



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, MAY 4, 2017
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078**

**8:00 am: Administration and Finance Committee, Room 6FS
8:00 am: Planning and Design Committee, Room 6FN
9:00 am: Park and Recreation Board, Room 6FN**

RECEIVED

2017 APR 28 AM 9:55

CITY SECRETARY
DALLAS, TEXAS



Rodney Schlosser, Chair
Raquel A. Rollins, Co-Chair
Barbara A. Barbee
Sean Johnson
Lawrence S. Jones
Jesse Moreno
Becky Rader
Marlon Rollins

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FS
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017
(8:00 A.M.)

REVISED AGENDA

BRIEFING ITEMS

1. City and School Districts Interlocal Agreement (Ryan O'Connor)
2. Dallas Strong Dream Courts Partnership (Oscar Carmona)
3. Overview of Athletic Field Use and Reservations (Daniel Huerta)

DISCUSSION ITEMS

1. MoneyGram Soccer Park Management Contract Update (John Jenkins)
2. Park Naming Policy (John Jenkins)

Public Notice

17 04 57

POSTED CITY SECRETARY
DALLAS, TX

A quorum of the Dallas Park and Recreation Board may attend this meeting



DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE- PAGE 2
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FS
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017
(8:00 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."

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2017 APR 27 PM 4:48

CITY SECRETARY
DALLAS, TEXAS



Amy W. Monier, Chair
Celina Barajas
Lawrence P. Hochberg
Paul Sims
Robb P. Stewart
Yolanda F. Williams

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017
(8:00 A.M.)

AGENDA

ACTION ITEMS

PARK BOARD AGENDA ITEM NO. 6 - Northaven Trail Land Acquisition (13) - Authorize acquisition from Dallas Independent School District, approximately 20,843 square feet of vacant land located at 10202 Pensive Drive and 10343 Webb Chapel Road for the Northaven Trail Phase 2B and Phase 2C Project - Not to exceed \$110,000.00 (\$105,000.00 plus closing cost and title expenses not to exceed \$5,000.00) - Financing: Capital Gifts and Donations Development Funds

PARK BOARD AGENDA ITEM NO. 7 - Timberglen Trail Land Acquisition (12) - Authorize acquisition from Mike McDaniel, of approximately 14,793 square feet of vacant land located at 3737 Frankford Road for the Timberglen Trail Project - Not to exceed \$41,000.00 (\$38,462.00 plus closing cost and title expenses not to exceed \$2,538.00) - Financing: 2012 Bond Funds

PARK BOARD AGENDA ITEM NO. 8 - Trinity River Authority Temporary Construction Easement (6) - Authorize a public hearing to be held on August 9, 2017 to receive comments on the proposed use of a portion of Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt, totaling approximately 155,182 square feet of land, by the Trinity River Authority of Texas for the sewer interceptor rehabilitation project - Financing: No cost consideration to the City

Public Notice

17 04 51

POSTED CITY SECRETARY
DALLAS, TX

A quorum of the Dallas Park and Recreation Board may attend this meeting



DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE – PAGE 2
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017
(8:00 A.M.)

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2017 APR 27 PM 4:48

CITY SECRETARY
DALLAS, TEXAS

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017
(9:00 A.M.)
(Public Speakers sign in by 8:30 a.m.)

Robert Abtahi, President, District 15

Barbara A. Barbee, District 1
Jesse Moreno, District 2
Marlon Rollins, District 3
Lawrence P. Hochberg, District 4
Yolanda F. Williams, District 5
Celina Barajas, District 6
Sean Johnson, Vice President, District 7

Raquel A. Rollins, District 8
Becky Rader, District 9
Robb Stewart, District 10
Amy Monier, District 11
Rodney Schlosser, District 12
Lawrence S. Jones, District 13
Paul Sims, District 14

-
1. Speakers
 2. Approval of Minutes of the April 20, 2017 Park and Recreation Board Meeting
 3. Recent Police Activity in the Park System:
Rick Watson, Deputy Chief, Dallas Police Department

BRIEFINGS

4. Klyde Warren Park:
John Jenkins, Deputy Director, Park and Recreation Department
5. Sustainable Turf and Prairie Management Program:
Oscar Carmona, Assistant Director, Park and Recreation Department

CONSENT AGENDA (ITEMS 6 - 8)

PLANNING AND DESIGN COMMITTEE

6. Northaven Trail Land Acquisition (13) - Authorize acquisition from Dallas Independent School District, approximately 20,843 square feet of vacant land located at 10202 Pensive Drive and 10343 Webb Chapel Road for the Northaven Trail Phase 2B and Phase 2C Project - Not to exceed \$110,000.00 (\$105,000.00 plus closing cost and title expenses not to exceed \$5,000.00) - Financing: Capital Gifts and Donations Development Funds

Public Notice

170453

POSTED CITY SECRETARY
DALLAS, TX



**DALLAS PARK AND RECREATION BOARD AGENDA-PAGE 2
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017, 9:00 A.M**

CONSENT AGENDA (ITEMS 6 - 8)

PLANNING AND DESIGN COMMITTEE

7. Timberglen Trail Land Acquisition (12) - Authorize acquisition from Mike McDaniel, of approximately 14,793 square feet of vacant land located at 3737 Frankford Road for the Timberglen Trail Project - Not to exceed \$41,000.00 (\$38,462.00 plus closing cost and title expenses not to exceed \$2,538.00) - Financing: 2012 Bond Funds
8. Trinity River Authority Temporary Construction Easement (6) - Authorize a public hearing to be held on August 9, 2017 to receive comments on the proposed use of a portion of Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt, totaling approximately 155,182 square feet of land, by the Trinity River Authority of Texas for the sewer interceptor rehabilitation project - Financing: No cost consideration to the City

ITEM FOR INDIVIDUAL CONSIDERATION

9. Trinity River Standing Wave (4,7) - Recommend one of the three following options, for a future contract award, to allow two-way boat traffic on the Trinity River at the Standing Wave located downstream from the Corinth Street Bridge: Option 1 - Partial Removal (\$1,991,200); Option 2 - Complete Removal (\$7,459,000); Option 3 - Modify By-Pass Channel (\$4,248,600) Financing: This action has no cost consideration to the City (future contract award amount dependent on option selected) [The Park and Recreation Board was briefed on April 6, 2017]

OTHER/NON-ACTION ITEMS

10. FY17-18 Budget Update
11. 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 Trail, Lee Park and Arlington Hall Conservancy, 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



DALLAS PARK AND RECREATION BOARD AGENDA-PAGE 3
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
THURSDAY, MAY 4, 2017, 9:00 A.M

OTHER/NON-ACTION ITEMS

12. 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 Trail, Lee Park and Arlington Hall Conservancy, 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
13. Staff Announcements – Upcoming Park and Recreation Department Events
14. Next Park and Recreation Board Regular Meeting: Thursday, May 18, 2017
15. Adjournment

A closed session may be held if the deliberation on any agenda item concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of Texas Open Meetings Act (T.O.M.A.)
 2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the T.O.M.A.
 3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the T.O.M.A.
 4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the T.O.M.A.
 5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the T.O.M.A.
 6. Deliberations regarding Economic Development negotiations. Section 551.087 of the T.O.M.A.
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**DALLAS PARK AND RECREATION BOARD AGENDA-PAGE 4
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN
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DRAFT

Park and Recreation Board
Dallas City Hall
1500 Marilla Street – Room 6FN
Dallas, Texas 75201
April 20, 2017 – 9:00 A.M.

Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Celina Barajas, Barbara A. Barbee, Lawrence P. Hochberg, Lawrence S. Jones, Amy W. Monier, Jesse Moreno, Susan Rader, Marlon Rollins, Rodney Schlosser, Paul Sims, Robb P. Stewart, Yolanda F. Williams – 13

Absent: Sean Johnson, Vice President; Raquel Rollins – 2

President Abtahi convened the regular meeting at 9:00 a.m. A quorum of the Board was present.

A motion by Rodney Schlosser, seconded by Amy Monier, to appoint Lawrence Jones as acting Vice President during the meeting, was carried. The vote was unanimous.

Agenda Item 1. No speakers.

Agenda Item 2. A motion by Robb Stewart, seconded by Barbara Barbee, to approve the minutes of the April 6, 2017 Park and Recreation Board Meeting, was carried. The vote was unanimous.

Agenda Item 3. Recent Police Activity in the Park System presented by Rick Watson, Deputy Chief, Dallas Police Department.

BRIEFINGS

Agenda Item 4. Proposed Family Aquatic Facility Fees presented by Daniel Huerta, Assistant Director, Park and Recreation Department.

Agenda Item 5. Audit of Fair Park Business Partners Oversight Update presented by John Jenkins, Deputy Director, Park and Recreation Department.

CONSENT AGENDA (ITEMS 6 -7)

ADMINISTRATION AND FINANCE COMMITTEE

Agenda Item 6. Savage Park (14) – A motion by Rodney Schlosser, seconded by Jesse Moreno, to authorize an alcohol permit request for Swiss Avenue Home Tour at Savage Park located at 5500 Swiss Avenue on Friday, May 12-Sunday, May 14, 2017 from 10:00 a.m. – 6:00 p.m. – This is a recurring event – Estimated Revenue: \$470.00, was carried. The vote was unanimous.

Agenda Item 7. Family Aquatic Centers (Citywide) – This item was pulled for individual consideration. An amended motion by Rodney Schlosser, seconded by Amy Monier, to approve the information as presented by the Administration and Finance Committee for budget projection purposes only and request staff to develop pricing beginning Summer of 2018, which incorporates discounts for seniors, families, and twilight hours, was carried. The vote was unanimous. Authorize admission fees for the new Family Aquatics Centers: Regional, Community, and Neighborhood – Estimated Annual Revenue: \$642,000 (Item considered by the Administration and Finance Committee on 4/6/17 and Park and Recreation Board briefed on 4/20/17), will be considered at a future Board meeting.

The following Family Aquatic Center admission information was approved for budget projection purposes only:

DRAFT

	Neighborhood FAC	Community FAC	Regional FAC
Master Plan Recommended Fee Range	\$3.00 - \$5.00	\$5.00 - \$7.00	\$7.00 - \$9.00
Proposed Admission Fee Residents	<i>(\$3.00 Average)</i> Youth: \$2.00 Adult: \$4.00	<i>(\$5.00 Average)</i> Youth: \$4.00 Adult: \$6.00	<i>(\$7.00 Average)</i> Youth: \$6.00 Adult: \$8.00
Proposed Admission Fee Non-Resident	Youth: \$4.00 Adult: \$6.00	Youth: \$7.00 Adult: \$9.00	Youth: \$10.00 Adult: \$12.00
Proposed Season Pass Fee	\$30.00	\$50.00	\$70.00
Proposed Season Pass Benefits	Neighborhood FACs Community Pools	Community FACs Neighborhood FAC Community Pools	Regional FACs Community FACs Neighborhood FACs Community Pools

*The estimated cost recovery rates would be between 38% for a Neighborhood FAC, 79% for a Community FAC, and 108% for a Regional FAC, based on the consultant recommended fees and estimated attendance. Estimated Annual Revenue: \$642,000

OTHER/NON-ACTION ITEMS

Agenda Item 8. FY17-18 Budget Update presented by John Jenkins, Deputy Director, Park and Recreation Department. Staff presented results of the Board's bid rankings as follows:

Park Board Rankings – Blue Line:

1. Boxing Program – transfer to DPD, Redirection, Recreation Services
2. Southern Skates – secure third party management, Reduction, Recreation Services
3. Reduce partner stipends by 5%, Reduction, Leisure Venue Management
4. Reduce building and equipment maintenance at Fair Park, Redirection, Fair Park
5. Increase Capital Improvement Projects performed by Facility Services, Redirection, Park Land Maintained
6. Custodial staffing efficiencies, Redirection, Recreation Services
7. Various efficiencies in Park Land Maintained, Redirection, Park Land Maintained
8. Various efficiencies in Aquatics, Redirection, Aquatic Services
9. Reduce mowing frequencies and horticulture bed maintenance in parks and trails, Reduction, Leisure Venue Management
10. Reduce partner stipends by an additional 5% (10% total when combined with Item #8), Reduction, Leisure Venue Management
11. Reduce graffiti removal response time and maintenance of park amenities, Reduction, Park Land Maintained
12. Reduce operating hours and staffing levels at Recreation Centers, Reduction, Recreation Services

Below the Blue Line:

13. Close five community pools, Reduction, Aquatic Services
14. Reduce litter pickup frequencies and eliminate recycling program, Reduction, Park Land Maintained
15. Close tennis centers, Reduction, Golf & Tennis
16. Close The GlenGolf Course and reduce expenses at all other Golf Courses, Reduction, Golf & Tennis

Agenda Item 9. Fair Park Update presented by Willis Winters, Director, Park and Recreation Department.

Agenda Item 10. No committee reports.

DRAFT

Agenda Item 11. 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 Trail, Lee Park and Arlington Hall Conservancy, 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:

Jesse Moreno: Dallas Zoological Society – Hippo Exhibit.
Barbara Barbee: Texas Discovery Gardens – Plant Sale.
Becky Rader: Dallas Arboretum and Botanical Society – ZimSculpt Exhibit.

Agenda Item 12. Staff Announcements – Upcoming Park and Recreation Department Events:

Oscar Carmona: It's My Park Day, Ribbon Cutting Ceremony at Guard Drive
Crystal Ross: CDBG After-School Program Science Fair, Senior Mother's Day Event.
Willis Winters: Dallas Zoo Hippo Exhibit, Park Department Employee Awards Program, City Bond Program.

Agenda Item 13. President Abtahi announced the next Park and Recreation Board Regular meeting on Thursday, May 4, 2017.

Agenda Item 14. President Abtahi adjourned the Board meeting at 12:00 p.m.

Dawna M. Ray, 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.

MEMORANDUM



DATE: April 27, 2017

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

SUBJECT: May 4, 2017 Park and Recreation Board Briefings

On Thursday, May 4, 2017, the following briefings will be presented to the Dallas Park and Recreation Board:

- Klyde Warren Park:
John Jenkins, Deputy Director, Park and Recreation Department
- Sustainable Turf and Prairie Management Program:
Oscar Carmona, Assistant Director, Park and Recreation Department

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

A handwritten signature in black ink, appearing to read "Willis Winters".

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

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 4, 2017
COUNCIL DISTRICT(S): 13
STAFF: Louise Elam, 214-670-5275

SUBJECT

Authorize acquisition from Dallas Independent School District, approximately 20,843 square feet of vacant land located at 10202 Pensive Drive and 10343 Webb Chapel Road for the Northaven Trail Phase 2B and Phase 2C Project — Not to exceed \$110,000.00 (\$105,000.00 plus closing cost and title expenses not to exceed \$5,000.00) — Financing: Capital Gifts and Donations Development Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing a total of approximately 20,843 square feet (0.489 acres) of vacant land, from Dallas Independent School District, for the Northaven Trail Phase 2B and Phase 2C. The property to be purchased consists of all of 10202 Pensive Drive and a portion of 10343 Webb Chapel Road. The property will provide land for a trailhead for the Northaven Trail Phase 2B and Phase 2C project.

The total consideration for this acquisition is \$110,000.00 based on an independent appraisal.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Planning and Design Committee will review this item on May 4, 2017 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 14, 2017.

FISCAL INFORMATION

Capital Gifts and Donations Development Funds - \$110,000.00

Authorize acquisition from Dallas Independent School District, approximately 20,843 square feet of vacant land located at 10202 Pensive Drive and 10343 Webb Chapel Road for the Northaven Trail Phase 2B and Phase 2C Project — Not to exceed \$110,000.00 (\$105,000.00 plus closing cost and title expenses not to exceed \$5,000.00) — Financing: Capital Gifts and Donations Development Funds – May 4, 2017 – Page 2

OWNER

Dallas Independent School District

MAPS

Attached

**FIELD NOTES DESCRIBING A 16,053 SQ FT (0.3685 ACRE)
TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
CITY OF DALLAS FOR NORTHAVEN TRAIL
OFFICIAL CITY OF DALLAS BLOCK 6431
J.J. MOONEYHAM SURVEY, ABSTRACT NO. 929 AND THE
WILLIAM MOONEYHAM SURVEY, ABSTRACT NO. 946
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT**

BEING, a 16,053 square foot (0.3685 acre) tract of land situated in Official City Block 6431 and the J.J. Mooneyham survey, Abstract Number 929 and the William Mooneyham Survey, Abstract Number 946, City of Dallas, Dallas County, Texas; said tract being all of Lot 1D, Block N/6431 of Chapel Point Phase I, an addition to the City of Dallas, recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas; said tract also being all of that tract of land described as "Tract Two" in Special Warranty Deed to Dallas Independent School District recorded in Instrument Number 201000079773 of the Official Public Records of Dallas County, Texas; said 16,053 square foot tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found (controlling monument) in the southeast right-of-way line of Pensive Drive (a 50' wide right-of-way); said point being the southwest corner of said Lot 1D and the northwest corner of that tract of land described in Warranty Deed to Dallas Power & Light Company recorded in Volume 3357, Page 396 of said Deed Records;

THENCE, North 28 degrees, 43 minutes, 25 seconds East, along the said southeast line of Pensive Drive and the northwest line of said Lot 1D, a distance of 93.76 feet to a 5/8-inch iron rod with "5430" cap found for the northwest corner of said Lot 1D and the southwest corner of Lot 1C of the said Chapel Point Phase I plat;

THENCE, South 89 degrees, 42 minutes, 18 seconds East, along the north line of said Lot 1D and the south line of said Lot 1C, a distance of 183.54 feet to a 5/8-inch iron rod with "5430" cap found for the northeast corner of said Lot 1D and the southeast corner of said Lot 1C; said point being in the west line of the remainder of Lot 1, Block N/6431 of Maplewood Assembly of God Church Addition, an addition to the City of Dallas recorded in Volume 69165, Page 2112 of said Deed Records; said point also being the beginning of a non-tangent curve to the left;

THENCE, along said curve to the left, having a central angle of 20 degrees, 29 minutes, 14 seconds, a radius of 100.00 feet, a chord bearing and distance of South 04 degrees, 14 minutes, 37 seconds West, 35.57 feet, an arc distance of 35.76 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in west line of said remainder of Lot 1;

THENCE, South 05 degrees, 59 minutes 52 seconds East, along the east line of said Lot 1D and the west line of said remainder of Lot 1, a distance of 32.91 feet to a "+" cut in concrete found (controlling monument) for the southeast corner of Lot 1D and the southwest corner of said remainder of Lot 1; said point being in the north line of a 30-foot Drainage and Alley Right-of-Way recorded in Volume 45, Page 1366 of said Deed Records;

THENCE, South 83 degrees, 21 minutes, 02 seconds West, along the southeast line of said Lot 1D and the said north line of the 30-foot Drainage and Alley Right-of-Way and the north line of that tract of land described in Warranty Deed to Dallas Power & Light Company recorded in Volume 3357, Page 399 of said Deed Records;

FIELD NOTES DESCRIBING A 16,053 SQ FT (0.3685 ACRE)
TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
CITY OF DALLAS FOR NORTHAVEN TRAIL
OFFICIAL CITY OF DALLAS BLOCK 6431
J.J. MOONEYHAM SURVEY, ABSTRACT NO. 929 AND THE
WILLIAM MOONEYHAM SURVEY, ABSTRACT NO. 946
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT


THENCE, North 89 degrees, 42 minutes, 18 seconds West, along the south line of said Lot 1D and the said north line of the first referenced Dallas Power & Light Company tract, a distance of 112.25 feet to the **POINT OF BEGINNING**;

CONTAINING, 16,053 square feet or 0.3685 acre of land, more or less.

Basis of bearing is the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.

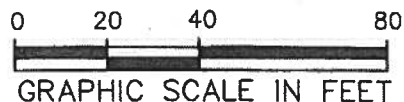

Justin W. Waldrip Date 1/16/17
Texas Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00



3085-15 341PT.docx
3085-15.341PT.dwg CTP

LEGEND

	PROPERTY LINE	(C.M.) - CONTROLLING MONUMENT
	TRACT LINE	
	ABSTRACT LINE	○ 5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
	EXISTING EASEMENT LINE	● 1/2-INCH IRON ROD FOUND
	R/W - RIGHT OF WAY LINE	⊕ 5/8-INCH IRON ROD W/ "5430" CAP FOUND
	P/L - PROPERTY LINE	⊞ "+"-CUT IN CONCRETE FOUND
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS		P.O.B. POINT OF BEGINNING
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS		



PENSIVE DRIVE
 (50' WIDTH R.O.W.)
 (VOL. 427, PG. 1132)
 (D.R.D.C.T.)

WILLIAM MOONEYHAM SURVEY,
 ABSTRACT NO. 946
 J.J. MOONEYHAM SURVEY,
 ABSTRACT NO. 929

LOT 1C,
 BLOCK N/6431
**TO BE ACQUIRED
 IN FEE BY THE
 CITY OF DALLAS**
16,053 SF
 (0.3685 ACRES)

REMAINDER OF LOT 1
 BLOCK N/6431
 MAPLEWOOD ASSEMBLY OF
 GOD CHURCH ADDITION
 (VOL. 69165, PG. 2112)
 (D.R.D.C.T.)
 40' DRAINAGE EASEMENT
 (VOL. 69165, PG. 2112)
 (D.R.D.C.T.)

LOT 1D, BLOCK N/6431
 CHAPEL POINT PHASE I
 (VOL. 2005155, PG. 88)
 (D.R.D.C.T.)
 "TRACT TWO"
 DALLAS INDEPENDENT
 SCHOOL DISTRICT
 (INST. NO. 201000079773)
 (O.P.R.D.C.T.)

Δ=20°29'14"
 R=100.00'
 L=35.76'
 T=18.07'
 CB=S 4°14'37" W
 CD=35.57'

S 05°59'52" E
 32.91'

DALLAS POWER &
 LIGHT COMPANY
 (VOL. 3357, PG. 399)
 (D.R.D.C.T.)

CITY OF DALLAS
 "PART III - DRAINAGE AND
 ALLEY RIGHT-OF-WAY"
 (VOL. 45, PG. 1366)
 (D.R.D.C.T.)

DALLAS POWER &
 LIGHT COMPANY
 (VOL. 3357, PG. 399)
 (D.R.D.C.T.)

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 shown have been adjusted to surface by applying the Dallas County TxDOT 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 tract described.



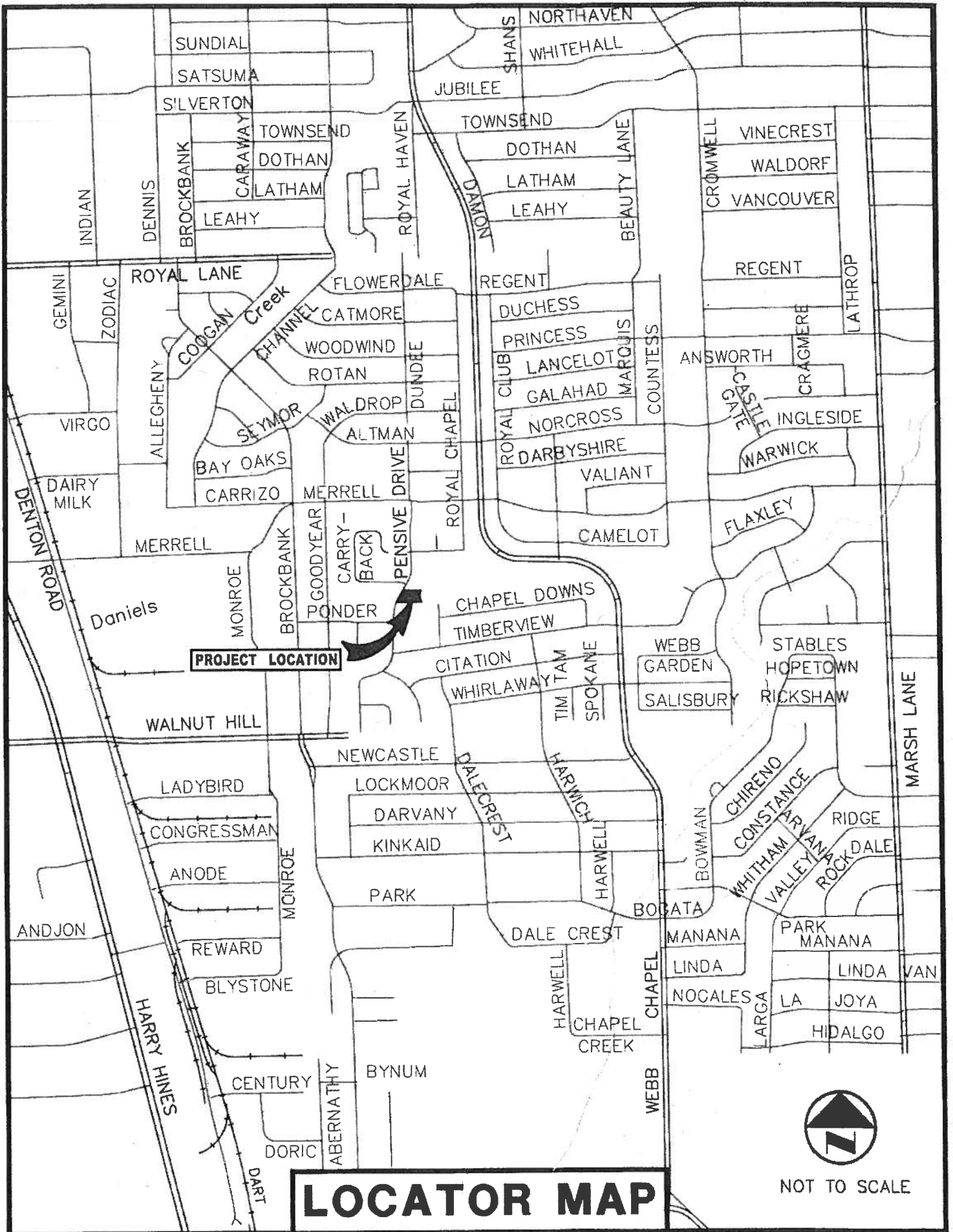
Justin W. Waldrip
 Justin W. Waldrip
 Registered Professional
 Land Surveyor No. 6179
 Date 1/16/17

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

16,053 SF TRACT
 TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
 CITY OF DALLAS FOR NORTHAVEN TRAIL
 AND IN THE J.J. MOONEYHAM SURVEY,
 ABSTRACT NO. 929
 AND IN THE WILLIAM MOONEYHAM SURVEY,
 ABSTRACT NO. 946
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FROM DALLAS INDEPENDENT SCHOOL DISTRICT
 SHEET 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=40'	JAN 2017	3085-15.341

CPHILLIPS 1/16/2017 4:27 PM M:\DWG-30\3085-15.341\DWG\SURVEY C3D 2015\3085-15.341PT.DWG



LOCATOR MAP



NOT TO SCALE

**FIELD NOTES DESCRIBING A 4,790 SQ FT (0.1100 ACRE)
TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
CITY OF DALLAS FOR NORTHAVEN TRAIL
OFFICIAL CITY OF DALLAS BLOCK 6431
J.J. MOONEYHAM SURVEY, ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT**

BEING, a 4,790 square foot (0.1100 acre) tract of land situated in Official City Block 6431 and the J.J. Mooneyham survey, Abstract Number 929, City of Dallas, Dallas County, Texas; said tract being part of the Remainder of Lot 1, Block N/6431 of Maplewood Assembly of God Church Addition, an addition to the City of Dallas, recorded in Volume 69165, Page 2112 of the Deed Records of Dallas County, Texas; said tract also being part of that certain tract of land described in General Warranty Deed to Dallas Independent School District recorded in Instrument Number 201000060259 of the Official Public Records of Dallas County, Texas; said 4,790 square foot tract being more particularly described as follows:

BEGINNING, at a "+" cut in concrete found (controlling monument) for the southwest corner of the said Remainder of Lot 1 and the southeast corner of Lot 1D, Block N/6431 of Chapel Point Phase I, an addition to the City of Dallas, recorded in Volume 2005155, Page 88 of the said Deed Records and in the north line of "Part III – Drainage and Alley Right-of-Way" to the City of Dallas recorded in Volume 45, Page 1366 of said Deed Records;

THENCE, North 05 degrees, 59 minutes, 52 seconds West, departing the said north line of Part III – Drainage and Alley Right-of-Way, along the west line of said Remainder of Lot 1 and the east line of said Lot 1D, a distance of 32.91 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, along said curve to the right, having a central angle of 04 degrees, 04 minutes, 09 seconds, a radius of 100.00 feet, a chord bearing and distance of North 03 degrees, 57 minutes, 55 seconds West, 7.10 feet, an arc distance of 7.10 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, departing the said west line of the Remainder of Lot 1 and the said east line of Lot 1D, over and across said Remainder of Lot 1, the following 2 (two) calls;

North 83 degrees, 21 minutes, 02 seconds East, a distance of 119.29 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

South 06 degrees, 38 minutes, 58 seconds East, a distance of 40.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner in the south line of said Remainder of Lot 1 and the north line of that certain tract of land described in Warranty Deed to Dallas Power & Light Company, recorded in Volume 3357, Page 399 of said Deed Records;

FIELD NOTES DESCRIBING A 4,790 SQ FT (0.1100 ACRE)
TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
CITY OF DALLAS FOR NORTHAVEN TRAIL
OFFICIAL CITY OF DALLAS BLOCK 6431
J.J. MOONEYHAM SURVEY, ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT

THENCE, South 83 degrees, 21 minutes, 02 seconds West, along the said south line of the Remainder of Lot 1 and along the said north line of both Dallas Power & Light Company tract and Part III – Drainage and Alley Right-of-Way, a distance of 120.00 feet to the **POINT OF BEGINNING**;

CONTAINING, 4,790 square feet or 0.1100 acre of land, more or less.

Basis of bearing is the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract of land described.


Justin W. Waldrip
Texas Registered Professional Land Surveyor No. 6179
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-100080-00

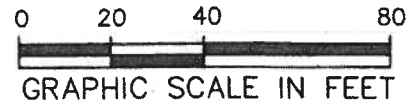
1/16/17
Date



3085-15.341PT2.docx
3085-15.341PT2.dwg CTP

LEGEND

	PROPERTY LINE	(C.M.) - CONTROLLING MONUMENT
	TRACT LINE	
	ABSTRACT LINE	
	EXISTING EASEMENT LINE	
	R/W - RIGHT OF WAY LINE	
	P/L - PROPERTY LINE	
	O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS	P.O.B. POINT OF BEGINNING
	D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS	1/2-INCH IRON ROD FOUND
		5/8-INCH IRON ROD W/ "PACHECO KOCH" CAP SET
		5/8-INCH IRON ROD W/ "5430" CAP FOUND
		"+" CUT IN CONCRETE FOUND



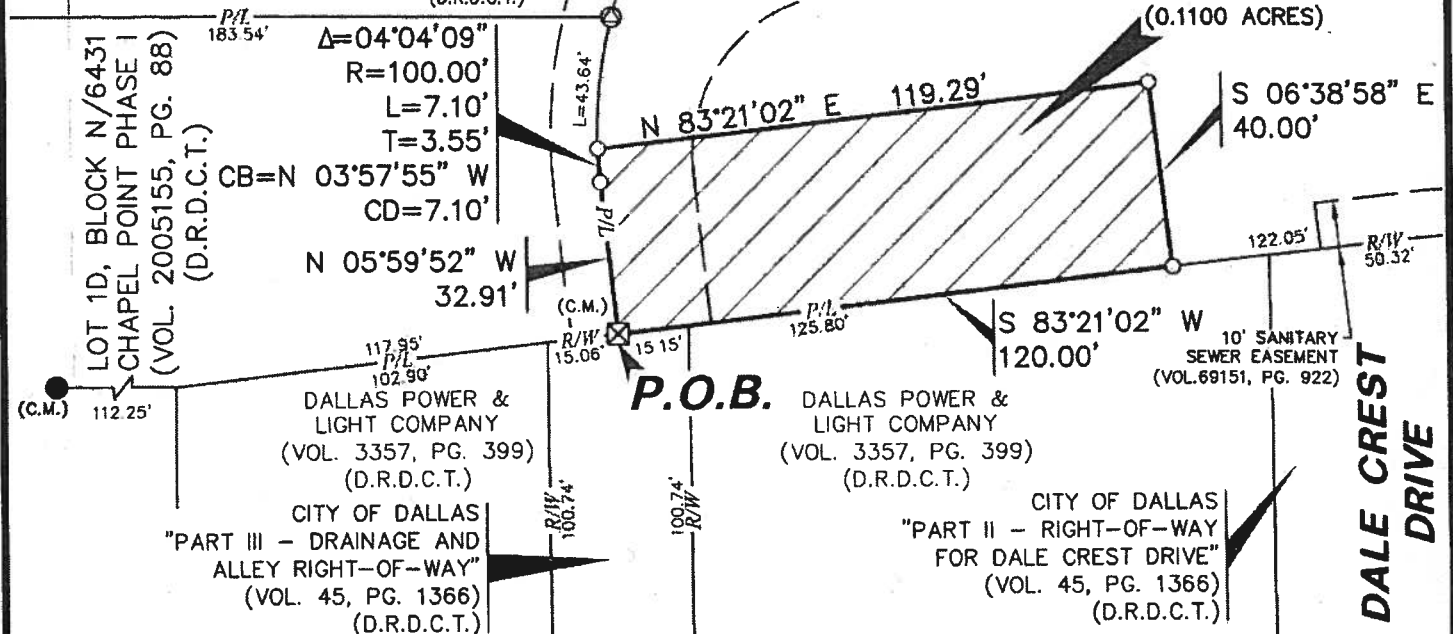
WILLIAM MOONEYHAM SURVEY,
ABSTRACT NO. 946
J.J. MOONEYHAM SURVEY,
ABSTRACT NO. 929

LOT 1C,
BLOCK N/6431

REMAINDER OF LOT 1
BLOCK N/6431
MAPLEWOOD ASSEMBLY OF
GOD CHURCH ADDITION
(VOL. 69165, PG. 2112)
(D.R.D.C.T.)

DALLAS INDEPENDENT
SCHOOL DISTRICT
(INST. NO. 201000060259)
(O.P.R.D.C.T.)

**TO BE ACQUIRED
IN FEE BY THE
CITY OF DALLAS
4,790 SF
(0.1100 ACRES)**



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 shown have been adjusted to surface by applying the Dallas County TxDOT 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 tract described.



Justin W. Waldrip
Justin W. Waldrip
Registered Professional
Land Surveyor No. 6179
Date 1/16/17

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-489
TX REG. SURVEYING FIRM LS-10008000

4,790 SF TRACT
TRACT OF LAND TO BE ACQUIRED IN FEE BY THE
CITY OF DALLAS FOR NORTHAVEN TRAIL
AND IN THE J.J. MOONEYHAM SURVEY,
ABSTRACT NO. 929
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM DALLAS INDEPENDENT SCHOOL DISTRICT
SHEET 3 OF 3

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
CTP	JWW	1"=40'	JAN 2017	3085-15.341

CPHILLIPS 1/16/2017 4:22 PM M:\DWG-30\3085-15.341\DWG\SURVEY C3D 2015\3085-15.341PT2.DWG



0 150 300 600 900 Feet



May 4, 2017

Northaven Trail Acquisition
 (10202 Pensive Dr and 10343 Webb Chapel Rd)

Mapasco
 23 K, L

District
 13

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 4, 2017
COUNCIL DISTRICT(S): 12
STAFF: Louise Elam, 214-670-5275

SUBJECT

Authorize acquisition from Mike McDaniel, of approximately 14,793 square feet of vacant land located at 3737 Frankford Road for the Timberglen Trail Project — Not to exceed \$41,000.00 (\$38,462.00 plus closing cost and title expenses not to exceed \$2,538.00) — Financing: 2012 Bond Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing a total of approximately 14,793 square feet (0.340 acres) of vacant land, from Mike McDaniel, for the Timberglen Trail project. The acquisition is needed for construction of the trail.

The total consideration for this acquisition is \$41,000.00 based on an independent appraisal.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

FISCAL INFORMATION

2012 Bond Funds - \$41,000.00

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Planning and Design Committee will review this item on May 4, 2017 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item is scheduled for City Council approval on June 14, 2017.

STAFF RECOMMENDATION

Staff recommends approval.

Authorize acquisition from Mike McDaniel, of approximately 14,793 square feet of vacant land located at 3737 Frankford Road for the Timberglen Trail Project — Not to exceed \$41,000.00 (\$38,462.00 plus closing cost and title expenses not to exceed \$2,538.00) — Financing: 2012 Bond Funds – May 4, 2017 – Page 2

OWNER

Mike McDaniel

MAP

Attached

EXHIBIT "A"
14,793 SQUARE FEET (0.340 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 8748
WILLIAM LARKIN SURVEY, ABSTRACT NO. 755
CITY OF DALLAS, DENTON COUNTY, TEXAS
FROM
MIKE McDANIEL

BEING a 14,793-square foot (0.340-acres) tract of unplatted land out of the William Larkin Survey, Abstract No. 755, City of Dallas, Denton County, Texas, and also being a part of City of Dallas Block No. 8748, and also being out of that tract of land conveyed to Mike McDaniel, according to the Special Warranty Deed Correction Instrument thereof recorded in Document No. 2014-91887 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being further described as follows:

BEGINNING at a ½-inch iron rod found (controlling monument) at the southeasterly corner of said McDaniel tract, said point also being the southwesterly corner of Lot 5, Block 9/8742, Standridge Addition, Three, an addition to the City of Dallas, according to the plat thereof recorded in Cabinet T, Slide 5, Plat Records of Denton County, Texas (P.R.D.C.T.), said point also being in the northerly right-of-way line of Frankford Road (a 100-foot right-of-way);

THENCE South 89 degrees 49 minutes 40 seconds West, along the said northerly right-of-way line of Frankford Road, same being the southerly line of said McDaniel tract, a distance of 40.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "Lim Assoc" ;

THENCE North 00 degrees 10 minutes 20 seconds West, departing the said northerly right-of-way line of Frankford Road, same being the southerly line of said McDaniel tract, over and across said McDaniel tract and Block 8748, a distance of 21.50 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc";

THENCE North 89 degree 49 minutes 40 seconds East, continuing over and across said McDaniel tract, a distance of 24.00 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc";

THENCE North 01 degree 26 minutes 32 seconds East, continuing over and across said McDaniel tract, a distance of 35.50 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc";

THENCE North 26 degrees 36 minutes 36 seconds East, continuing over and across said McDaniel tract, a distance of 8.16 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc";



THENCE North 00 degrees 49 minutes 31 seconds East, continuing over and across said McDaniel tract, a distance of 100.00 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc";

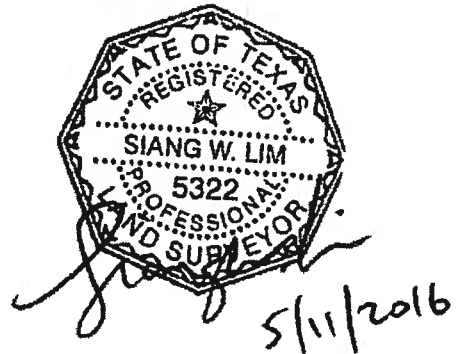
THENCE North 43 degrees 33 minutes 21 seconds West, continuing over and across said McDaniel tract, a distance of 26.24 feet to a ½-inch iron set with yellow plastic cap stamped "Lim Assoc" in the westerly line of a 100-foot Texas Power and Light Company Easement, according to the deed thereof recorded in Volume 527, Page 59, D.R.D.C.T.;

THENCE North 01 degree 26 minutes 32 seconds East, along the said westerly line of 100-foot Texas Power and Light Company Easement, continuing over and across said McDaniel tract, a distance of 348.88 feet to a ½-inch iron rod found (controlling monument) at the southwesterly corner of a tract of land conveyed to The Villas of Midway Owners Association, according to the deed thereof recorded in Document No. 99-R0045473, D.R.D.C.T.;

THENCE South 88 degrees 33 minutes 28 seconds East, departing the said westerly line of 100-foot Texas Power and Light Company Easement, and along the southerly line of said The Villas of Midway Owners Association tract, same being the easterly line of said McDaniel tract, a distance of 32.76 feet to a ½-inch iron rod found at the northwesterly corner of Lot 2, Block 9/8742, Bent Tree Day Care Addition, an addition to the City of Dallas, according to the plat thereof recorded in Cabinet Q, Slide 180, P.R.D.C.T.;

THENCE South 01 degree 26 minutes 32 seconds West, departing the southerly line of said The Villas of Midway Owners Association tract, and along the westerly line of said Lot 2, Block 9/8742, same being the easterly line of said McDaniel tract, at a distance of 296.26 feet passing the southwesterly corner of said Lot 2, Block 9/8742, same being the northwesterly corner of said Lot 5, Block 9/8742, thence continuing along the easterly line of said McDaniel tract, same being the westerly line of said Lot 5, Block 9/8742, for a total distance of 531.35 feet to THE POINT OF BEGINNING and containing 14,793 square feet or 0.340 acres of land, more or less.

BASIS OF BEARING is the westerly line of said Lot 2, Block 9/8742, Bent Tree Day Care Addition, being North 01 degree 26 minutes 32 seconds East, according to the plat thereof recorded in Cabinet Q, Slide 180 of the Plat Records of Denton County, Texas.



BLOCK 8748 UNPLATTED

THE VILLAS OF MIDWAY OWNERS ASSOCIATION, INC. DOC. NO. 99-ROD45473 D.R.D.C.T.

S 88° 33' 28" E 32.76'

1/2" I.R.F. C.M.

1/2" I.R.F.

224.52'

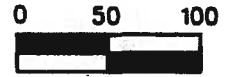
14,793 SQ.FT. (0.340 ACRES)

BLOCK 8748 UNPLATTED

MIKE MCDANIEL DOC. NO. 2014-91887 D.R.D.C.T.

LOT 2, BLOCK 9/8742 BENT TREE DAY CARE ADDITION CAB. Q, SLIDE 180, P.R.O.C.T.

BENT TREE DAY SCHOOL INC. DOC. NO. 99-0060948 D.R.D.C.T.



SCALE: 1"=100'

WILLIAM LARKIN SURVEY ABSTRACT NO. 755

N 01° 26' 32" E 348.88' (BEARING BASIS) 296.26' 100' TEXAS POWER & LIGHT CO. ESMT. & R.O.W. (VOL. 527, PG. 59)

3' UNDERGROUND TELEPHONE EASEMENT TO GTE SOUTHWEST, INC. INST. NO. 93-RO031824, D.R.D.C.T.

394.03'

N 00° 49' 31" E 100.00'

N 26° 36' 36" E 8.16'

N 01° 26' 32" E 35.50'

N 89° 49' 40" E 24.00'

N 00° 10' 20" W 21.50'

N 43° 33' 21" W 26.24'

CLEAN N GO, LLC DOC. NO. 2010-17101 D.R.O.C.T.

JEFF & ANNE KUNDE LIVING TRUST DOC. NO. 2011-65052 D.R.D.C.T.

LOT 5 BLOCK 9/8742 STANDRIDGE ADDITION THREE CAB. T, SLIDE 5 P.R.D.C.T.

LOT 4 BLOCK 9/8742 STANDRIDGE ADDITION, TWO CAB. S, SLIDE 335 P.R.O.C.T.

22' ACCESS EASEMENT VOL. 4434, PG. 2295, O.R.D.C.T.

20' UTILITY EASEMENT CAB. T, SLIDE 5, P.R.D.C.T.

242.60'

R.O.W. ACQUISITION (VOL. 2722, PG. 771) (O.R.D.C.T.)

S 89° 49' 40" W 40.00'

P.O.B. 3' UTILITY EASEMENT CAB. T, SLIDE 5, P.R.D.C.T.

STREET DEDICATION (CAB C, SLIDE 363, P.R.D.C.T.)

FRANKFORD ROAD

STREET DEDICATION (CAB C, SLIDE 359, P.R.D.C.T.)

12' DRAINAGE ESMT. CAB. M, SLIDE 58, P.R.D.C.T.

601.54' 15' 81.02' LOT 5, BLOCK 1/8746 WINDSOR CORNERS PHASE TWO CAB. P, SLIDE 171, P.R.O.C.T.

76.56' 100' LOT 4 BLOCK 1/8746 WINDSOR CORNERS PHASE ONE CAB. P, SLIDE 215, P.R.D.C.T.

100' TEXAS POWER & LIGHT CO. ESMT. & R.O.W. (VOL. 527, PG. 59)

19.05'

24' 29.53115' 130.75' LOT 1, BLOCK 1/8746 VAIL VILLAGE ADDITION CAB. M, SLIDE 58, P.R.D.C.T.

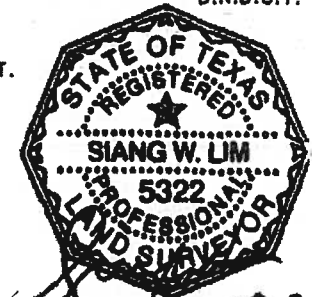
DRAINAGE ESMT. VOL. 2638, PG. 199 D.R.D.C.T.

LEGEND:

- C.M. - CONTROLLING MONUMENT
- - IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. - PLAT RECORDS, DENTON COUNTY, TEXAS
- SQ. FT. - SQUARE FEET

15' WATER MAIN ESMT. CAB. M, SLIDE 58, P.R.D.C.T.

24' DRAINAGE AND WASTEWATER MAIN ESMT. CAB. M, SLIDE 58, P.R.D.C.T.



FIELD NOTES APPROVED: 06/27/16

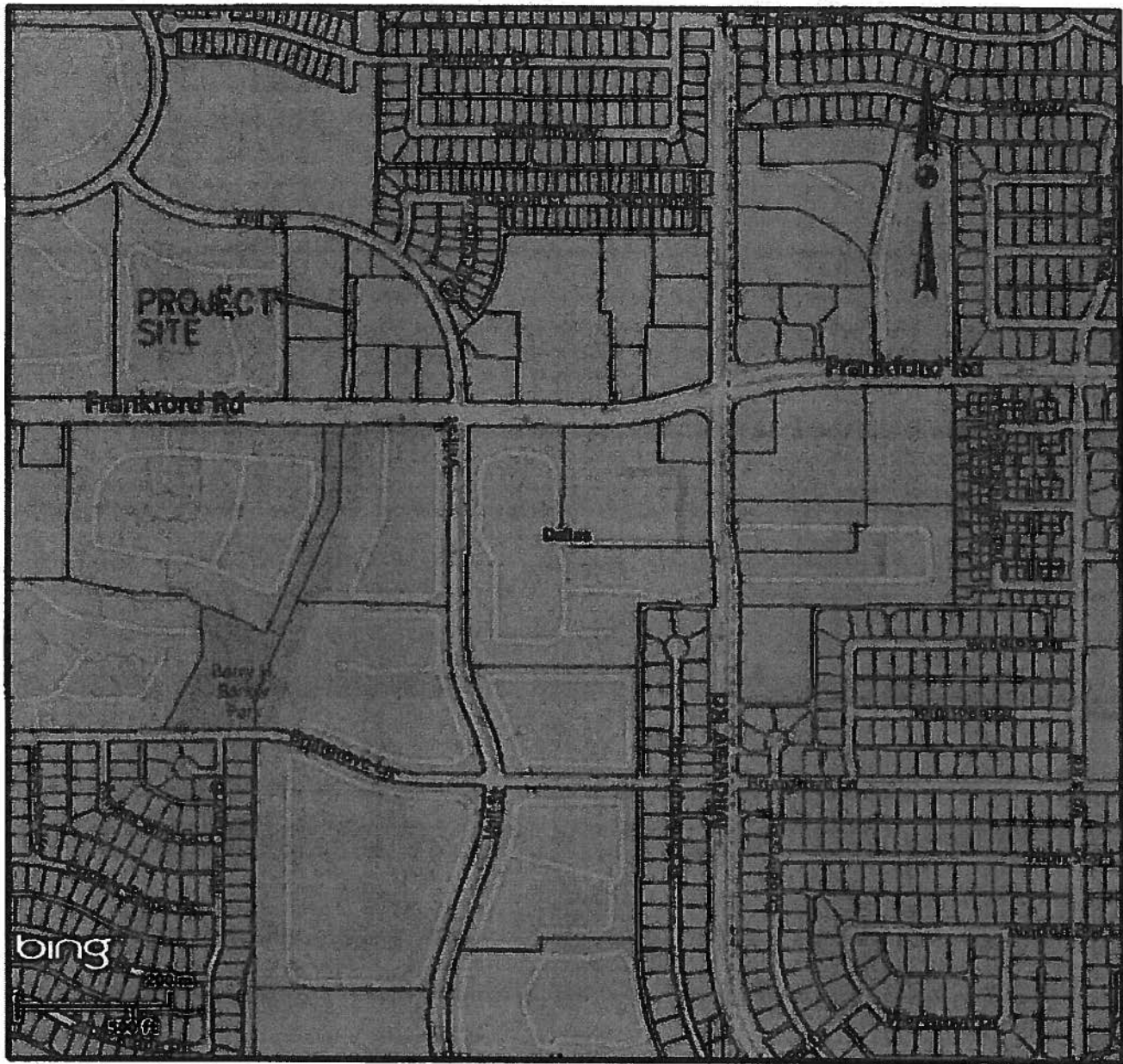
14,793 SQUARE FEET (0.340 ACRES)

TO BE ACQUIRED

OUT OF CITY BLOCK 8748

WILLIAM LARKIN SURVEY, ABSTRACT NO. 755 CITY OF DALLAS, DENTON COUNTY, TEXAS

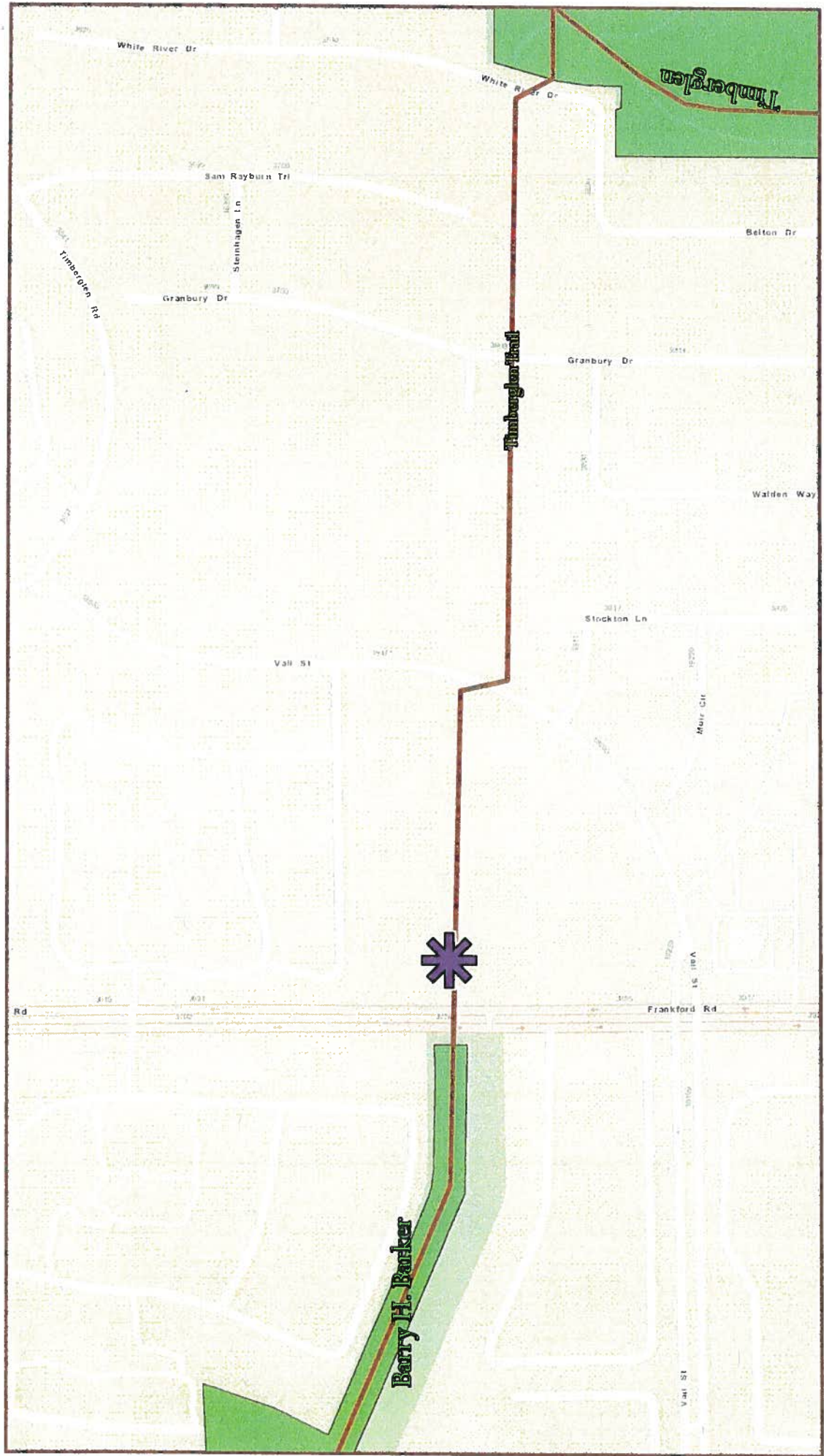
LIM & ASSOCIATES, inc.
 engineering & surveying consultants
 TBPLS Reg. 101236-00
 1701 N. Market Street, Suite 310 / LB20
 Dallas, Texas 75202
 Tel. (214) 698-1888 • Fax (214) 698-9881



VICINITY MAP
(MAPSCO 4-E)

N.T.S.

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1708 N. Market Street, Suite 310 - LB31
Dallas, Texas 75202
Tel. (214) 696-1888 • Fax (214) 696-0881



District
12

Mapsc
4E

**Timberglen Trail Acquisition
(3737 Frankford Rd)**



May 4, 2017

**DALLAS PARK AND RECREATION BOARD
AGENDA ITEM**

DATE: May 4, 2017
COUNCIL DISTRICT: 6
STAFF: Louise Elam, 214-670-5275

SUBJECT

Authorize a public hearing to be held on August 9, 2017 to receive comments on the proposed use of a portion of Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt, totaling approximately 155,182 square feet of land, by the Trinity River Authority of Texas for the sewer interceptor rehabilitation project — Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt located northwest of downtown Dallas within the Trinity River corridor. The Trinity River Authority of Texas (TRA) currently maintains a sewer interceptor within its easement through the parkland. Needed repairs of the existing sewer and interceptor were revealed during a recent inspection of the sewer interceptor.

TRA has requested a two-year temporary construction easement, consisting of approximately 155,182 square feet, for rehabilitation of the existing sewer interceptor in the Elm Fork Greenbelt. Such temporary uses may include: ingress and egress, installation of temporary bypass piping, and storage of materials equipment, vehicles, and materials as necessary for construction work. In consideration for this temporary conveyance by easement, TRA will pay \$2,183.00, the fair market value of this easement, as determined by an independent appraisal. Upon completion of the project the area will be restored to its pre-construction condition or better. Using trenchless technology the interceptor will be repaired by installing a liner to rehabilitate and protect the existing sewer interceptor. Work will be coordinated and scheduled with Park and Recreation Department, Fork Shooting Sports, and the Luna Vista Golf Course staff to minimize disruption of facility services and operations.

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

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

Authorize a public hearing to be held on August 9, 2017 to receive comments on the proposed use of a portion of Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt, totaling approximately 155,182 square feet of land, by the Trinity River Authority of Texas for the sewer interceptor rehabilitation project — Financing: No cost consideration to the City – May 4, 2017 – Page 2

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Planning and Design Committee will review this item on May 4, 2017 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 14, 2017.

STAFF RECOMMENDATION

Staff recommends approval.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Maps
Survey

EXHIBIT A-TRACT 1

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 2-TCE**

Being a 25,430 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 25,430 square foot tract of land being a portion of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas by Warranty Deed dated July 27, 1965 as recorded in Volume 619, Page 844 of the Deed Records of Dallas County, Texas, said 25,430 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in Volume 120, Page 1470 of said Deed Records of Dallas County, Texas, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; THENCE North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, and being the southeast corner of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, in all, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 7, said point being southwest corner of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 20 seconds West, with the west line of said Tract No. 6 and with the east line of said Tract No. 9, a distance of 660.00 feet to a point for the southwest corner of said 1,441,290 square foot tract of land, said point being the northwest corner of said Tract No. 6, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said 1,441,290 square foot tract of land and with the east line of said Tract No. 9, a distance of 390.59 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,006,298.77 and E=2,451,978.35;



FIELD NOTES APPROVED:
JAE 7/21/16

EXHIBIT A-TRACT 1

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 2-TCE**

THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said 1,441,290 square foot tract of land and the east line of said Tract No. 9, a distance of 205.44 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 614.51 feet to a point for corner in the south line of said 1,441,290 square foot tract of land, said point being in the north line of said Tract No. 6;

THENCE South 89 degrees 19 minutes 40 seconds West, with south line of said 1,441,290 square foot tract of land and with the north line of said Tract No. 6, a distance of 51.55 feet to a point for corner;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 402.70 feet to the **POINT OF BEGINNING**, and containing 25,430 square feet or 0.584 acres of land, more or less.

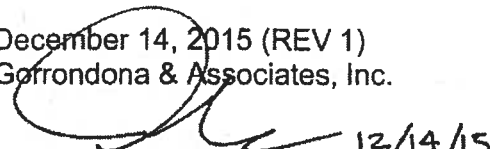
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorronдона & Associates, Inc.


12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903

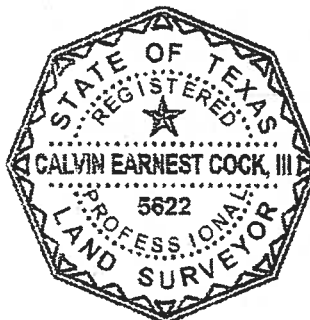
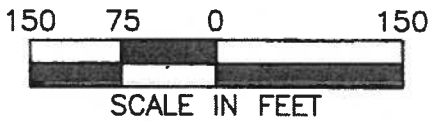
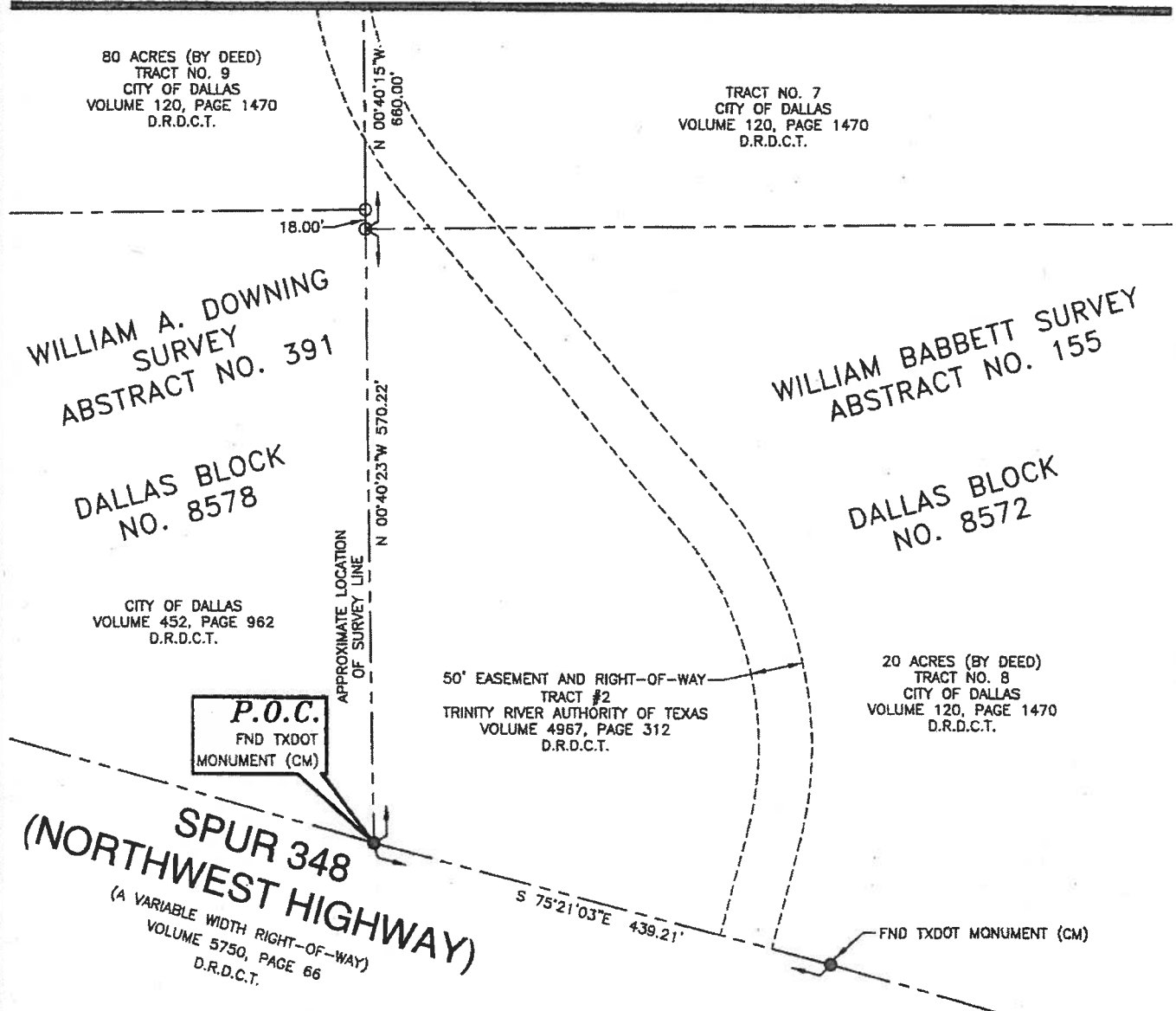


EXHIBIT A-TRACT 1

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

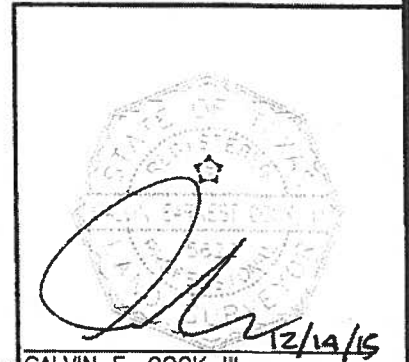
CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 2-TCE

MATCHLINE "A"



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQL_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_2-TCE_R1.DWG
 DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 3 OF 5 SCALE: 1" = 150'

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

EXHIBIT A-TRACT 1

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 2-TCE

MATCHLINE "B"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SURVEY/ABSTRACT LINE

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8572

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8578

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE

N 00°40'20"W 660.00'

N 00°40'15"W 660.00'

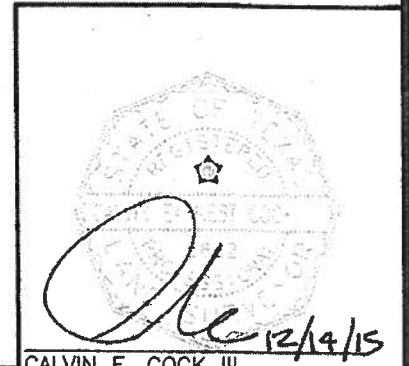
WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

MATCHLINE "A"



SCALE IN FEET



JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_2-TCE_R1.DWG	CALVIN E. COCK III REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622 TEXAS FIRM No. 10106903
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 4 OF 5	SCALE: 1" = 150'	
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604			

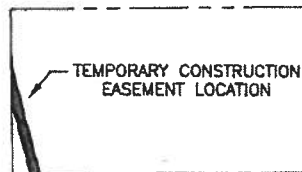
EXHIBIT A-TRACT 1

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 2-TCE

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE



SUBJECT TRACT &
 LOCATION OF EASEMENT

DALLAS BLOCK
 NO. 8578

P.O.B.
 GRID COORDINATE
 N=7,006,298.77
 E=2,451,978.35

1,441,290 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 619, PAGE 844
 D.R.D.C.T.

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 25,430 SQ. FT. OR
 0.584 ACRES

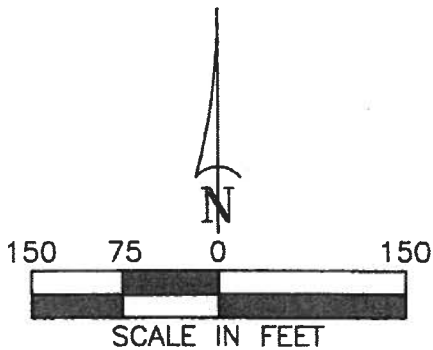
DALLAS BLOCK
 NO. 8572

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°40'23"W	205.44'
L-2	S 89°19'40"W	51.55'

12/14/15
 CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM NO. 10106903

JOB NO. JQL_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_2-TCE_R1.DWG

DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 5 OF 5 SCALE: 1" = 150'

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604

EXHIBIT A-TRACT 2

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 1**

Being a 15,001 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 15,001 square foot tract of land being a portion of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 15,001 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) for the southwest corner of said Tract No. 8, said TXDOT monument being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, said TXDOT monument also being in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas; **THENCE** South 75 degrees 21 minutes 03 seconds East, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 382.42 feet to the **POINT OF BEGINNING**, said point being the intersection of the northerly right-of-way line of said Spur 348 with the easterly line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas, said point being in the southerly line of said Tract No. 8, said point also having a grid coordinate of N=7,003,921.81 and E=2,452,374.88;

THENCE North 15 degrees 25 minutes 29 seconds East, with the easterly line of said existing 50' Easement and Right-of-Way, a distance of 100.01 feet to a point for corner;

THENCE South 75 degrees 21 minutes 03 seconds East, a distance of 56.54 feet to a point for corner;

THENCE South 74 degrees 05 minutes 20 seconds East, a distance of 93.47 feet to a point for corner;

THENCE South 15 degrees 25 minutes 29 seconds West, a distance of 100.00 feet to a point for corner in the southerly line of said Tract No. 8, said point being in the northerly right-of-way line of said Spur 348;

FIELD NOTES APPROVED: *[Signature]* 7/27/16



EXHIBIT A-TRACT 2

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 1**

THENCE North 74 degrees 05 minutes 20 seconds West, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 93.22 feet to a TXDOT monument found (CM) for an angle point in the southerly line of said Tract No. 8, said TXDOT monument being in the northerly right-of-way line of said Spur 348;

THENCE North 75 degrees 21 minutes 03 seconds West, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 56.79 feet to the **POINT OF BEGINNING**, and containing 15,001 square feet or 0.344 acres of land, more or less.

Notes:

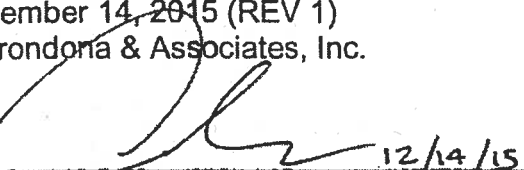
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondonga & Associates, Inc.

By:

 12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor,
Texas No. 5622
Texas Firm No. 10106903

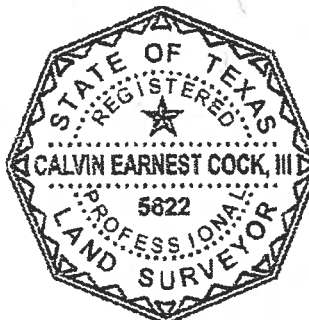


EXHIBIT A-TRACT 2

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 1

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

DALLAS BLOCK
 NO. 8572

DALLAS BLOCK
 NO. 8578

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

P.O.C.
 FND TXDOT
 MONUMENT (CM)

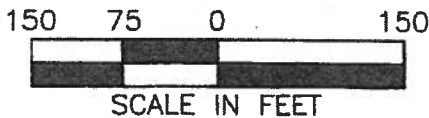
P.O.B.
 GRID COORDINATE
 N=7,003,921.81
 E=2,452,374.88

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 15,001 SQ. FT. OR
 0.344 ACRES

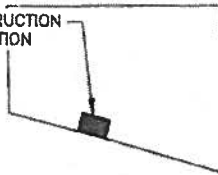
**SPUR 348
 (NORTHWEST HIGHWAY)**
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.

S 75°21'03"E 382.42'

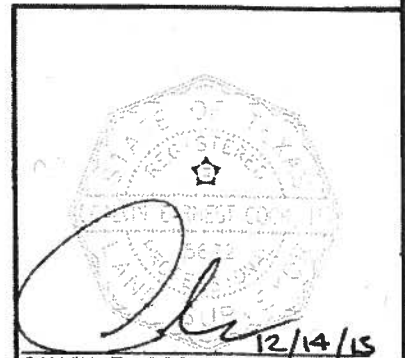
FND TXDOT
 MONUMENT (CM)



TEMPORARY CONSTRUCTION
 EASEMENT LOCATION



SUBJECT TRACT &
 LOCATION OF EASEMENT



JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P1_R1.DWG	CALVIN E. COCK II REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5822 TEXAS FIRM No. 10106903 12/14/15
DATE: DECEMBER 14, 2015	PAGE 3 OF 4	SCALE: 1" = 150'	

EXHIBIT A-TRACT 2

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 1

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 15°25'29"E	100.01'
L-2	S 75°21'03"E	56.54'
L-3	S 74°05'20"E	93.47'
L-4	S 15°25'29"W	100.00'
L-5	N 74°05'20"W	93.22'
L-6	N 75°21'03"W	56.79'

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.

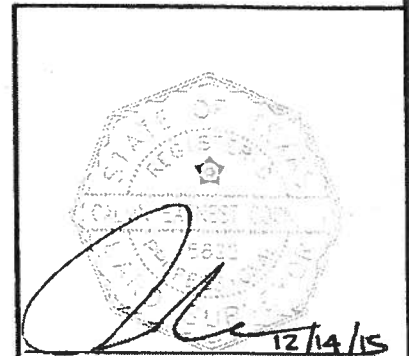
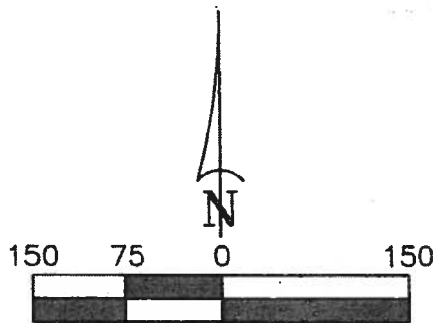


EXHIBIT A-TRACT 3

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2**

Being a 14,172 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 14,172 square foot tract of land being a portion of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 14,172 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) for the southwest corner of said Tract No. 8, said TXDOT monument being the southeast corner of a tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 of said Deed Records of Dallas County, Texas, said TXDOT monument also being in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas; **THENCE** South 75 degrees 21 minutes 03 seconds East, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 382.42 feet to a point for the intersection of the northerly right-of-way line of said Spur 348 with the easterly line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 56.79 feet; **THENCE** North 15 degrees 25 minutes 29 seconds East, with the easterly line of said existing 50' Easement and Right-of-Way, a distance of 100.01 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,004,018.20 and E=2,452,401.47;

THENCE North 14 degrees 37 minutes 00 seconds East, a distance of 86.82 feet to a point for the beginning of a curve to the right having a radius of 150.00 feet, a central angle of 34 degrees 56 minutes 34 seconds and whose chord bears North 32 degrees 05 minutes 17 seconds East, a chord distance of 90.07 feet;

THENCE Northeasterly, with said curve to the right, an arc length of 91.48 feet to a point for corner;



FIELD NOTES APPROVED:

RAC 7/27/16

EXHIBIT A-TRACT 3

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2**

- THENCE** North 49 degrees 33 minutes 34 seconds East, a distance of 266.32 feet to a point for the beginning of a curve to the left having a radius of 150.00 feet, a central angle of 49 degrees 33 minutes 34 seconds and whose chord bears North 24 degrees 46 minutes 47 seconds East, a chord distance of 125.74 feet;
- THENCE** Northeasterly, with said curve to the left, an arc length of 129.75 feet to a point for corner;
- THENCE** North 00 degrees 00 minutes 00 seconds West, a distance of 131.55 feet to a point for corner in the north line of said Tract No. 8, said point being in the south line of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470;
- THENCE** North 89 degrees 20 minutes 32 seconds East, with the north line of said Tract No. 8 and with the south line of said Tract No. 7, a distance of 20.00 feet to a point for corner;
- THENCE** South 00 degrees 00 minutes 00 seconds East, a distance of 131.78 feet to a point for the beginning of a curve to the right having a radius of 170.00 feet, a central angle of 49 degrees 33 minutes 34 seconds and whose chord bears South 24 degrees 46 minutes 47 seconds West, a chord distance of 142.50 feet;
- THENCE** Southwesterly, with said curve to the right, an arc length of 147.05 feet to a point for corner;
- THENCE** South 49 degrees 33 minutes 34 seconds West, a distance of 266.32 feet to a point for the beginning of a curve to the left having a radius of 130.00 feet, a central angle of 34 degrees 56 minutes 34 seconds and whose chord bears South 32 degrees 05 minutes 17 seconds West, a chord distance of 78.06 feet;
- THENCE** Southwesterly, with said curve to the left, an arc length of 79.28 feet to a point for corner;
- THENCE** South 14 degrees 37 minutes 00 seconds West, a distance of 86.82 feet to a point for corner;

EXHIBIT A-TRACT 3

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2

THENCE North 75 degrees 23 minutes 00 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 14,172 square feet or 0.325 acres of land, more or less.

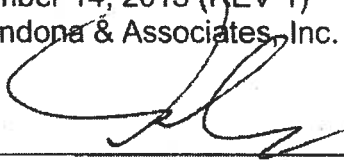
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondonga & Associates, Inc.

By:  12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor,
Texas No. 5622
Texas Firm No. 10106903

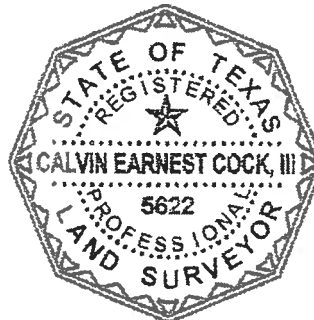


EXHIBIT A-TRACT 3

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 1-TCE PART 2

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING
SURVEY
ABSTRACT NO. 391

DALLAS BLOCK
NO. 8578

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
ABSTRACT NO. 155

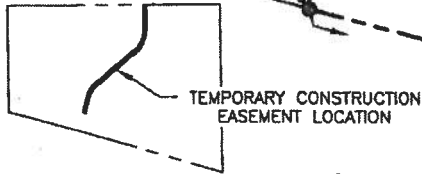
CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

P.O.C.
 FND TXDOT
 MONUMENT (CM)

P.O.B.
 GRID COORDINATE
 N=7,004,018.20
 E=2,452,401.47

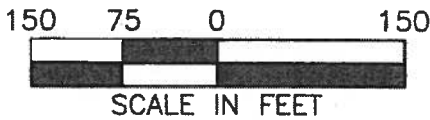
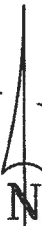
TEMPORARY
CONSTRUCTION
EASEMENT AREA
14,172 SQ. FT. OR
0.325 ACRES



S 75°21'03"E 382.42'

SUBJECT TRACT &
 LOCATION OF EASEMENT

SPUR 348
(NORTHWEST HIGHWAY)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.



12/14/15

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P2_R1.DWG
DATE: DECEMBER 14, 2015	PAGE 4 OF 5	SCALE: 1" = 150'

EXHIBIT A-TRACT 3

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 2

LEGEND

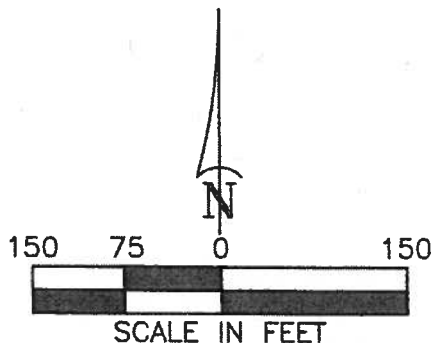
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 75°21'03"E	56.79'
L-2	N 15°25'29"E	100.01'
L-3	N 14°37'00"E	86.82'
L-4	N 49°33'34"E	266.32'
L-5	N 00°00'00"W	131.55'
L-6	N 89°20'32"E	20.00'
L-7	S 00°00'00"E	131.78'
L-8	S 49°33'34"W	266.32'
L-9	S 14°37'00"W	86.82'
L-10	N 75°23'00"W	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	150.00'	34°56'34"	N 32°05'17"E	90.07'	91.48'
C-2	150.00'	49°33'34"	N 24°46'47"E	125.74'	129.75'
C-3	170.00'	49°33'34"	S 24°46'47"W	142.50'	147.05'
C-4	130.00'	34°56'34"	S 32°05'17"W	78.06'	79.28'

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.





 12/14/15
 CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

EXHIBIT A-TRACT 4

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 3**

Being a 19,949 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 19,949 square foot tract of land being a portion of a tract of land described as Tract No. 7 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 19,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; **THENCE** North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of said Tract No. 7; **THENCE** North 89 degrees 20 minutes 32 seconds East, with the south line of said Tract No. 7 and with the north line of said Tract No. 8, a distance of 728.29 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,004,596.91 and E=2,452,726.58;

THENCE North 00 degrees 00 minutes 00 seconds West, a distance of 62.88 feet to a point for corner;

THENCE North 01 degrees 19 minutes 22 seconds West, a distance of 164.65 feet to a point for the beginning of a curve to the left having a radius of 250.00 feet, a central angle of 70 degrees 26 minutes 34 seconds and whose chord bears North 36 degrees 32 minutes 39 seconds West, a chord distance of 288.37 feet;

THENCE Northwesterly, with said curve to the left, an arc length of 307.36 feet to a point for corner;

FIELD NOTES APPROVED: *AKC* 7/27/16



EXHIBIT A-TRACT 4

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 3**

- THENCE** North 70 degrees 39 minutes 18 seconds West, a distance of 121.42 feet to a point for the beginning of a curve to the right having a radius of 100.00 feet, a central angle of 11 degrees 21 minutes 41 seconds, and whose chord bears North 64 degrees 58 minutes 27 seconds West, a chord distance of 19.80 feet;
- THENCE** Northwesterly, with said curve to the right, an arc length of 19.83 feet to a point for corner;
- THENCE** North 59 degrees 17 minutes 37 seconds West, a distance of 173.28 feet to a point for corner;
- THENCE** North 14 degrees 45 minutes 32 seconds West, a distance of 60.43 feet to a point for corner in the north line of said Tract No. 7, said point being in the south line of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470;
- THENCE** North 89 degrees 19 minutes 45 seconds East, with the north line of said Tract No. 7 and with south line of said Tract No. 6, a distance of 51.55 feet to a point for corner;
- THENCE** South 14 degrees 45 minutes 32 seconds East, a distance of 70.19 feet to a point for corner;
- THENCE** South 59 degrees 17 minutes 37 seconds East, a distance of 122.32 feet to a point for the beginning of a curve to the left having a radius of 80.00 feet, a central angle of 11 degrees 21 minutes 41 seconds, and whose chord bears South 64 degrees 58 minutes 27 seconds East, chord distance of 15.84 feet;
- THENCE** Southeasterly, with said curve to the left, having an arc length of 15.86 feet to a point for corner;
- THENCE** South 70 degrees 39 minutes 18 seconds East, a distance of 121.23 feet to a point for the beginning of a curve to the right having a radius of 270.00 feet, a central angle of 70 degrees 24 minutes 03 seconds, and whose chord bears South 36 degrees 31 minutes 24 seconds East, a chord distance of 311.28 feet;
- THENCE** Southeasterly, with said curve to the right, an arc length of 331.76 feet to a point for corner;

EXHIBIT A-TRACT 4

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 3**

THENCE South 01 degrees 19 minutes 22 seconds East, a distance of 164.88 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 62.88 feet to a point for corner in the south line of said Tract No. 7, said point being in the north line of said Tract No. 8;

THENCE South 89 degrees 20 minutes 32 seconds West, with the south line of said Tract No. 7 and with the north line of said Tract No. 8, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 19,949 square feet or 0.458 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondona & Associates, Inc.

By: _____

Calvin E. Cock III 12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor,
Texas No. 5622
Texas Firm No. 10106903

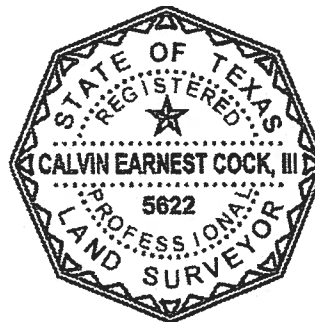


EXHIBIT A-TRACT 4

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 3

MATCHLINE

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391
 DALLAS BLOCK
 NO. 8578

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

P.O.C.
 FND TXDOT
 MONUMENT (CM)

N 00°40'23"W 570.22'

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

DALLAS BLOCK
 NO. 8572

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

S 75°21'03"E 439.21'

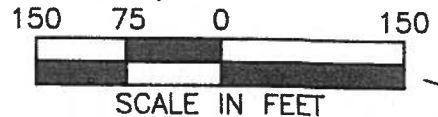
FND TXDOT MONUMENT (CM)

APPROXIMATE LOCATION
 OF SURVEY LINE

**SPUR 348
 (NORTHWEST HIGHWAY)**
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.

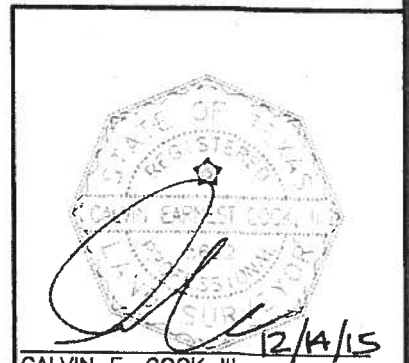


EXHIBIT A-TRACT 4

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 3

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING SURVEY...
 ABSTRACT NO. 391

DALLAS BLOCK
 NO. 8578

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

528,257 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 631, PAGE 865
 D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°00'00"W	62.88'
L-2	N 01°19'22"W	164.65'
L-3	N 70°39'18"W	121.42'
L-4	N 59°17'37"W	173.28'
L-5	N 14°45'32"W	60.43'
L-6	N 89°19'45"E	51.55'
L-7	S 14°45'32"E	70.19'
L-8	S 59°17'37"E	122.32'
L-9	S 70°39'18"E	121.23'
L-10	S 01°19'22"E	164.88'
L-11	S 00°00'00"E	62.88'
L-12	S 89°20'32"W	20.00'

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 19,949 SQ. FT. OR
 0.458 ACRES

DALLAS BLOCK
 NO. 8572

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

N 00°40'23"W
 570.22'

N 89°20'32"E 728.29'

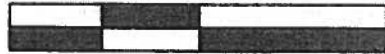
50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

P.O.B.
 GRID COORDINATE
 N=7,004,596.91
 E=2,452,726.58

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, 1470
 D.R.D.C.T.

MATCHLINE

150 75 0 150



SCALE IN FEET

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	ARC
C-1	250.00'	70°26'34"	N 36°32'39"W	288.37'	307.36'
C-2	100.00'	11°21'41"	N 64°58'27"W	19.80'	19.83'
C-3	80.00'	11°21'41"	S 64°58'27"E	15.84'	15.86'
C-4	270.00'	70°24'03"	S 36°31'24"E	311.28'	331.76'



12/14/15

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM NO. 10106903

JOB NO. JQL_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_1-TCE P3_R1.DWG

DATE: DECEMBER 14, 2015 PAGE 5 OF 5 SCALE: 1" = 150'

EXHIBIT A-TRACT 5

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 4**

Being a 34,023 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 34,023 square foot tract of land being a portion of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 34,023 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway)(a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; **THENCE** North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point also being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; **THENCE** North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 and being the southeast corner of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, in all, a distance of 660.00 feet to a point for the southwest corner of said Tract No. 6 and being the northwest corner of said Tract No. 7, said point also being in the east line of said Tract No. 9; **THENCE** North 89 degrees 19 minutes 45 seconds East, with the south line of said Tract No. 6 and with the north line of said Tract No. 7, a distance of 263.63 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,005,251.50 and E=2,452,254.25;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 680.47 feet to a point for corner in the north line of said Tract No. 6, said point being in the



EXHIBIT A-TRACT 5

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 4

south line of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas as recorded in Volume 619 Page 844 of said Deed Records of Dallas County, Texas;

THENCE North 89 degrees 19 minutes 40 seconds East, with the north line of said Tract No. 6 and with the south line of said 1,441,290 square foot tract of land, a distance of 51.55 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 680.47 feet to a point for corner in the south line of said Tract No. 6, said point being the north line of said Tract No. 7;

THENCE South 89 degrees 19 minutes 45 seconds West, with the south line of said Tract No. 6 and with the north line of said Tract No. 7, a distance of 51.55 feet to the **POINT OF BEGINNING**, and containing 34,023 square feet or 0.781 acres of land, more or less.

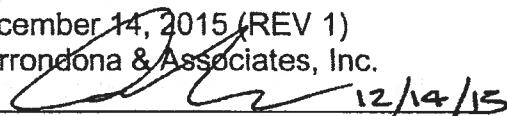
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondona & Associates, Inc.


Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903

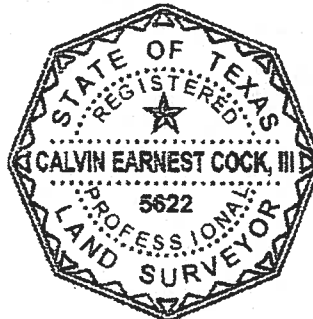
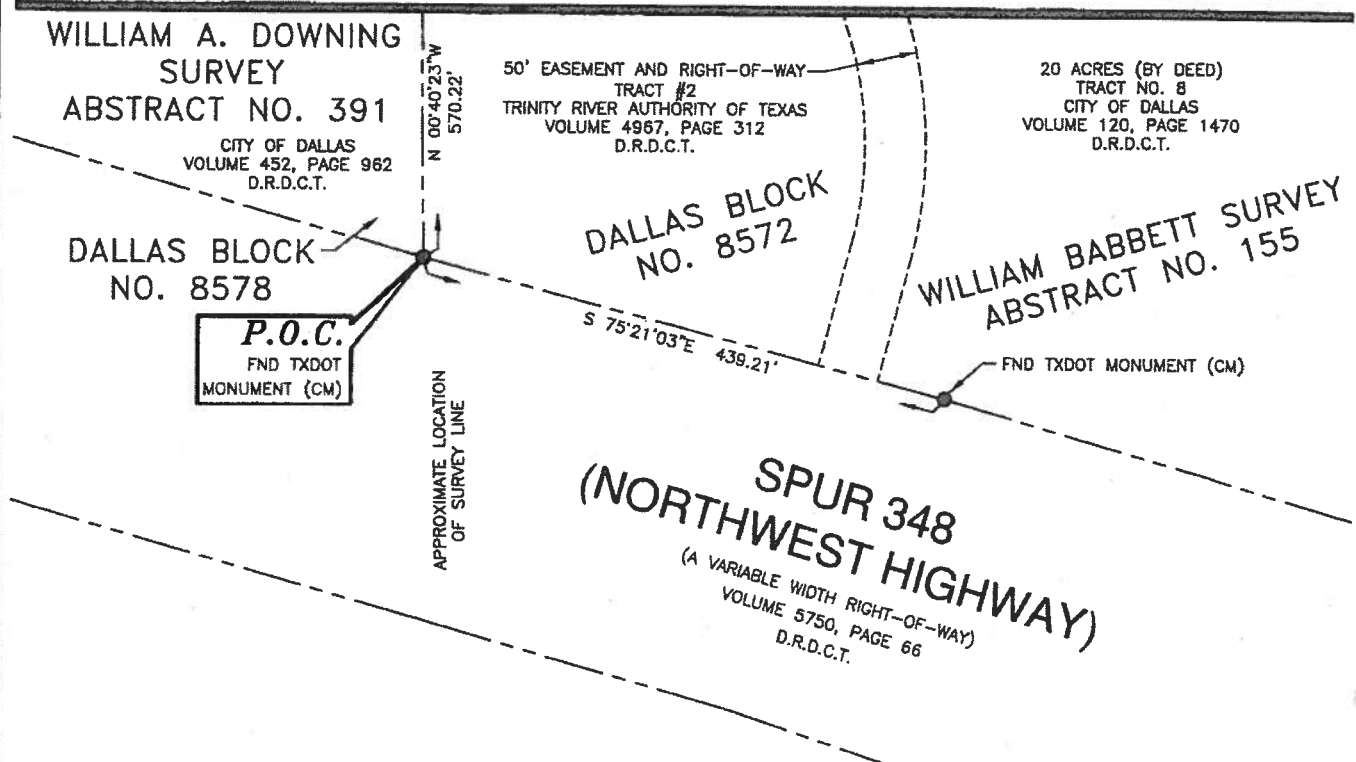


EXHIBIT A-TRACT 5

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

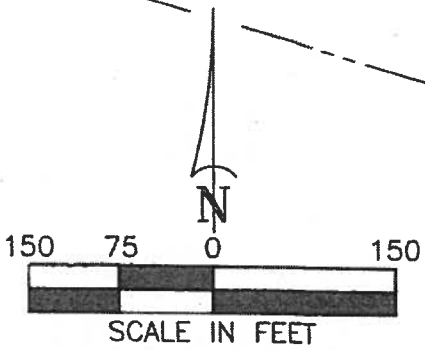
CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 4

MATCHLINE "A"



LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.

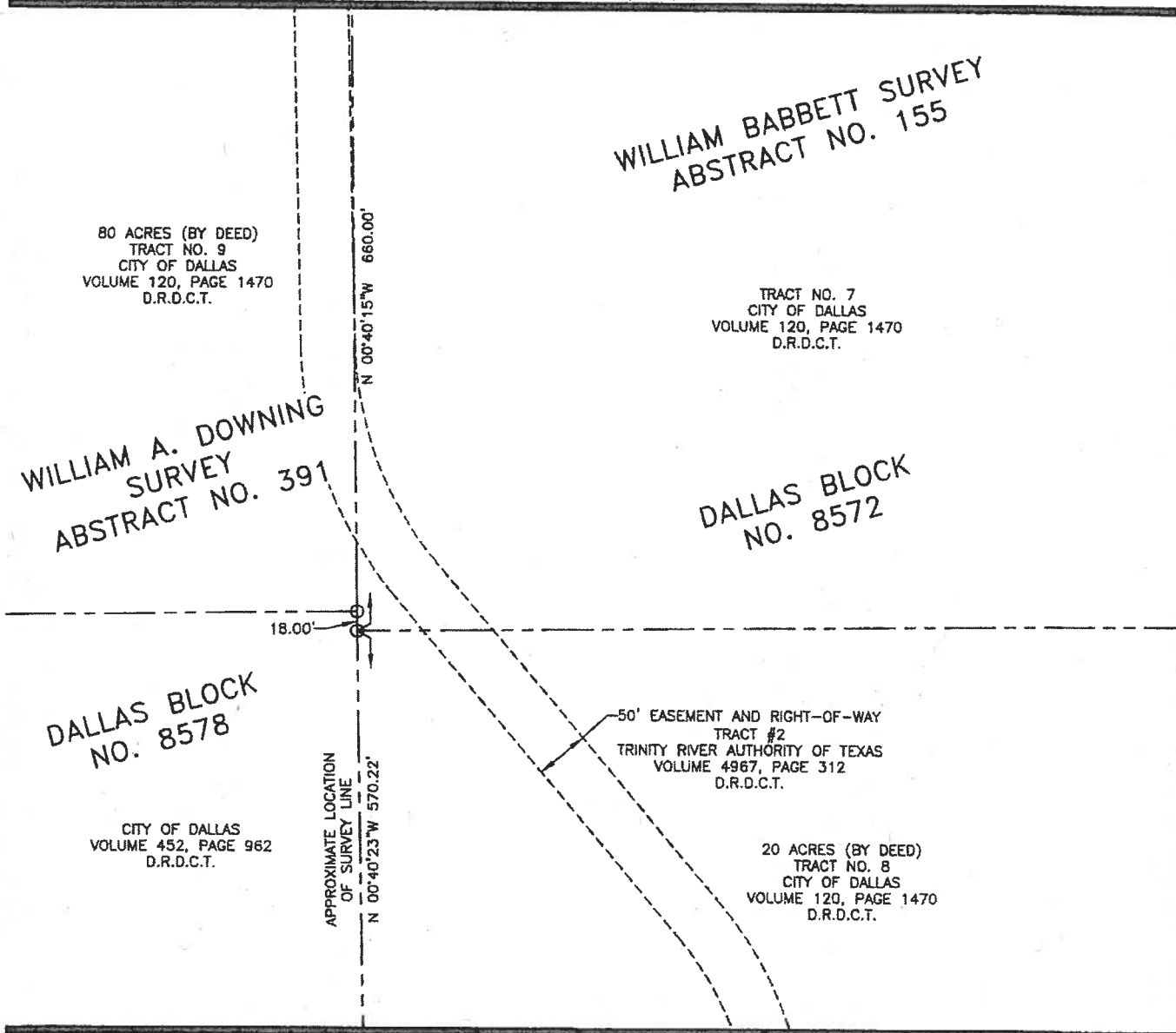
[Signature]
 12/14/15
 CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

EXHIBIT A-TRACT 5

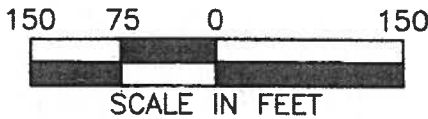
TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 4

MATCHLINE "B"



MATCHLINE "A"



12/14/15

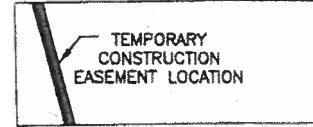
CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P4_R1.DWG
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 4 OF 5	SCALE: 1" = 150'
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604		

EXHIBIT A-TRACT 5

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 4



SUBJECT TRACT &
 LOCATION OF EASEMENT

1,441,290 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 619, PAGE 844
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4987, PAGE 312
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

DALLAS BLOCK
 NO. 8572

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8578

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE

P.O.B.
 GRID COORDINATE
 N=7,005,251.50
 E=2,452,254.25

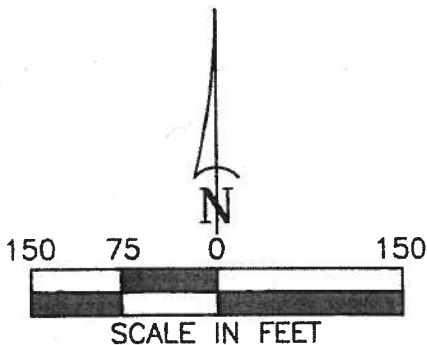
TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 34,023 SQ. FT. OR
 0.781 ACRES

N 89°19'45"E 263.63'

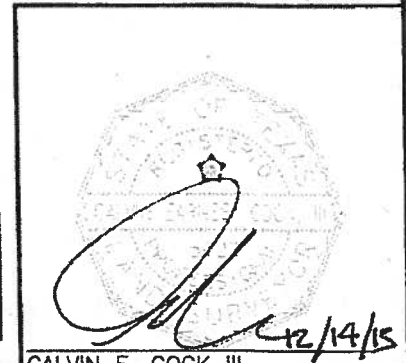
N 00°40'15"W
 660.00'

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°19'40"E	51.55'
L-2	S 89°19'45"W	51.55'



JOB NO. JQI_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_1-TCE P4_R1.DWG

DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 5 OF 5 SCALE: 1" = 150'

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

EXHIBIT A-TRACT 6

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 5**

Being a 3,943 square foot tract of land situated in the William A. Downing Survey, Abstract No. 391, Dallas Block No. 8578, City of Dallas, Dallas County, Texas, said 3,943 square foot tract of land being a portion of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 3,943 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in Volume 120, Page 1470 of said Deed Records of Dallas County, Texas, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; THENCE North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7, and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 and being the southeast corner of said Tract No. 9, in all, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 7, said point being southwest corner of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 20 seconds West, with the east line of said Tract No. 9 and with the west line of said Tract No. 6, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 6, said point being the southwest corner of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas as recorded in Volume 619, Page 844 of said Deed Records of Dallas County, Texas, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 23 seconds West, with the with the east line of said Tract No. 9 and



WAC 7/26/16

EXHIBIT A-TRACT 6

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 5**

with the west line of said 1,441,290 square foot tract of land, a distance of 390.59 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,006,298.77 and E=2,451,978.35;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 73.49 feet to a point for corner in the east line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas;

THENCE North 01 degrees 22 minutes 01 seconds West, with the east line of said existing 50' Easement and Right-of-Way, a distance of 215.88 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 84.23 feet to a point for corner in the east line of said Tract No. 9, said point being in the west line of said 1,441,290 square foot tract of land;

THENCE South 00 degrees 40 minutes 23 seconds East, with the east line of said Tract No. 9 and with the west line of said 1,441,290 square tract foot of land, a distance of 205.44 feet to the **POINT OF BEGINNING**, and containing 3,943 square feet or 0.091 acres of land, more or less.

EXHIBIT A-TRACT 6

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 5**

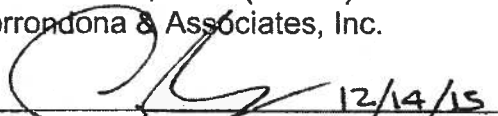
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorronдона & Associates, Inc.


Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903

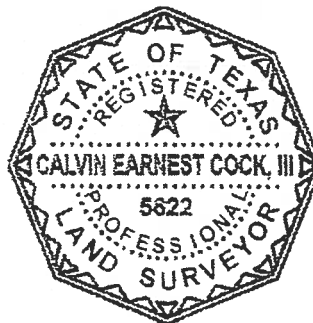
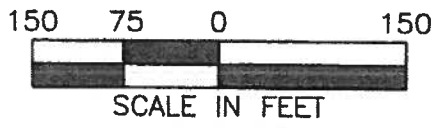
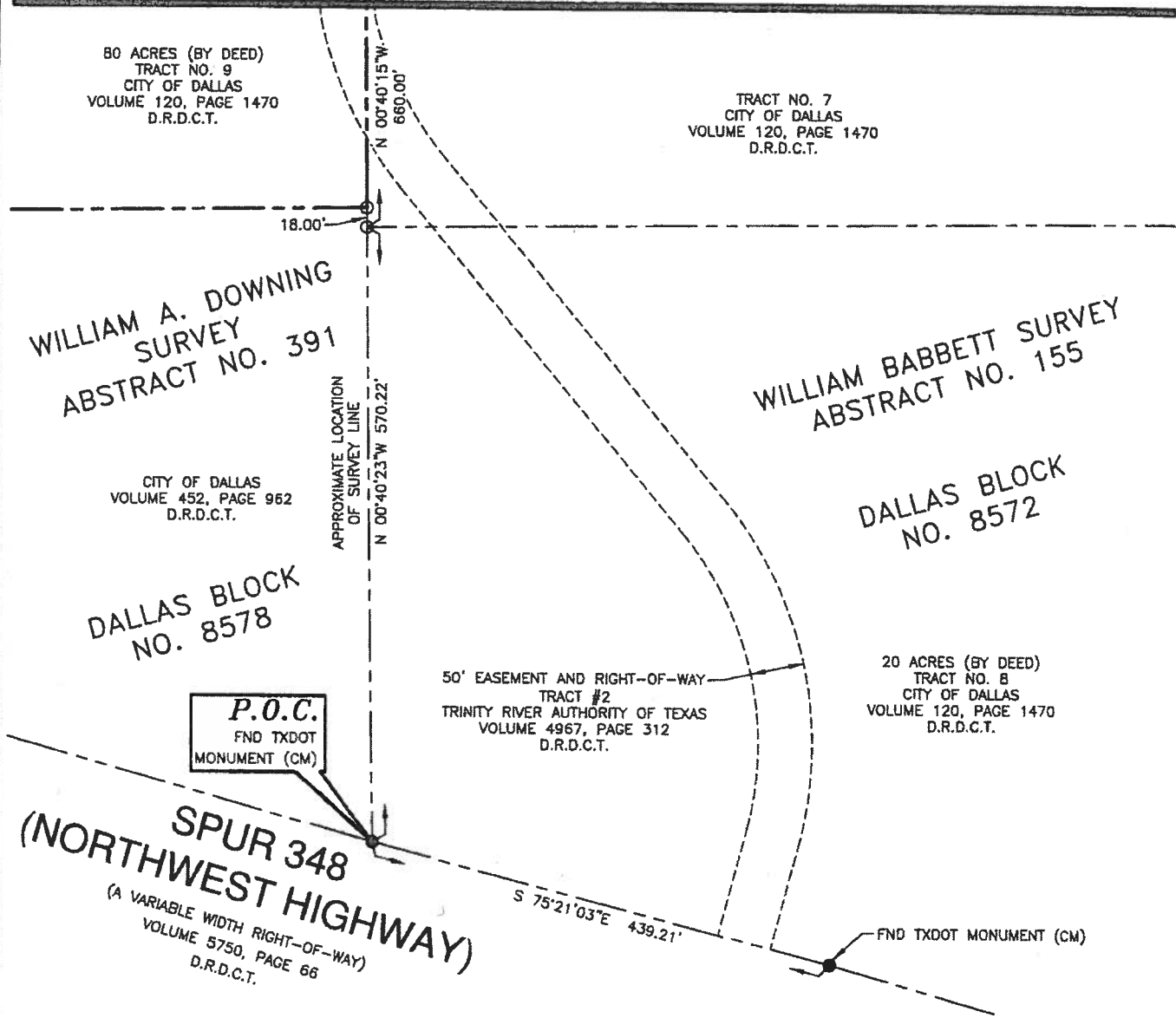


EXHIBIT A-TRACT 6

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

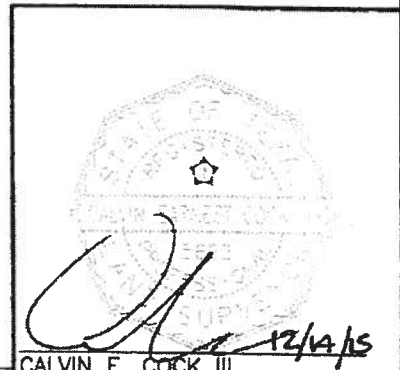
CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 5

MATCHLINE "A"



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



12/14/15
 CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQL_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P5_R1.DWG
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 4 OF 6	SCALE: 1" = 150'

EXHIBIT A-TRACT 6

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 5

MATCHLINE "B"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SURVEY/ABSTRACT LINE

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8572

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8578

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE

N 00°40'20"W 660.00'

N 00°40'15"W 660.00'

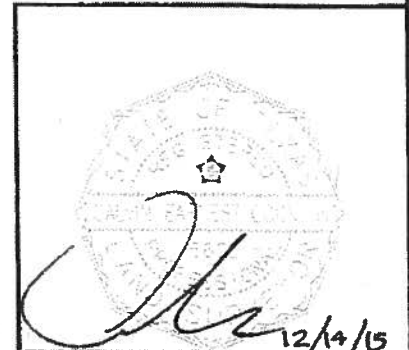
MATCHLINE "A"



150 75 0 150



SCALE IN FEET



JOB NO. JQI_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_1-TCE P5_R1.DWG

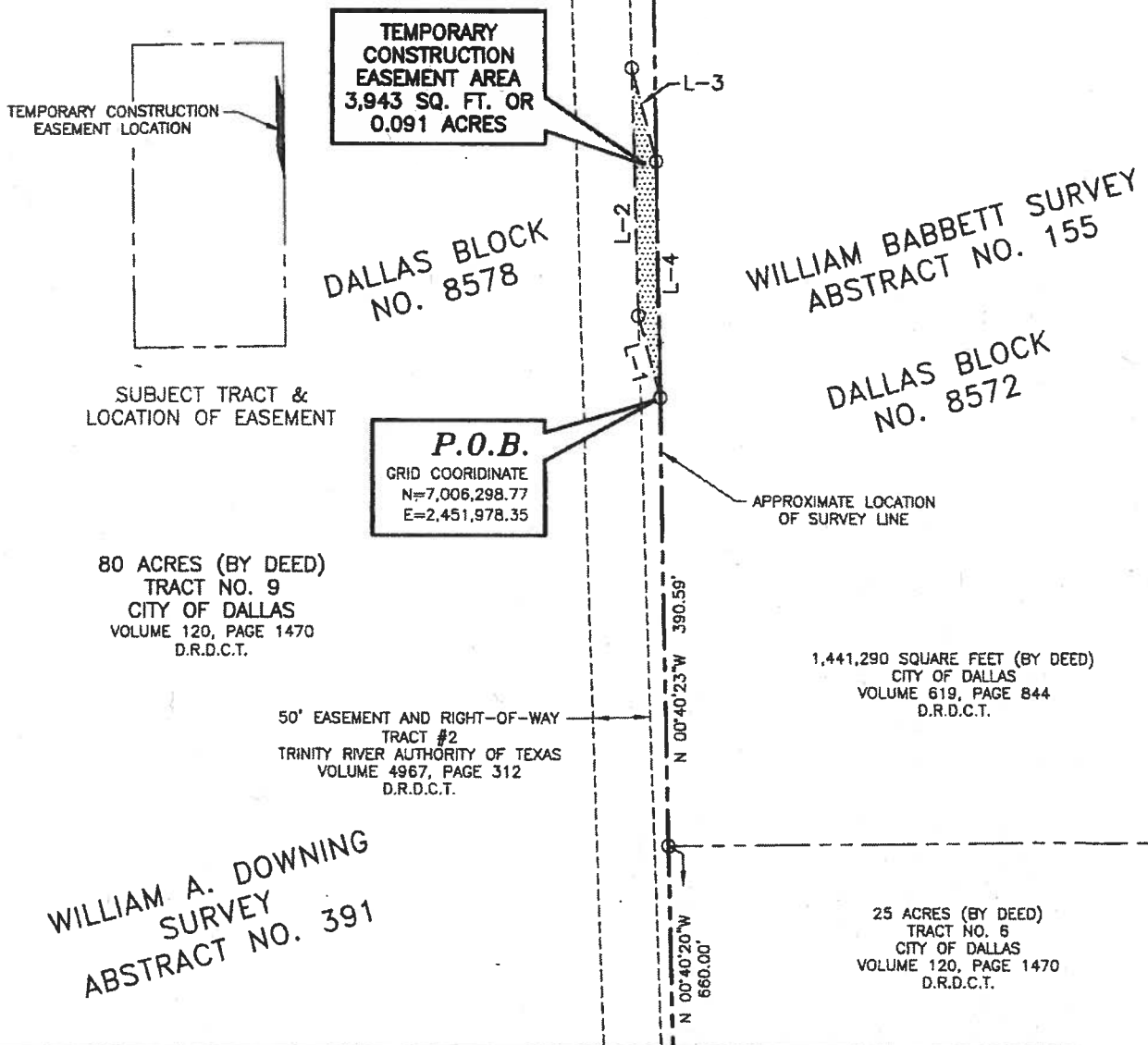
DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 5 OF 6 SCALE: 1" = 150'

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

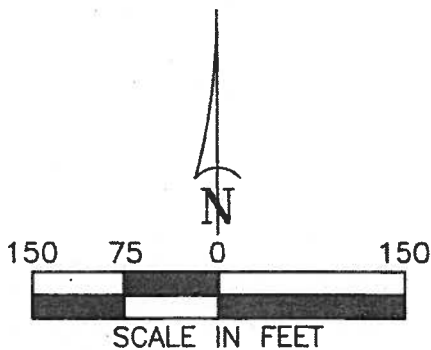
EXHIBIT A-TRACT 6

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 5



MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 14°45'32"W	73.49'
L-2	N 01°22'01"W	215.88'
L-3	S 14°45'32"E	84.23'
L-4	S 00°40'23"E	205.44'

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

12/14/15

EXHIBIT A-TRACT 7

**TEMPORARY CONSTRUCTION EASEMENT
ARCHER FYKE SURVEY, ABSTRACT NO. 481
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

**CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 6**

Being a 42,664 square foot tract of land situated in the Archer Fyke Survey, Abstract No. 481, Dallas Block No. 8574, City of Dallas, Dallas County, Texas, said 42,664 square foot tract of land being a portion of the remainder of a 44.71 acre tract of land (by deed) described as Tract No. 3 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 42,664 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found (Controlling Monument) (CM) for the southeast corner of said Tract No. 3, said 5/8 inch iron rod being the northeast corner of a 51.89 acre tract of land (by deed) described as Tract Eight deeded to the City of Dallas as recorded in Volume 244, Page 323 of said Deed Records of Dallas County, Texas, said 5/8 inch iron rod also being in the west line of an 83.02 acre tract of land (by deed) described as Tract Three deeded to the City of Dallas as recorded in said Volume 244, Page 323; **THENCE** South 89 degrees 19 minutes 37 seconds West, with the south line of said Tract No. 3 and with the north line of said Tract Eight, a distance of 110.53 feet to a point for the intersection of the south line of said Tract No. 3 and the north line of said Tract Eight with the west line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas; **THENCE** North 00 degrees 20 minutes 29 seconds East, with the west line of said existing 50' Easement and Right-of-Way, a distance of 1169.50 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,011,515.59 and E=2,451,827.25;

THENCE North 74 degrees 27 minutes 02 seconds West, a distance of 494.63 feet to a point for corner;

THENCE North 30 degrees 00 minutes 00 seconds West, a distance of 258.36 feet to a point for corner;

THENCE North 00 degrees 51 minutes 03 seconds East, a distance of 312.46 feet to a point for corner;

THENCE North 46 degrees 05 minutes 13 seconds West, a distance of 100.30 feet to a point for corner;

THENCE North 89 degrees 08 minutes 57 seconds West, a distance of 260.92 feet to a point for corner;



EXHIBIT A-TRACT 7

**TEMPORARY CONSTRUCTION EASEMENT
ARCHER FYKE SURVEY, ABSTRACT NO. 481
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 6

- THENCE** North 00 degrees 51 minutes 03 seconds East, a distance of 71.93 feet to a point for corner in the south right-of-way line of Royal Lane (a 100' right-of-way) as recorded in Volume 77070, Page 2653 of the Deed Records of Dallas County, Texas;
- THENCE** South 88 degrees 45 minutes 46 seconds East, with the south right-of-way line of said Royal Lane, a distance of 30.00 feet to a point for corner, from which an "X" cut in concrete found (CM) for the southwest corner of a 5.02 acre tract of land (by deed) described as Site 54 deeded to BAM Riverside Park, LP as recorded in Instrument Number 201300371649 of the Official Public Records of Dallas County, Texas bears North 71 degrees 44 minutes 58 seconds East (radial bearing), a distance of 299.75 feet, said "X" cut in concrete being an angle point in the easterly line of a 10.5018 acre tract of land (by deed) described as Tract 2 deeded to Dallas County Utility and Reclamation District as recorded in Volume 91171, Page 1249 of said Deed Records of Dallas County, Texas, said "X" cut in concrete also being in the north right-of-way line of said Royal Lane;
- THENCE** South 00 degrees 51 minutes 03 seconds West, a distance of 41.73 feet to a point for corner;
- THENCE** South 89 degrees 08 minutes 57 seconds East, a distance of 242.76 feet to a point for corner;
- THENCE** South 46 degrees 05 minutes 13 seconds East, a distance of 125.16 feet to a point for corner;
- THENCE** South 00 degrees 51 minutes 03 seconds West, a distance of 317.20 feet to a point for corner;
- THENCE** South 30 degrees 00 minutes 00 seconds East, a distance of 242.04 feet to a point for corner;
- THENCE** South 74 degrees 27 minutes 02 seconds East, a distance of 472.01 feet to a point for corner in the west line of said existing 50' Easement and Right-of-Way;
- THENCE** South 00 degrees 20 minutes 29 seconds West, with the west line of said existing 50' Easement and Right-of-Way, a distance of 28.03 feet to the

EXHIBIT A-TRACT /

**TEMPORARY CONSTRUCTION EASEMENT
ARCHER FYKE SURVEY, ABSTRACT NO. 481
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 6

POINT OF BEGINNING, and containing 42,664 square feet or 0.979 acres of land, more or less.


Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

*** SURVEYOR'S CERTIFICATE ***

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondona & Associates, Inc.

 12/14/15

Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903

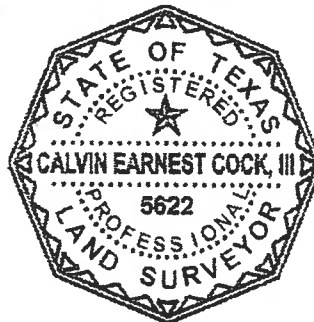


EXHIBIT A-TRACT 7

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

MATCHLINE "A"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SURVEY/ABSTRACT LINE

DALLAS BLOCK
 NO. 8574

REMAINDER OF
 44.71 ACRES (BY DEED)
 TRACT NO. 3
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

25.5 ACRES (BY DEED)
 TRACT NO. 2
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

83.02 ACRES (BY DEED)
 TRACT THREE
 CITY OF DALLAS
 VOLUME 244, PAGE 323
 D.R.D.C.T.

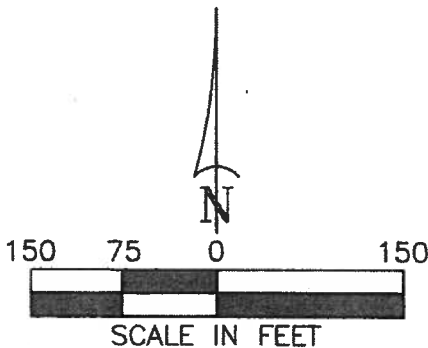
ARCHER FYKE SURVEY
 ABSTRACT NO. 481

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

P.O.C.
 FND 5/8" IR (CM)

51.89 ACRES (BY DEED)
 TRACT EIGHT
 CITY OF DALLAS
 VOLUME 244, PAGE 323
 D.R.D.C.T.

E. W. HUNT SURVEY
 ABSTRACT NO. 575



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°19'37"W	110.53'
L-2	N 30°00'00"W	258.36'
L-3	N 46°05'13"W	100.30'
L-4	N 00°51'03"E	71.93'
L-5	S 88°45'46"E	30.00'
L-6	S 00°51'03"W	41.73'
L-7	S 46°05'13"E	125.16'
L-8	S 30°00'00"E	242.04'
L-9	S 00°20'29"W	28.03'

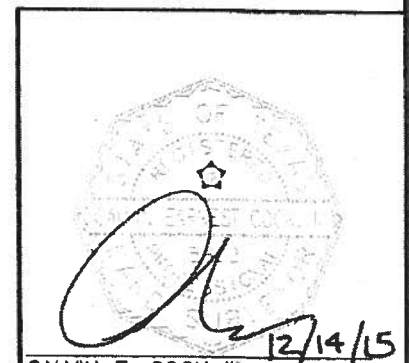
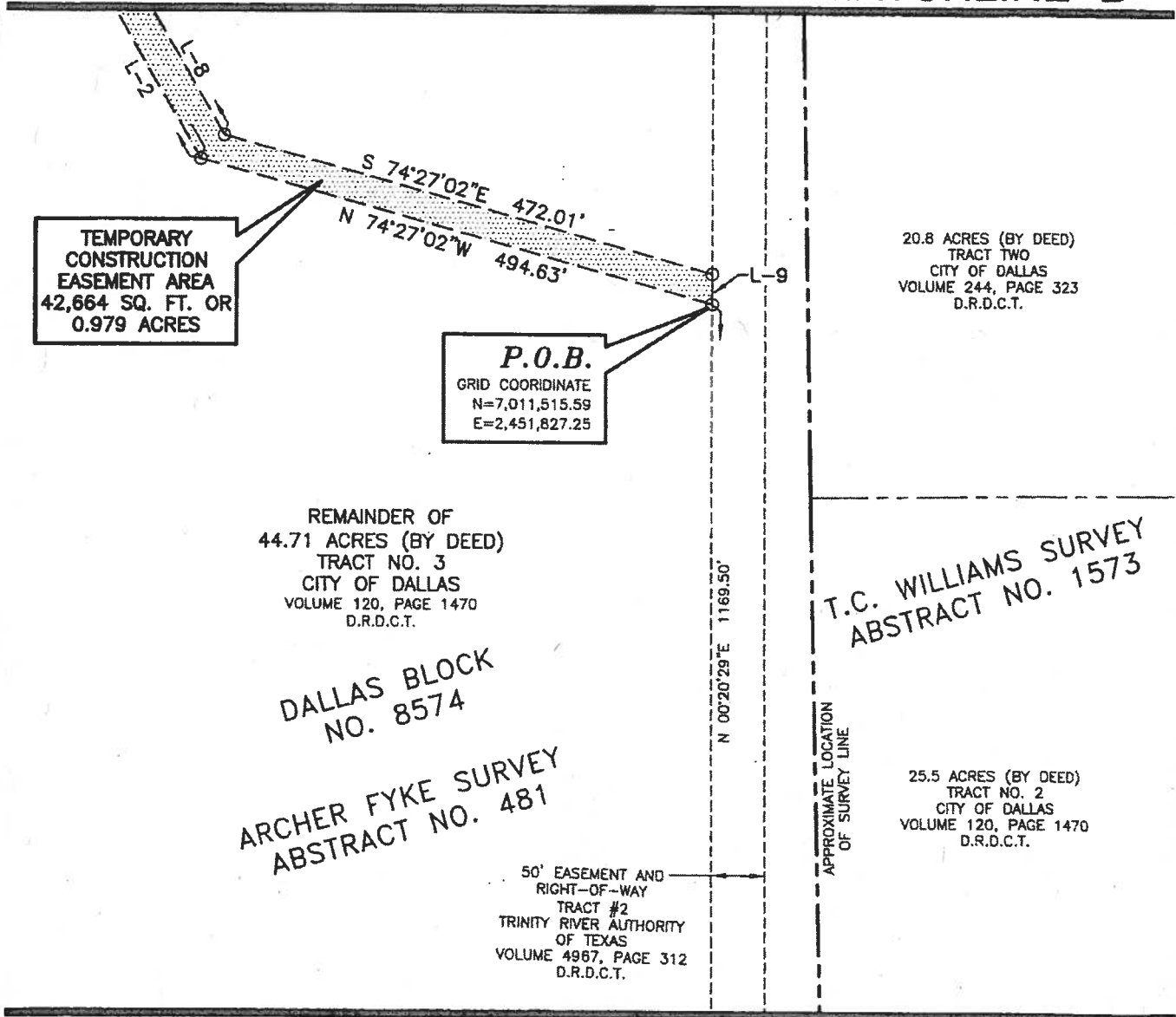


EXHIBIT A-TRACT 7

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

MATCHLINE "B"



TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 42,664 SQ. FT. OR
 0.979 ACRES

P.O.B.
 GRID COORDINATE
 N=7,011,515.59
 E=2,451,827.25

20.8 ACRES (BY DEED)
 TRACT TWO
 CITY OF DALLAS
 VOLUME 244, PAGE 323
 D.R.D.C.T.

REMAINDER OF
 44.71 ACRES (BY DEED)
 TRACT NO. 3
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8574
 ARCHER FYKE SURVEY
 ABSTRACT NO. 481

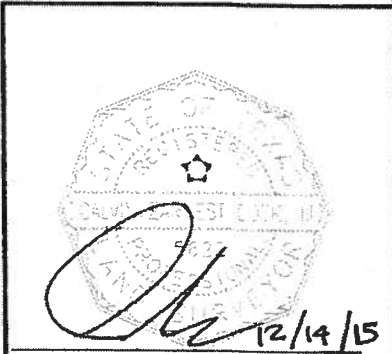
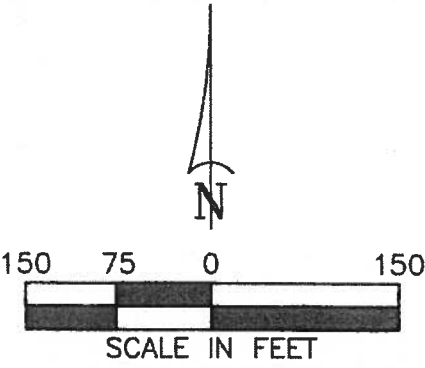
T.C. WILLIAMS SURVEY
 ABSTRACT NO. 1573

25.5 ACRES (BY DEED)
 TRACT NO. 2
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE

MATCHLINE "A"



JOB NO. JQI_1501.00	DRAWN BY: JWW	CAD FILE: EF-R3 EASEMENTS_1-TCE P6_R1.DWG	CALVIN E. COCK III
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 5 OF 6	SCALE: 1" = 150'	REGISTERED PROFESSIONAL LAND SURVEYOR
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604			NO. 5622 TEXAS FIRM No. 10106903

EXHIBIT A-TRACT 7

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

125.24 ACRES (BY DEED)
 DALLAS COUNTY MUNICIPAL
 DISTRICT NO. 1
 VOLUME 82250, PAGE 4196
 D.R.D.C.T.

CITY OF FARMERS BRANCH
 DALLAS COUNTY

SAMUEL P. BROWN SURVEY
 ABSTRACT NO. 158

REMAINDER OF
 10.5018 ACRES (BY DEED)
 "TRACT 2"
 DALLAS COUNTY UTILITY AND
 RECLAMATION DISTRICT
 VOLUME 91171, PAGE 1249
 D.R.D.C.T.

5.02 ACRES (BY DEED)
 "SITE 54"
 BAM RIVERSIDE PARK, LP
 INSTRUMENT NO. 201300371649
 O.P.R.D.C.T.

ROYAL LANE

(A 100' RIGHT-OF-WAY)
 VOLUME 77070, PAGE
 2653

FND "X" CUT
 IN CONCRETE (CM)

APPROXIMATE LOCATION
 OF SURVEY LINE

APPROXIMATE LOCATION
 OF CITY LIMIT LINE

CITY OF DALLAS
 DALLAS COUNTY

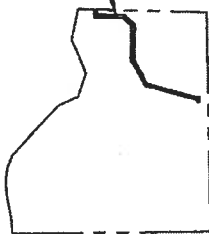
ARCHER FYKE SURVEY
 ABSTRACT NO. 481

REMAINDER OF
 44.71 ACRES (BY DEED)
 TRACT NO. 3
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8574

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 42,664 SQ. FT. OR
 0.979 ACRES

TEMPORARY
 CONSTRUCTION
 EASEMENT
 LOCATION



SUBJECT TRACT &
 LOCATION OF EASEMENT

150 75 0 150



SCALE IN FEET

MATCHLINE "B"

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HEREWITH ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM,
 NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S.
 CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR
 THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE
 SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



JOB NO. JQI_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_1-TCE P8_R1.DWG

DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 6 OF 6 SCALE: 1" = 150'

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5822 TEXAS FIRM No. 10106903

GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0804

**ELM FORK GREENBELT—TRINITY RIVER AUTHORITY TEMPORARY
CONSTRUCTION EASEMENT—PUBLIC HEARING**

WHEREAS, the City of Dallas owns land known as Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt and which was acquired for park purposes and has been maintained as parkland; and

WHEREAS, the Trinity River Authority of Texas (TRA) has requested the use of approximately 155,182 square feet of land, by temporary conveyance by easement, for the rehabilitation of TRA's existing sewer interceptor, and the Park and Recreation Board is agreeable to providing the property for this use; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of the Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt. Now, Therefore,

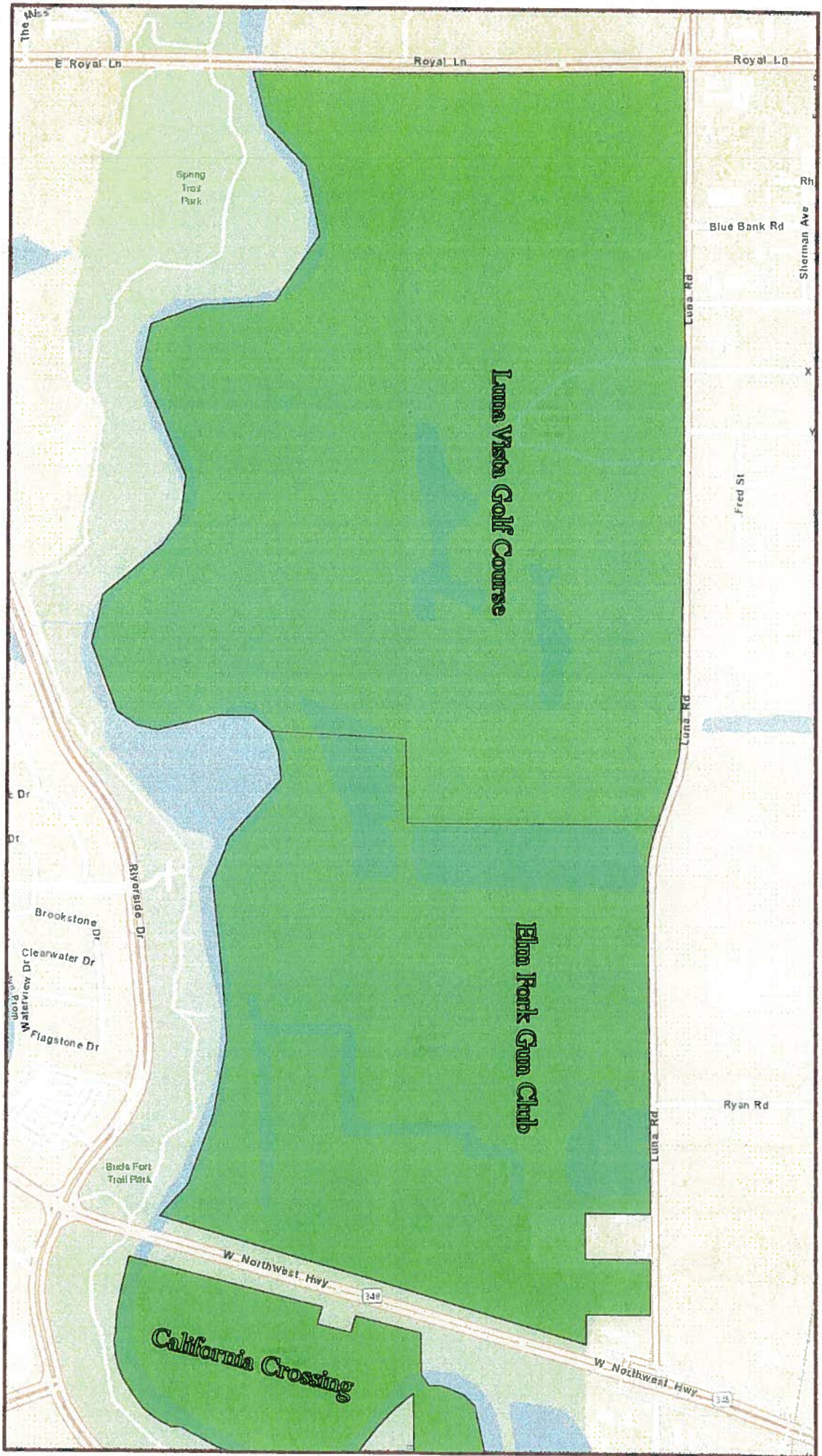
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on August 9, 2017.

Section 2. That the approval of the aforementioned project by the City Council, at the close of the public hearing, shall be construed as making the proper findings as to the use, taking and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

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.

Approved by the Park
And Recreation Board



0
300
600
1,200
1,800
Feet



Elm Fork Shooting Sports/ Luna Vista Golf Course
Elm Fork Greenbelt
TRA Temporary Construction Easement

Mapscoc
H21B
22E, N, S

District
6

May 4, 2017

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 4, 2017
COUNCIL DISTRICT(S): 4, 7
STAFF: Louise Elam, 214-670-5275

SUBJECT

Recommend one of the three following options, for a future contract award, to allow two-way boat traffic on the Trinity River at the Standing Wave located downstream from the Corinth Street Bridge: Option 1 - Partial Removal (\$1,991,200); Option 2 - Complete Removal (\$7,459,000); Option 3 - Modify By-Pass Channel (\$4,248,600) – Financing: This action has no cost consideration to the City (future contract award amount dependent on option selected)

BACKGROUND

The United States Department of Army Corps of Engineers (USACE) requires that this section of the Trinity River allows for two-way small motorized boat traffic and have determined that the current configuration of the Standing Wave does not allow for upstream transit of small motorized boat traffic. There are three options which could provide two-way small motorized boat traffic: 1) partial removal, 2) complete removal, and 3) modification of the existing by-pass channel.

A two-step selection process was conducted to select a design-build firm, which included a Request for Qualifications (RFQ) and Request for Proposals (RFP). The RFP required that proposers submit conceptual designs and pricing for the three options.

There was one firm that responded to the RFQ/RFP process. The selection panel composed of Park and Recreation Department, Dallas Water Department and Trinity Watershed Management Department staff deemed that this design-build firm has the qualifications and expertise to be able to undertake this project. Negotiations have been completed and the proposed prices for the three options are as follows:

Option 1 - Partial Removal: \$1,991,200
Option 2 - Complete Removal: \$7,459,000
Option 3 - Modify By-Pass Channel: \$4,248,600

Once an option is selected, a proposed contract award for that option will be brought forward for consideration of approval.

Recommend one of the three following options, for a future contract award, to allow two-way boat traffic on the Trinity River at the Standing Wave located downstream from the Corinth Street Bridge: Option 1 - Partial Removal (\$1,991,200); Option 2 - Complete Removal (\$7,459,000); Option 3 - Modify By-Pass Channel (\$4,248,600) – Financing: This action has no cost consideration to the City (future contract award amount dependent on option selected) – May 4, 2017 – Page 2

FISCAL INFORMATION

This action has no cost consideration to the City (future contract award amount dependent on option selected)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board was briefed on April 6, 2017.

The Planning and Design Committee will review this item on May 4, 2017 and will provide a recommendation to the full Park and Recreation Board on the same day.

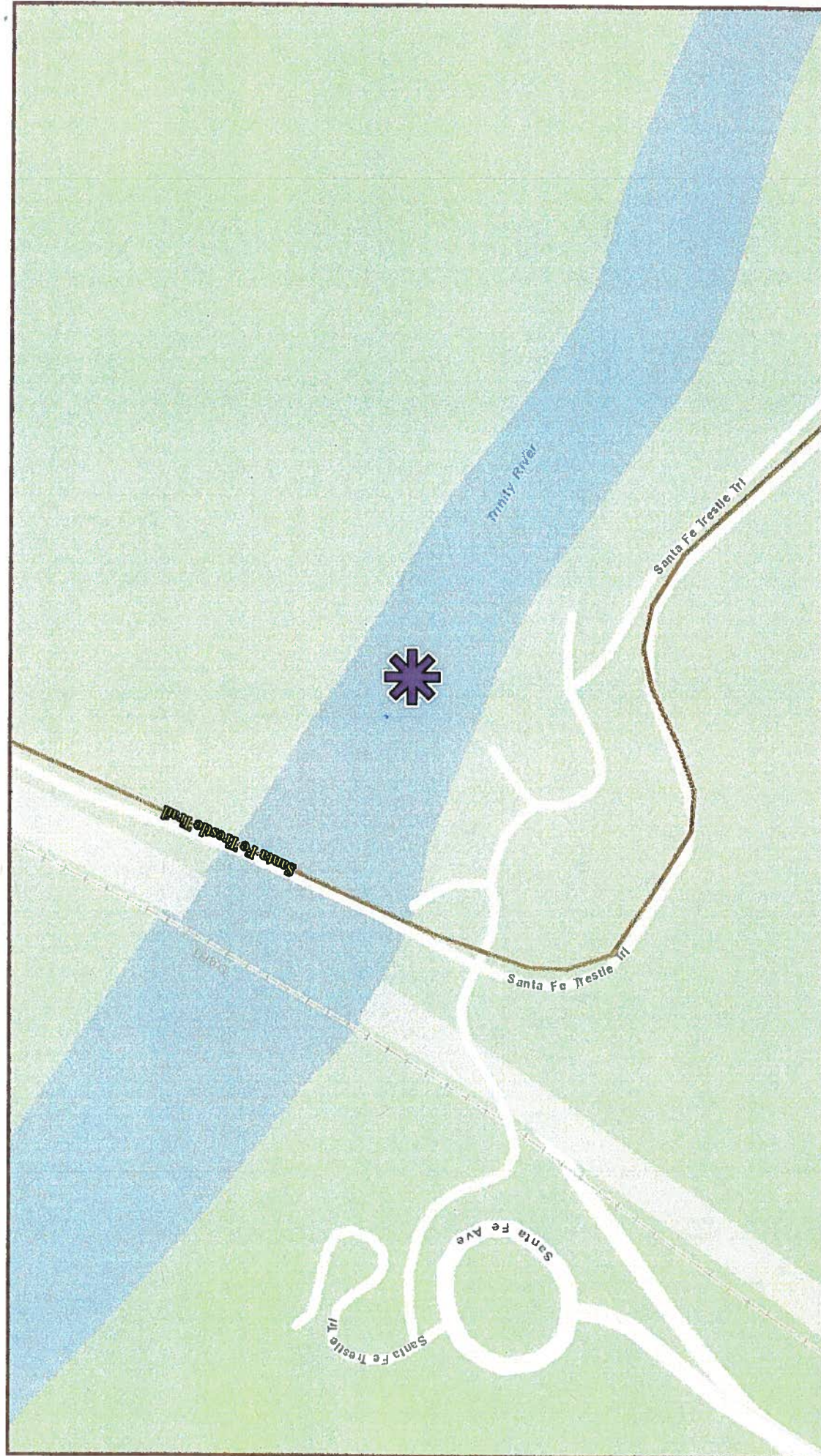
This item will be scheduled for City Council approval on June 14, 2017.

STAFF RECOMMENDATION

Staff recommends selection of the preferred option by the Park and Recreation Board for consideration by the City Council.

MAP

Attached



0 30 60 120 180 Feet



Trinity Standing Wave
 (Trinity River Northeast of Santa Fe Ave)

MapSCO
 55 C

District
 4,7

February 16, 2017