

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station – Not to exceed \$91,429 – Financing: General Obligation Commercial Paper Funds

BACKGROUND

The 2006 Bond Program included \$334 million dollars for storm drainage and flood management projects. This included \$48.1 million dollars for Levee Drainage System - Hampton-Oak Lawn Sump Project, also referred to as the Baker No. 3 Pump Station Project. The Baker No. 3 Pump Station project is located at 2331 Irving Boulevard, has a total pumping capacity of 700,000 gallons per minute and provides 100–year flood protection to a large industrial and commercial area in Dallas that has flooded several times in recent years, reducing the flood elevation from 403.7 to 402.5 feet.

Construction material testing services are a necessary part of the City's construction projects to ensure quality assurance and compliance with the plans and specifications. Mas-Tek Engineering & Associates, Inc. has been performing these services for the Baker No. 3 Pump Station project under a master agreement which has expired, therefore, a separate contract is now required to complete this project work. This action will authorize Mas-Tek Engineering & Associates, Inc., to continue providing the construction material testing services for the ongoing construction of the Baker No. 3 Pump Station. It is anticipated that the construction of Baker No. 3 Pump Station will be complete in the Spring of 2015.

ESTIMATED SCHEDULE

Began Construction	September 2012
Complete Construction	March 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized forty-five professional service contracts for thirty-six months each for geotechnical studies and construction materials testing, and asbestos environmental and non-asbestos environmental testing services on June 24, 2009, by Resolution No. 09-1604.

Authorized Supplemental Agreement No. 1 to exercise a one year renewal with forty-three professional services contracts for geotechnical studies and construction materials testing, analytical laboratory testing, and asbestos environmental and non-asbestos environmental testing services on June 27, 2012, by Resolution No. 12-1617.

Authorized a construction contract with AUI Contractors, LP for the construction of the Levee Drainage System - Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station on June 27, 2012, by Resolution No. 12-1731.

Authorized approval of Change Order No. 1 to the contract with AUI Contractors, LLC in the amount of \$92,309.00, on August 14, 2013, by Resolution No. 13-1329.

Authorized approval of Change Order No. 2 to the contract with AUI Contractors, LLC in the amount of \$4,616,623.20, on April 23, 2014, by Resolution No. 14-0673.

FISCAL INFORMATION

2006 Bond Program (General Obligation Commercial Paper Funds) - \$91,429.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Mas-Tek Engineering & Associates, Inc.

Hispanic Female	0	Hispanic Male	1
African-American Female	2	African-American Male	5
Other Female	0	Other Male	2
White Female	2	White Male	3

OWNER(S)

Mas-Tek Engineering & Associates, Inc.

Stephen Mason, President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station – Not to exceed \$91,429 – Financing: General Obligation Commercial Paper Funds

Mas-Tek Engineering & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$91,429.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$91,429.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Mas-Tek Engineering & Associates, Inc.	BMDB60577Y0315	\$91,429.00	100.00%
Total Minority - Local		\$91,429.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$91,429.00	100.00%	\$91,429.00	100.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$91,429.00	100.00%	\$91,429.00	100.00%

November 12, 2014

WHEREAS, on June 24, 2009, Resolution No. 09-1604 authorized forty-five professional service contracts for thirty-six months each for geotechnical studies and construction materials testing, and asbestos environmental and non-asbestos environmental testing services; and,

WHEREAS, on June 27, 2012, Resolution No. 12-1617 authorized Supplemental Agreement No. 1 to exercise a one year renewal with forty-three professional services contracts for geotechnical studies and construction materials testing, analytical laboratory testing, and asbestos environmental and non-asbestos environmental testing services; and,

WHEREAS, on June 27, 2012, Resolution No. 12-1731 authorized a construction contract with AUI Contractors, LLC for the construction of the Levee Drainage System - Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station in the amount of \$37,869,184.00; and,

WHEREAS, on August 14, 2013, Resolution No. 13-1329 authorized approval of Change Order No. 1 to the contract with AUI Contractors, LLC in the amount of \$92,309, increasing the contract from \$37,869,184 to \$37,961,493; and,

WHEREAS, on September 4, 2013, Administrative Action No. 13-6243 authorized Supplemental Agreement No. 2 to extend the professional service contract for construction materials testing and geotechnical engineering services, asbestos environmental testing services, non-asbestos environmental services under the same terms and conditions for an additional one year period; and,

WHEREAS, on April 23, 2014, Resolution No. 14-0673 authorized approval of Change Order No. 2 to the contract with AUI Contractors, LLC in the amount of \$4,616,623.20, increasing the contract from \$37,961,493.00 to \$42,578,116.20;

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with Mas-Tek Engineering & Associates, Inc. to provide construction material testing for the completion of construction of the Levee Drainage System – Hampton-Oak Lawn Sump, also referred to as the Baker No. 3 Pump Station, in an amount not to exceed \$91,429.00, after it has been approved as to form by the City Attorney.

November 12, 2014

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the agreement from:

Flood Protection and Storm Drainage Facilities Fund
Fund 2T23, Department TWM, Unit T509, Act. FLDM
Obj. 4113, Program # PB06T509, CT PBW06T509B1
Vendor #350688, in an amount not to exceed \$91,429.00

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): All
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: Citywide

SUBJECT

Authorize **(1)** acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; **(2)** execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; **(3)** the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; **(4)** establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and **(5)** a professional service contract with Half Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA - Total not to exceed \$741,667 - Financing: Stormwater Drainage Management Current Funds (\$185,417) and FEMA Cooperating Technical Partnership Funds (\$556,250)

BACKGROUND

The CTP program is FEMA's approach to creating partnerships between FEMA and participating National Flood Insurance Program (NFIP) communities to improve the flood hazard mapping program. In this program, FEMA provides a grant for 75% of the cost of the project while the participating city is responsible for the remaining 25%. In March 2010, the City of Dallas submitted an application for the CTP program, which included a multi-year plan to update outdated flood studies for numerous streams. The application was subsequently approved by FEMA.

On November 10, 2010, City Council approved year one (FY 2010-11), which included three streams within the Joe's Creek watershed and eleven streams within the White Rock Creek watershed.

On September 14, 2011, City Council approved Supplemental Agreement No. 1 for year two (FY 2011-12), which included nine tributaries of White Rock Creek and Honey Springs Branch.

BACKGROUND (Continued)

On November 14, 2012, City Council approved Supplemental Agreement No. 2 for year three (FY 2012-13), which includes detailed studies of Ash Creek and South Fork of Ash Creek, Streams 5B1, 5B2, 5B3, 5B5, 5B6, 5B9, and Forney Branch.

On November 12, 2013, City Council approved Supplemental Agreement No. 3 for year four (FY 2013-14), which includes a connectivity model for White Rock Creek, Stream 4B5, and several tributaries of Five Mile Creek.

This agenda item will address the FY 2014-15 plan include which includes detailed studies of Woody Branch and eight tributaries, Rickett’s Branch and five tributaries, and Ledbetter Branch and one tributary. The total cost of this project is \$741,667, of which FEMA is reimbursing \$556,250 to the City through its grant program. The City's cost share for this work is \$185,417. Halff Associates, Inc. has been selected to perform the work for a three year term through 2017.

The remaining program years (FY2015-16 and FY 2016-17) will include the update of additional streams in the Five Mile Creek, Mountain Creek and Turtle Creek watersheds. Council will be asked to authorize future year's CTP agreement with FEMA and to authorize a future supplemental agreement to the engineering contract with Halff Associates, Inc.

Participation in the CTP program allows Dallas to update its flood hazard mapping at substantial savings, since FEMA funds the larger share of the cost of the projects.

This action will authorize the execution of the CTP agreement with FEMA and authorize a professional services contract with Halff Associates, Inc., for updating the flood studies in accordance with the CTP agreement for FY 2014-15.

ESTIMATED SCHEDULE OF PROJECT

Begin Study	November 2014
Complete Study	September 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized CTP FY 2010-11, receipt of grant funds, increase in appropriations, and a contract with Halff Associates, Inc., on November 10, 2010, by Resolution No. 10-2822.

Authorized CTP FY 2011-12, receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 1 with Halff Associates, Inc., on September 14, 2011, by Resolution No. 11-2457.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

Authorized CTP FY 2012-13 receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 2 with Halff Associates, Inc., on November 14, 2012, by Resolution No. 12-2767.

Authorized CTP FY 2013-14 receipt of grant funds, increase in appropriations, and authorized Supplemental Agreement No. 3 with Halff Associates, Inc., on November 12, 2013, by Resolution No. 13-1958.

FISCAL INFORMATION

Storm Drainage Management Funds - \$185,417
Capital Projects Reimbursement Funds - \$556,250

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Halff Associates, Inc.

Hispanic female	15	Hispanic male	68
Black female	12	Black male	9
Other female	12	Other male	7
White female	91	White male	280

OWNER

Halff Associates, Inc.

Walter E. Skipwith, P.E., Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** acceptance of an annual grant from the Federal Emergency Management Agency (FEMA) for the Cooperating Technical Partners (CTP) program; **(2)** execution of a CTP Agreement with FEMA for FY 2014-15 to provide a 75% cost share for updating certain flood studies in the City of Dallas; **(3)** the receipt and deposit of funds in an amount not to exceed \$556,250 from FEMA; **(4)** establish appropriations in the amount of \$556,250 in the FEMA Cooperating Technical Partnership Fund; and **(5)** a professional service contract with Halff Associates, Inc., in the amount of \$741,667 for updating certain flood studies in accordance with the CTP Agreement with FEMA - Total not to exceed \$741,667 - Financing: Stormwater Drainage Management Current Funds (\$185,417) and FEMA Cooperating Technical Partnership Funds (\$556,250)

Halff Associates, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$741,667.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$741,667.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Garcia Land Data, Inc.	HMMB60221N0215	\$191,000.00	25.75%
Total Minority - Local		\$191,000.00	25.75%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$191,000.00	25.75%	\$191,000.00	25.75%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$191,000.00	25.75%	\$191,000.00	25.75%

November 12, 2014

WHEREAS, on September 18 2014, the Federal Emergency Management Agency (FEMA) approved Cooperating Technical Partners (CTP) program funding at \$556,250 (75%) for the City of Dallas for FY2014-15;

WHEREAS, the City of Dallas will be responsible for the remaining \$185,417 (25%) per the Federal Emergency Management Agency (FEMA) Cooperating Technical Partners (CTP) Agreement; and,

WHEREAS, Halff Associates, Inc., in conjunction with a separate contract for Floodplain Management Program Assistance, developed the multi-year plan required for the CTP application including the FY2014-15 plan funded at \$556,250 in federal funds by FEMA.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to accept an annual grant from FEMA and to execute the CTP Agreement with FEMA after it has been approved as to form by the City Attorney, to provide a \$556,250 or 75% federal funds cost share with the City of Dallas for updating certain flood studies for FY 2014-15.

Section 2. That the City Manager is hereby authorized to establish appropriations in Fund F446, Dept. TWM, Unit 9154, Object Code 3070, CFDA 97.045, Grant Number EMW-2014-CA-K00277-S01 in an amount not to exceed \$556,250.

Section 3. That the City Controller is hereby authorized to deposit funds from FEMA in an amount not to exceed \$556,250 in Fund F446, Dept. TWM, Unit 9154, Revenue Source 6506.

Section 4. That the City Manager is hereby authorized to execute a contract with Halff Associates, Inc., after it has been approved as to form by the City Attorney, for updating certain flood studies in accordance with the CTP Agreement with FEMA for Fiscal Year 2014-15.

Section 5. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Storm Drainage Management Funds
Fund 0061 Dept. SDM, Unit 4908, Act. SD01
Obj. 3070, Program No. PBSWM004, CT SDMPBSWM004A1
Vendor No. 089861, in an amount not to exceed \$185,417

November 12, 2014

FEMA Cooperating Technical Partnership Funds
Fund F446, Dept. TWM, Unit 9154, Act. PB40
Obj. 3070, Program No. PBSWM004, CT SDMPBSWM004A1
Vendor No. 089861, in an amount not to exceed \$556,250

Section 6. That the City Manager is hereby authorized to reimburse FEMA any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 7. That the City Manager shall keep the appropriate City Council Committee informed of all final FEMA monitoring reports not later than 30 days after the receipt of the report.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: November 12, 2014
COUNCIL DISTRICT(S): 1
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 45 S

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Yara L. Mitchell, of access easement rights to a portion of Zangs Boulevard containing approximately 7,969 square feet, located at its intersection with South Riverfront Boulevard for the Able Pump Station Project - Not to exceed \$10 – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of access easement rights to a portion of Zangs Boulevard, containing approximately 7,969 square feet, from Yara L. Mitchell. This portion of Zangs Boulevard is located at its intersection with South Riverfront Boulevard and once abandoned will be used for the Able Pump Station Project. The consideration is based upon an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

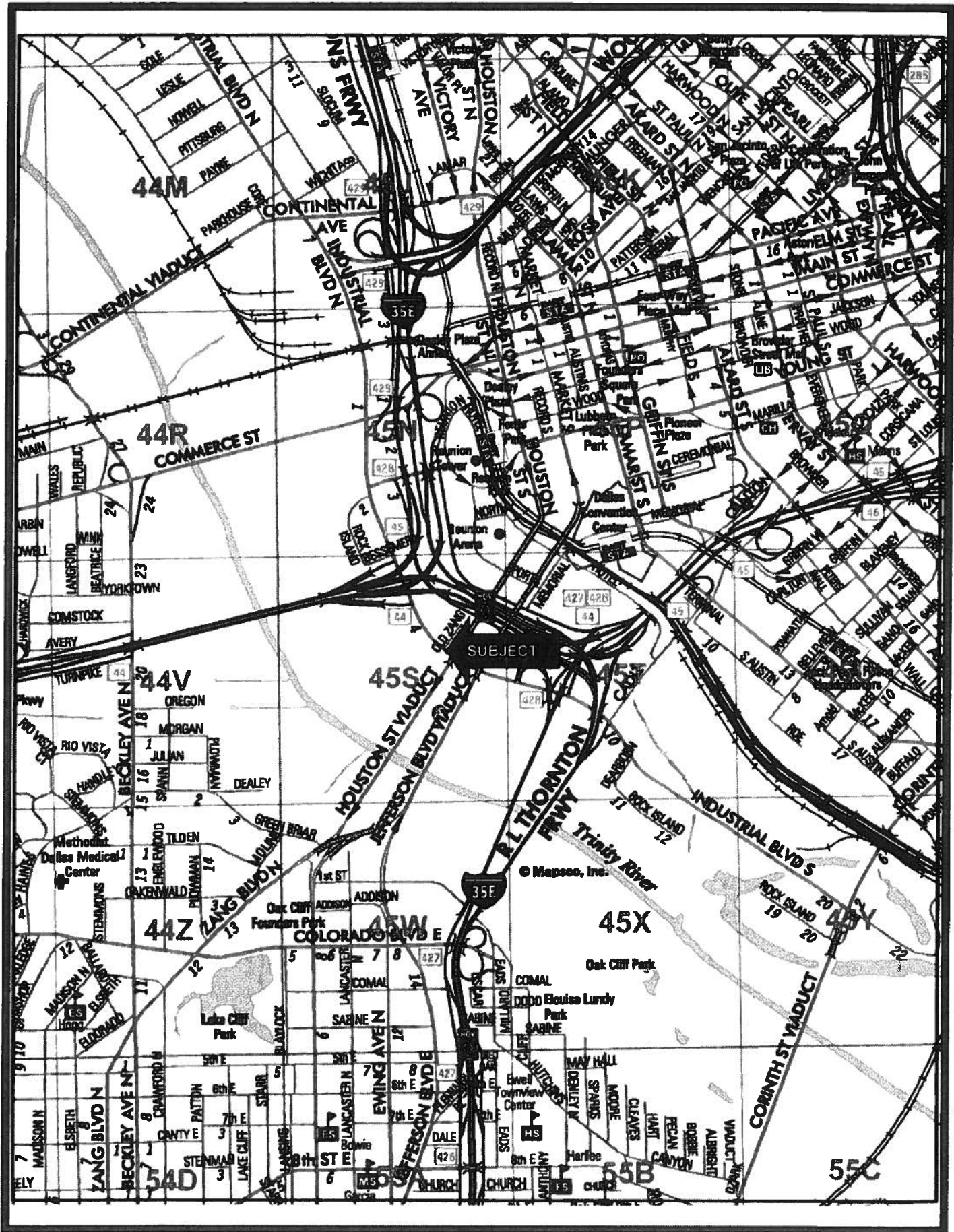
2006 Bond Funds - \$10

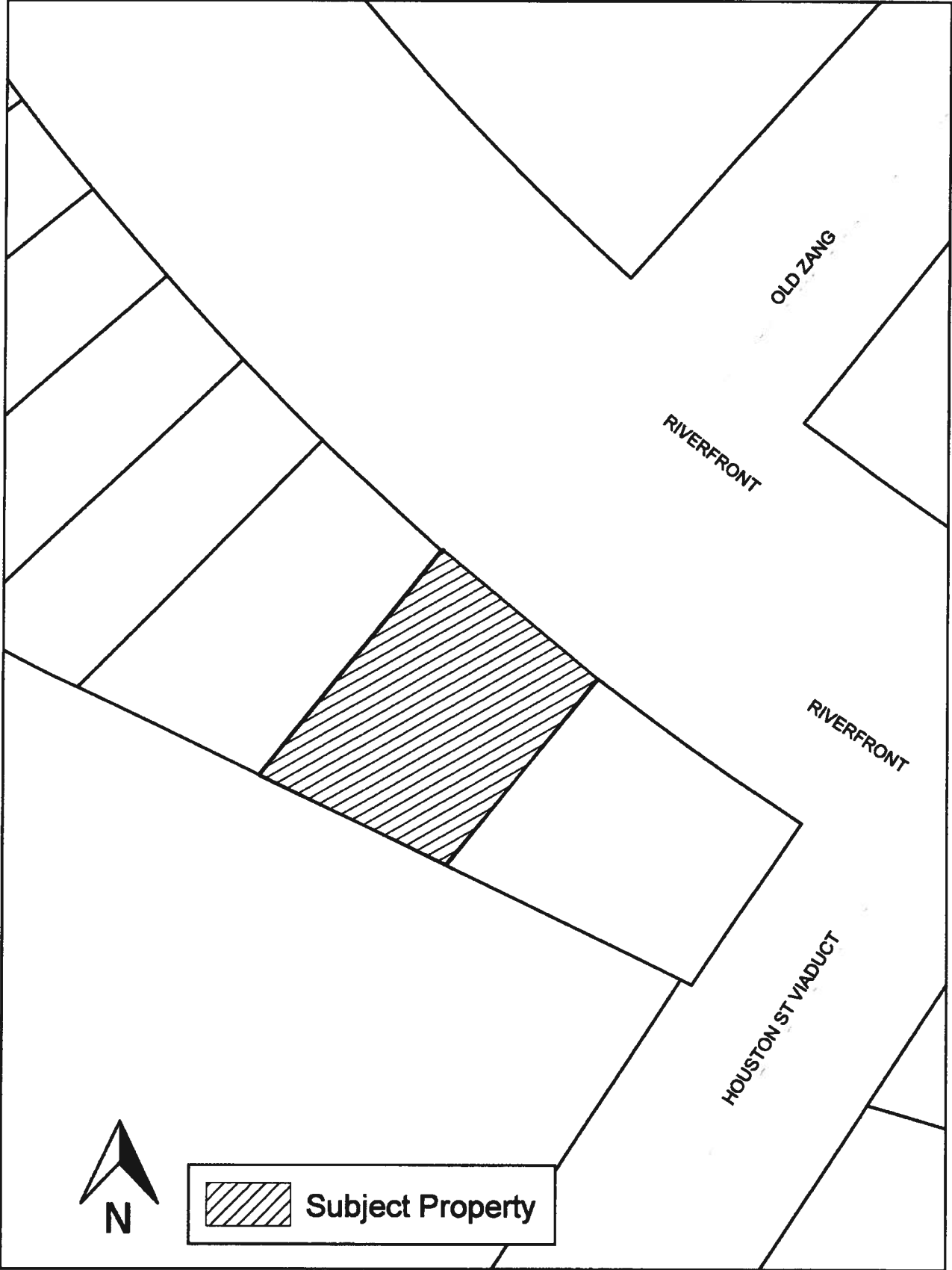
OWNER

Yara L. Mitchell

MAPS

Attached





November 12, 2014

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROPERTY": Approximately 7,969 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Able Pump Station Project

"USE": The construction, installation, use, and maintenance of the Able Pump Station, together with such appurtenant facilities as may be necessary.

"PROPERTY INTEREST": Access easement rights

"OWNER": Yara L. Mitchell, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$10.00

"AUTHORIZED AMOUNT": \$10.00

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Department of Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

November 12, 2014

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT payable out of Flood Protection and Storm Drainage Facilities Fund, Fund No. BT23, Department TWM, Unit T513, Activity FLDM, Program No. PB06T513, Object 4210, Encumbrance No. CT-PBW06T513A1. The OFFER AMOUNT shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay the CLOSING COSTS AND TITLE EXPENSES. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary proceeding(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceedings or suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

November 12, 2014

SECTION 10. That in the event the City Attorney files a condemnation proceeding because the OWNER refused to accept the OFFER AMOUNT; and in the event the special commissioners appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the condemnation proceeding, or if the condemnation proceeding becomes a lawsuit, the lawsuit, for amount not to exceed the OFFER AMOUNT; and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the OFFER AMOUNT made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council. The Award shall not exceed the AUTHORIZED AMOUNT.

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

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY


Assistant City Attorney

Exhibit A

Field Notes Describing a 7,969 Square Foot (0.183 Acre) Portion of Zangs Boulevard

Being a 7,969 Square Foot (0.183 Acre) portion of Zangs Boulevard, an 80-foot wide street Right-of-Way conveyed to the City of Dallas by A.M. Cockrell by deed dated September 7, 1897, recorded in Volume 221, Page 25 of the Deed Records of Dallas County, Texas, said property lying in the John Neely Bryan Survey, Abstract Number 149, in the City and County of Dallas, Texas, between City Blocks 64/415 and 1/416 (Official City of Dallas Block Numbers), abutting the Southwest Right-of-Way line of Riverfront Boulevard (a variable width, undedicated Right-of-Way at this location), and being more particularly described as follows:

BEGINNING at a 5/8 inch diameter Iron Rod with cap marked "CITY OF DALLAS" set at the intersection of the Southeast Right-of-Way line of Zangs Boulevard with the North bank of the old channel of the Trinity River, being also the most Westerly corner of a tract of land conveyed to John Fouts by deed recorded in Volume 3786, Page 54 of the Deed Records of Dallas County, Texas, and being also the most Southerly corner of the herein described tract of land, from which a ½ inch diameter iron rod (Controlling Monument) found at the most Southerly corner of said Fouts property bears South 66°37'34" East a distance of 72.56 feet and South 67°57'34" East a distance of 35.35 feet:

THENCE North 66°37'34" West, departing the last said Southeast Right-of-Way line and with the said North Bank of the old Trinity River channel, over and across Zangs Boulevard a distance of 82.54 feet to a Mag Nail with Washer marked "DALLAS" (hereinafter referred to as "Mag Nail w/Washer") set in concrete pavement at the intersection with the Northwest line of Zangs Boulevard, being also the most Southerly corner of Lot 23 of Block 64/415 of the Industrial Improvement Project Unit Number 2 Addition, an addition to the City of Dallas Recorded in Volume 5, Page 415 of the Map Records of Dallas County, Texas:

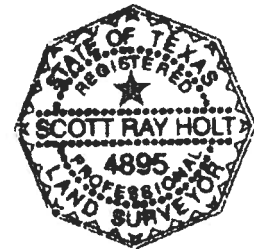
THENCE North 37°37'36" East, departing the last said North Bank of the old Trinity River channel and with the common line between Zangs Boulevard and said Lot 23 a distance of 111.44 feet to a Mag Nail w/Washer set at the most Easterly corner of said Lot 23, at the intersection with the Southwest Right-of-Way line of Riverfront Boulevard (platted "Industrial Boulevard" to the Northwest of Zangs Boulevard), as shown on said Industrial Improvement Project Unit Number 2 Addition plat, and being also the most Northerly corner of the herein described tract of land:

**Field Notes Describing
a 7,969 Square Foot (0.183 Acre)
Portion of Zangs Boulevard**

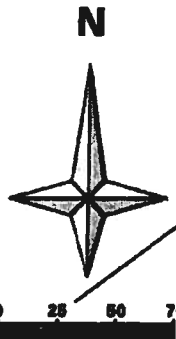
THENCE Southeasterly, departing the last said Northwest line of Zangs Boulevard and with the said Southwest line of Riverfront Boulevard produced, over and across Zangs Boulevard along a Curve to the Left having a Radius of 1,211.28 feet, a Central Angle of $3^{\circ}47'12''$, an Arc Length of 80.05 feet and a Chord which bears South $50^{\circ}37'18''$ East a distance of 80.03 feet to a Mag Nail w/Washer set at the intersection with the above said Southeast line of Zangs Boulevard at the most Northerly corner of the above referenced tract of land conveyed to John Fouts, being also the most Easterly corner of the herein described tract of land:

THENCE South $37^{\circ}37'36''$ West with the common line between said Fouts tract and Zangs Boulevard a distance of 88.67 feet to the POINT OF BEGINNING, containing 7,969 Square Feet, or 0.183 Acres of land.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).



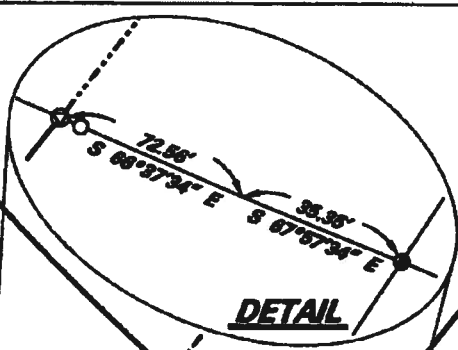
Scott Holt
10/15/14



BLOCK 64/415

19 Industrial Improvement
Project Unit Number 2
Volume 5, Page 415
20
21
22

RIVERFRONT BOULEVARD
(100' Right-of-Way)



DETAIL

PNYX Limited Partnership

$R = 1,211.28'$
 $\Delta = 3^{\circ}47'12''$
 $L = 80.05'$
 $Ch\ Brs: 80.03'$
 $S\ 50^{\circ}37'18''\ E$

North Bank: Old Trinity River Channel
John Neely Bryan Survey
Abstract No. 149

Yara L. Mitchell
Vol. 2003047, Pg. 135

Riverfront (Industrial) Blvd.
Not Dedicated in this Area

John Fouts
Vol. 3786, Pg. 54

1/2" I.R. Found
Bears 1.85'
N 32°42'34" E

7,969 Sq. Ft.
(0.183 Acres)

5/8" I.R. w/
COD Cap Set
POINT OF BEGINNING

1" I.P. Found
Bears 1.86'
S 69°17'01" E

BLOCK 1/416
1/2" I.R. Found
CONTROLLING MONUMENT

UNPLATTED Dallas County
Vol. 1715, Pg. 11

Old Channel of the Trinity River
City of Dallas
Vol. 3099, Pg. 64

UNPLATTED

ZANGS BOULEVARD
80' Right-of-Way
Vol. 271, Pg. 28

Abstract No. 149
Abstract No. 607
City of Dallas
Vol. 3099, Pg. 64

City of Dallas
Vol. 74029, Pg. 777

Peter Haight Survey
Abstract No. 607

BLOCK 2/416

HOUSTON STREET VIADUCT
Volume 495, Page 626

Northeast Corner of Pier Column
CONTROLLING MONUMENT

BLOCK 2/416

Page 3 of 3

Indicates a Mag Nail with Washer Marked "DALLAS" set in a hole drilled into concrete pavement.

Basis of Bearings: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

ABLE PUMP STATION			
Trinity Watershed Management			
Zangs Boulevard			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER/NAME	DESIGN FILE NAME	SCALE	DATE
Holt	E:\HOLDINGS\WELLS\Trinity\Able Pump Station.dwg	As Noted	2-3-14
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Peck	Holt	Block 2416	041D-71