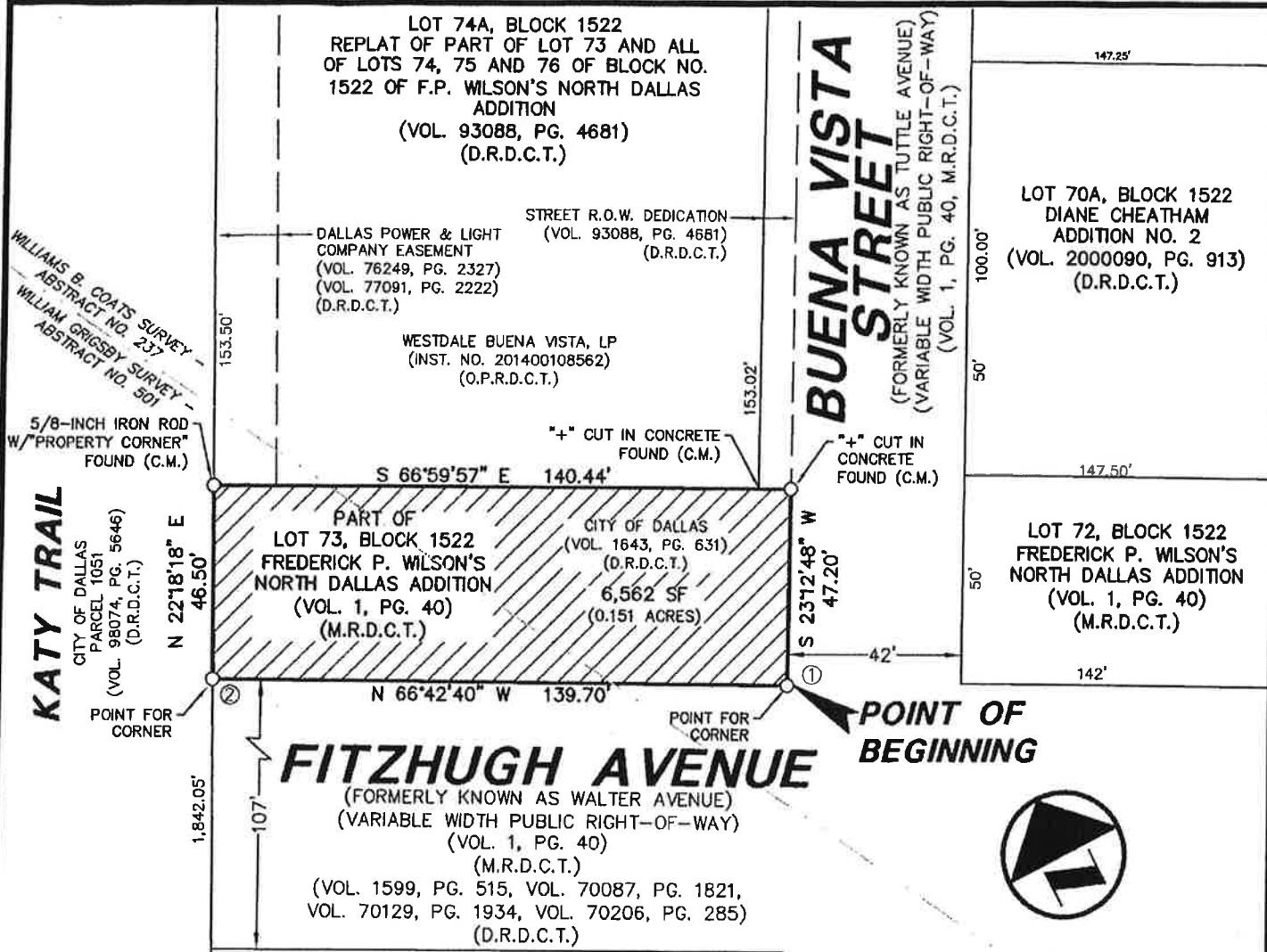
THENCE, North 22 degrees, 18 minutes, 18 seconds East, along the said west line of Lot 73 and said east line of the second referenced City of Dallas tract, a distance of 46.50 feet to a point a 5/8-inch iron rod with "PROPERTY CORNER" cap found for corner; said point being the southwest corner of Lot 74A, Block 1522, Replat of part of Lot 73 and all of Lots 74, 75 and 76 of Block 1522 of F.P. Wilson's North Dallas Addition, an addition to the City of Dallas, Texas according to the plat recorded in Volume 93088, Page 4681 of said Deed Records;

THENCE, South 66 degrees, 59 minutes, 57 seconds East, along the south line of said Lot 74A, at a distance of 132.74 feet passing a "+" cut in concrete found at the southeast corner of said Lot 74A, continuing for a total distance of 140.44 feet to a "+" cut in concrete found for corner in the said west line of Buena Vista Street; said point being in the east line of said Lot 73;

THENCE, South 23 degrees, 12 minutes, 48 seconds West, along said east line of Lot 73 and said west line of Buena Vista Street, a distance of 47.20 feet to the **POINT OF BEGINNING**;

(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO:	_____

M:\DWG-32\3205-17.452\DWG\SURVEY C3D 2015\3205-17.452EX1(REVISED 4-25-19).DWG
 4/25/2019 9:11 AM MWEIR



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Dallas County TxDOT surface combination factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the parcel abandonment described.

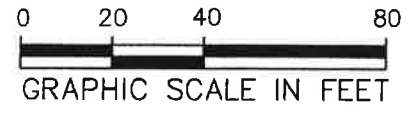
[Signature]
 Jonathan E. Cooper
 Registered Professional
 Land Surveyor No. 5369
 Date: 04-25-2019



COORDINATE TABLE

NO.	NORTHING	EASTING
①	6,984,658.04	2,492,305.21
②	6,984,658.67	2,492,305.49

(For SPRG use only)
 Reviewed By: _____
 Date: _____
 SPRG NO: 4612



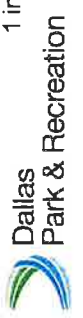
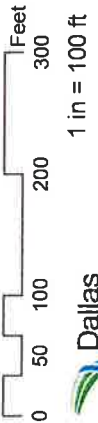
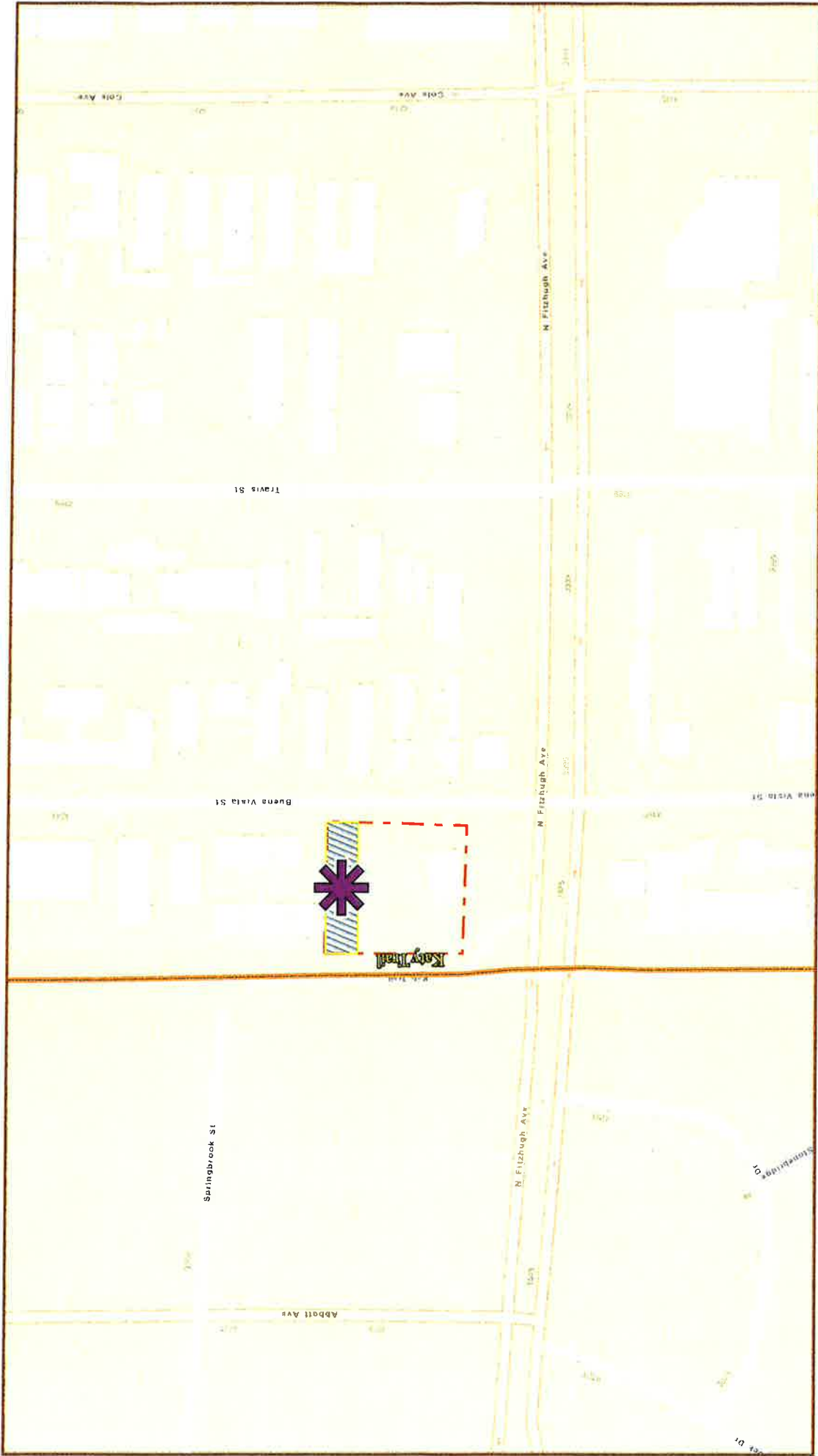
LEGEND

- PARCEL ABANDONMENT LINE
- - - EXISTING EASEMENT LINE
- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- (C.M.) CONTROLLING MONUMENT
- P.O.B.** POINT OF BEGINNING
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- INST. INSTRUMENT
- NO. NUMBER
- SF SQUARE FEET

ABANDONMENT
 FREDRICK P. WILSON'S NORTH DALLAS ADDITION
 PART OF LOT 73, BLOCK 1522
 WILLIAM GRIGSBY SURVEY, ABSTRACT NO. 501 &
 WILLIAMS B. COATS SURVEY, ABSTRACT NO. 237
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 SHEET 3 OF 3

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	JEC	1"=40'	APRIL 2019	3205-17.452



**Katy Trail—The Terminal
(4205 Buena Vista St)**

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: May 2, 2019
COUNCIL DISTRICT: 4
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize adoption of the 2019 Dallas Zoo Master Plan, located at 650 South R. L. Thornton Freeway - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the adoption of the 2019 Dallas Zoo Master Plan. The Master Plan was commissioned by the Dallas Zoo to analyze current strengths and weaknesses; vision and mission factors; and external infrastructure projects that impact the zoo. The new Master Plan will provide for the phased growth of the Zoo. The Master Plan report was developed by CLR Design and GFF Architects.

The Dallas Zoo is on a 106-acre site located 3 miles south of downtown Dallas. Established in 1888, it is the oldest and largest zoological park in Texas and is managed by the non-profit Dallas Zoological Society. It is home to over 2,000 animals representing 406 species. It is an accredited member of the Association of Zoos and Aquariums and is a member of the World Association of Zoos and Aquariums.

PRIOR ACTION/REVIEW

None

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Park and Recreation Board will consider this item on May 2, 2019.

This item does not require Council action.

STAFF RECOMMENDATION

Staff recommends approval.

Authorize adoption of the 2019 Dallas Zoo Master Plan, located at 650 South R. L. Thornton Freeway - Financing: No cost consideration to the City – Page 2

MAP

Attached