

**AUGUST 12, 2015 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated August 12, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

8-7-15

Date



Jeanne Chipperfield
Chief Financial Officer

8-7-2015

Date

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CITY SECRETARY
DALLAS, TEXAS

ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, AUGUST 12, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 81

CONSENT ADDENDUM

Items 1 - 8

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 82 - 102
Addendum Items 9 - 11

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 103 - 141

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 12, 2015
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion regarding performance evaluation of City Secretary Rosa A. Rios.

CONSENT ADDENDUM

Business Development & Procurement Services

1. Authorize **(1)** the rejection of the only bid received for liquid ferrous iron salt; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

Fire

2. Authorize a two-year contract, with one two-year renewal option, with the Physicians for Children d/b/a Children's Health Pediatric Group (CHPG) for Mobile Community Healthcare Program services related to CHPG's coordinated care of high-risk patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2017 - Estimated Annual Revenue: \$50,000
3. Authorize a one-year contract, with three one-year renewal options, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Delivery System Reform Incentive Program (DSRIP) patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$225,000
4. Authorize a one-year contract, with one two-year renewal option, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Network Access Improvement Program (NAIP) Medicaid patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$340,000

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 12, 2015**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department

Katy Trail Phase VI

Note: Addendum Item Nos. 5, 6 and 7 must be considered collectively.

5. * Authorize **(1)** amendments to Resolution Nos. 11-1700, 11-3258, 12-3059 and 12-3060 to revise the source of funds for the contracts to design and construct the Katy Trail Phase VI; and **(2)** authorize the reallocation of the project specific funds from Dallas County and Regional Toll Revenue to the construction phase of the project - Financing: 2006 Bond Funds (\$7,294,809), decrease Capital Projects Reimbursement Funds (\$814,809) and Regional Toll Revenue II Funds (\$6,480,000)
6. * Authorize Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$422,703, from \$2,582,793 to \$3,005,496 - Financing: 2006 Bond Funds
7. * Authorize a contract with Rebcon, Inc., lowest responsible bidder of two for construction of a concrete trail and pedestrian bridges for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$11,611,578 - Financing: Regional Toll Revenue II Funds (\$6,480,000), Capital Projects Reimbursement Funds (\$1,000,000) and General Obligation Commercial Paper Funds (\$4,131,578)

Sustainable Development and Construction

Note: This item must be heard and considered collectively with Agenda Item Nos. 54 and 55

8. An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonett Streets, and Bedford Avenue, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 74,366 square feet of land, located near the intersection of Singleton Boulevard and Herbert Street, authorizing the quitclaim and providing for the dedication of approximately 70,812 square feet of land needed for right-of-way and approximately 3,418 square feet of land for a temporary public access easement - Revenue: \$55,087, plus the \$20 ordinance publication fee

**ADDENDUM
CITY COUNCIL MEETING
AUGUST 12, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

City Secretary's Office

9. A resolution designating absences by former Councilmember Dwaine Caraway as being for "Official City Business" - Financing: No cost consideration to the City

Human Resources

10. Authorize an increase in the annual base salary of City Secretary Rosa Rios, in an amount to be determined by the City Council plus the associated pension contribution and Medicare payments, effective _____ 2015 - Financing: Current Funds

Mayor and City Council

11. Direct reprogramming of \$47,700,000 of 1998 Bond Proposition 11 funds from the remaining Trinity Lakes and Trinity Parkway projects funding and not currently encumbered to other flood control projects related to the Trinity River Corridor as approved by the bond election - Financing: This action has no cost consideration to the City
Recommendation of Staff: Staff continues to support the Balanced Vision Plan adopted by the City Council on December 8, 2003, by Resolution No. 03-3391 and refined by Resolution 04-1252. It sets out a number of flood control, environmental, recreational, and mobility improvement projects. After nearing completion of first priority flood control projects, Council's most recent direction (via a Council approved engineering design contract) was to proceed with Phase 1 of the Urban Lakes. Keeping the funds in the designated project schedule is in keeping with these objectives and therefore, recommended.

DELETION:

Sustainable Development and Construction

74. An ordinance amending Chapter 54, "Dallas Plumbing Code," of the Dallas City Code, as amended, by amending the maximum allowable lead content in pipes, pipe fittings, plumbing fittings and fixtures; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date - Financing: No cost consideration to the City

ADDENDUM DATE August 12, 2015

ITEM	IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	
1			N/A	C	PBD	NC	NA	NA	Authorize (1) the rejection of the only bid received for liquid ferrous iron salt; and (2) the re-advertisement for new bids - Financing: No cost consideration to the City
2			All	C	FIR	REV \$50,000	NA	NA	Authorize a two-year contract, with one two-year renewal option, with the Physicians for Children d/b/a Children's Health Pediatric Group (CHPG) for Mobile Community Healthcare Program services related to CHPG's coordinated care of high-risk patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2017 - Estimated Annual Revenue: \$50,000
3			All	C	FIR	REV \$225,000	NA	NA	Authorize a one-year contract, with three one-year renewal options, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Delivery System Reform Incentive Program (DSRIP) patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$225,000
4			All	C	FIR	REV \$340,000	NA	NA	Authorize a one-year contract, with one two-year renewal option, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Network Access Improvement Program (NAIP) Medicaid patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$340,000
5			14	C	PBW	NC	NA	NA	Authorize (1) amendments to Resolution Nos. 11-1700, 11-3258, 12-3059 and 12-3060 to revise the source of funds for the contracts to design and construct the Katy Trail Phase VI; and (2) authorize the reallocation of the project specific funds from Dallas County and Regional Toll Revenue to the construction phase of the project - Financing: 2006 Bond Funds (\$7,294,809), decrease Capital Projects Reimbursement Funds (\$814,809) and Regional Toll Revenue II Funds (\$6,480,000)
6			14	C	PBW	\$422,703.00	99.53%	11.70%	Authorize Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$422,703, from \$2,582,793 to \$3,005,496 - Financing: 2006 Bond Funds
7			14	C	PBW	\$11,611,577.46	88.40%	11.35%	Authorize a contract with Rebcon, Inc., lowest responsible bidder of two for construction of a concrete trail and pedestrian bridges for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$11,611,578 - Financing: Regional Toll Revenue II Funds (\$6,480,000), Capital Projects Reimbursement Funds (\$1,000,000) and General Obligation Commercial Paper Funds (\$4,131,578)
8			6	C	DEV	REV \$55,087	NA	NA	An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonett Streets, and Bedford Avenue, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 74,366 square feet of land, located near the intersection of Singleton Boulevard and Herbert Street, authorizing the quitclaim and providing for the dedication of approximately 70,812 square feet of land needed for right-of-way and approximately 3,418 square feet of land for a temporary public access easement - Revenue: \$55,087, plus the \$20 ordinance publication fee
9			N/A	I	SEC	NC	NA	NA	A resolution designating absences by former Councilmember Dwaine Caraway as being for "Official City Business" - Financing: No cost consideration to the City
10			N/A	I	HRD	NC	NA	NA	Authorize an increase in the annual base salary of City Secretary Rosa Rios, in an amount to be determined by the City Council plus the associated pension contribution and Medicare payments, effective _____ 2015 - Financing: Current Funds
11			All	I	MCC	NC	NA	NA	Direct reprogramming of \$47,700,000 of 1998 Bond Proposition 11 funds from the remaining Trinity Lakes and Trinity Parkway projects funding and not currently encumbered to other flood control projects related to the Trinity River Corridor as approved by the bond election - Financing: This action has no cost consideration to the City

TOTAL \$12,034,280.46

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): N/A
DEPARTMENT: Business Development & Procurement Services
CMO: Jeanne Chipperfield, 670-7804
MAPSCO: N/A

SUBJECT

Authorize **(1)** the rejection of the only bid received for liquid ferrous iron salt; and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of the only bid received for solicitation BP1508 for a three-year master agreement for liquid ferrous iron salt. After additional research, Business Development & Procurement Services (BDPS) has determined better pricing can be obtained through rebidding. Therefore, it would be more advantageous to the City to reject the bid and re-advertise for new bids.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

August 12, 2015

WHEREAS, on July 15, 2015, one bid was received for liquid ferrous iron salt; and,

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject the only bid that was received for liquid ferrous iron salt;

NOW, THEREFORE,

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

SECTION 1. That the only bid received for liquid ferrous iron salt is hereby rejected and authorization to solicit new bids is granted.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Public Safety
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize a two-year contract, with one two-year renewal option, with the Physicians for Children d/b/a Children’s Health Pediatric Group (CHPG) for Mobile Community Healthcare Program services related to CHPG’s coordinated care of high-risk patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2017 - Estimated Annual Revenue: \$50,000

BACKGROUND

This item is on the addendum to allow additional time for contract and supporting documentation review between the City Attorney's Office and the legal staff at Physicians for Children d/b/a Children’s Health Pediatric Group (CHPG).

The Dallas Fire-Rescue Department (DFR) Mobile Community Healthcare Program (MCHP) officially began service delivery in March of 2014. This program has been designed to provide healthcare system navigation, education and psycho-social service assistance to a targeted group of high-frequency 911 patients through scheduled in-home visits. MCHP paramedics identify critical areas of need for these individuals and work with an extensive network of community providers to meet those identified needs. These needs may include housing, psycho-social services access, food, medicine, and transportation to physician appointments, access to primary health care and a range of other issues.

Due to healthcare reform initiatives, hospital-based healthcare providers are seeking solutions to a number of challenges. Among these are readmission penalties and the cost of healthcare delivery for high-frequent utilizers of their emergency department. Through contractual arrangements the DFR MCHP is uniquely positioned to assist these providers with filling certain existing gaps in the healthcare delivery process. Using practices that have been developed and honed over the past eighteen months, this program is now poised to begin providing critical services aimed at the reduction of healthcare spending and penalties for these hospital-based providers and a select number of their identified high-risk patients.

BACKGROUND (Continued)

Children's Health Pediatric Group (CHPG) operates not-for profit pediatric primary care community clinics and therein provides health care services for persons in need of such services; and on November 12, 2014, the Dallas City Council approved Ordinance No. 29544 amending Chapter 15D of the Dallas City Code of Ordinances which, among other things, expanded the role and services provided by Dallas Fire-Rescue Department paramedics to include the implementation of a Mobile Community Healthcare Program ("MCHP") that provides appropriate medical interventions to certain individuals at their residences who routinely and frequently call 911 requesting emergency medical services. Children's desires to utilize the City's MCHP services to better serve the health care needs of its care-coordinated patient population through the provision of home visits to monitor the health of and provide specific healthcare and preventative services to patients at high-risk for readmission or revisit the emergency department in order to reduce the aggregate number of readmissions and revisits of such patients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on August 10, 2015.

FISCAL INFORMATION

Estimated Annual Revenue: \$50,000

OWNER

Physicians for Children d/b/a Children's Health Pediatric Group (CHPG)

Christopher J. Durovich, President & Chief Executive Officer, CHST

August 12, 2015

WHEREAS, the City of Dallas Fire-Rescue Department operates the Mobile Community Healthcare Program Services (MCHP) for the City; and

WHEREAS, Children's Health Pediatric Group (CHPG) operates not-for profit pediatric primary care community clinics and therein provides health care services for persons in need of such services; and

WHEREAS, on November 12, 2014, the Dallas City Council approved Ordinance No. 29544 amending Chapter 15D of the Dallas City Code of Ordinances which, among other things, expanded the role and services provided by Dallas Fire-Rescue Department paramedics to include the implementation of a Mobile Community Healthcare Program ("MCHP") that provides appropriate medical interventions to certain individuals at their residences who routinely and frequently call 911 requesting emergency medical services; and

WHEREAS, the City's MCHP services are designed to: (1) support efficient and effective emergency medical services within the City of Dallas; (2) provide health education to City of Dallas residents; (3) assess living environments that may be dangerous or detrimental to a citizen's health and could contribute to an emergency situation; and (4) evaluate medical needs and provide the appropriate medical interventions; and

WHEREAS, it is well documented that patients who have no primary care physician are frequently seen for episodic care in the ED and providing these patient with an alternative primary care option for routine and urgent care is a viable method to decrease ED utilization for non-emergencies; and

WHEREAS, the City's MCHP services are designed to: (1) support efficient and effective emergency medical services within the City of Dallas; (2) provide health education to City of Dallas residents; (3) assess living environments that may be dangerous or detrimental to a citizen's health and could contribute to an emergency situation; and (4) respond to certain emergency medical situations by providing vaccinations and immunizations; and

WHEREAS, the Hospital desires to utilize the City's MCHP services to better serve the health care needs of its care-coordinated patient population through the provision of home visits to monitor the health of and provide specific healthcare and preventative services to patients at high-risk for readmission or revisit the ED in order to reduce the aggregate number of readmissions and revisits of such patients; and

WHEREAS, it is advantageous for both the City and UTSW to enter into such a contract so that cost-effective care may be provided to high-risk pediatric patients.

August 12, 2015

NOW, THEREFORE,

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

SECTION 1. That the City Manager is hereby authorized to enter into a two-year contract, with one two-year renewal options, with the Physicians for Children d/b/a Children's Health Pediatric Group (CHPG) upon approval as to form by the City Attorney. This contract will be for the services provided by Dallas Fire-Rescue through its Mobile Community Healthcare Program for the period August 12, 2015 through August 11, 2017.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit funds from Children's Health Pediatric Group (CHPG) in the estimated annual amount of \$50,000 in Fund 0001, Department DFD, Unit ER90, Revenue Source 7564.

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

KEY FOCUS AREA: Public Safety
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize a one-year contract, with three one-year renewal options, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Delivery System Reform Incentive Program (DSRIP) patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$225,000

BACKGROUND

This item is on the addendum to allow additional time for contract and supporting documentation review to be finalized between the City Attorney's Office and the legal staff at the University of Texas Southwestern Medical Center at Dallas.

The Dallas Fire-Rescue Department (DFR) Mobile Community Healthcare Program (MCHP) officially began service delivery in March of 2014. This program has been designed to provide healthcare system navigation, education and psycho-social service assistance to a targeted group of high-frequency 911 patients through scheduled in-home visits. MCHP paramedics identify critical areas of need for these individuals and work with an extensive network of community providers to meet those identified needs. These needs may include housing, psycho-social services access, food, medicine, transportation to physician appointments, access to primary health care and a range of other issues.

Due to healthcare reform initiatives, hospital-based healthcare providers are seeking solutions to a number of challenges. Among these are readmission penalties and the cost of healthcare delivery for high-frequent utilizers of their emergency department. Through contractual arrangements the DFR MCHP is uniquely positioned to assist these providers with filling certain existing gaps in the healthcare delivery process. Using practices that have been developed and honed over the past eighteen months, this program is now poised to begin providing critical services aimed at the reduction of healthcare spending and penalties for these hospital-based providers and a select number of their identified high-risk patients.

BACKGROUND (Continued)

The University of Texas Southwestern Medical Center (UTSW) at Dallas is participating in the 1115 Waiver and has received approval to implement a project under the Delivery System Reform Incentive Program (“DSRIP”) component of the 1115 Waiver; and the project is designed to implement a patient navigator system in the Hospital’s Emergency Department (“ED”) to assist patients with special needs and patients without a primary care provider in connecting with the necessary provider in order to decrease the number of patients seen in the ED who do not have an identified primary care physician in the UTSW electronic health records; desires to utilize the City’s MCHP services to better serve the health care needs of its care-coordinated patient population through the provision of home visits to monitor the health of and provide specific healthcare and preventative services to patients at high-risk for readmission or revisit the ED in order to reduce the aggregate number of readmissions and revisits of such patients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on August 10, 2015.

FISCAL INFORMATION

Estimated Annual Revenue: \$225,000

OWNER

The University of Texas Southwestern Medical Center at Dallas

Daniel K. Podolsky, M.D., Ph.D., President, UTSWMCD

August 12, 2015

WHEREAS, the City of Dallas Fire-Rescue Department operates the Mobile Community Healthcare Program Services (MCHP) for the City; and

WHEREAS, the University of Texas Southwestern Medical Center (UTSW) at Dallas is participating in the 1115 Waiver and has received approval to implement a project under the Delivery System Reform Incentive Program (“DSRIP”) component of the 1115 Waiver; and

WHEREAS, the project is designed to implement a patient navigator system in the Hospital’s Emergency Department (“ED”) to assist patients with special needs and patients without a primary care provider in connecting with the necessary provider in order to decrease the number of patients seen in the ED who do not have an identified primary care physician in the UTSW electronic health records; and

WHEREAS, it is well documented that patients who have no primary care physician are frequently seen for episodic care in the ED and providing these patient with an alternative primary care option for routine and urgent care is a viable method to decrease ED utilization for non-emergencies; and

WHEREAS, the City’s MCHP services are designed to: (1) support efficient and effective emergency medical services within the City of Dallas; (2) provide health education to City of Dallas residents; (3) assess living environments that may be dangerous or detrimental to a citizen’s health and could contribute to an emergency situation; and (4) respond to certain emergency medical situations by providing vaccinations and immunizations; and

WHEREAS, the Hospital desires to utilize the City’s MCHP services to better serve the health care needs of its care-coordinated patient population through the provision of home visits to monitor the health of and provide specific healthcare and preventative services to patients at high-risk for readmission or revisit the ED in order to reduce the aggregate number of readmissions and revisits of such patients; and

WHEREAS, it is advantageous for both the City and UTSW to enter into such a contract so that cost-effective care may be provided to high-risk patients.

NOW, THEREFORE,

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

August 12, 2015

SECTION 1. That the City Manager is hereby authorized to enter into a one-year contract, with three one-year renewal options, with The University of Texas Southwestern Medical Center at Dallas upon approval as to form by the City Attorney. This contract will be for the services provided by Dallas Fire-Rescue through its Mobile Community Healthcare Program for the period August 12, 2015 through August 11, 2016.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit funds from The University of Texas Southwestern Medical Center at Dallas in the estimated annual amount of \$225,000 in Fund 0001, Department DFD, Unit ER90, Revenue Source 7564.

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

KEY FOCUS AREA: Public Safety
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Fire
CMO: Eric Campbell, 670-3255
MAPSCO: N/A

SUBJECT

Authorize a one-year contract, with one two-year renewal option, with the University of Texas Southwestern Medical Center (UTSW) at Dallas for Mobile Community Healthcare Program services related to UTSW's Network Access Improvement Program (NAIP) Medicaid patients, to be provided by the Dallas Fire-Rescue Department for the period August 12, 2015 through August 11, 2016 - Estimated Annual Revenue: \$340,000

BACKGROUND

This item is on the addendum to allow additional time for a contract and supporting documentation review to be finalized between the City Attorney's Office and the legal staff at the University of Texas Southwestern Medical Center at Dallas.

The Dallas Fire-Rescue Department (DFR) Mobile Community Healthcare Program (MCHP) officially began service delivery in March of 2014. This program has been designed to provide healthcare system navigation, education and psycho-social service assistance to a targeted group of high-frequency 911 patients through scheduled in-home visits. MCHP paramedics identify critical areas of need for these individuals and work with an extensive network of community providers to meet those identified needs. These needs may include housing, psycho-social services access, food, medicine, transportation to physician appointments, access to primary health care and a range of other issues.

Due to healthcare reform initiatives, hospital-based healthcare providers are seeking solutions to a number of challenges. Among these are readmission penalties and the cost of healthcare delivery for high-frequent utilizers of their emergency department. Through contractual arrangements the DFR MCHP is uniquely positioned to assist these providers with filling certain existing gaps in the healthcare delivery process. Using practices that have been developed and honed over the past eighteen months, this program is now poised to begin providing critical services aimed at the reduction of healthcare spending and penalties for these hospital-based providers and a select number of their identified high-risk patients.

BACKGROUND (Continued)

The University of Texas Southwestern Medical Center (UTSW) at Dallas provides an NAIP program for Medicaid patients; and it is advantageous for both the City and UTSW to enter into such a contract so that cost-effective care may be provided to high-risk Medicaid patients.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Public Safety Committee on August 10, 2015.

FISCAL INFORMATION

Estimated Annual Revenue: \$340,000

OWNER

The University of Texas Southwestern Medical Center at Dallas

Daniel K. Podolsky, M.D., Ph.D., President, UTSWMCD

August 12, 2015

WHEREAS, the City of Dallas Fire-Rescue Department operates the Mobile Community Healthcare Program Services (MCHP) for the City; and

WHEREAS, the University of Texas Southwestern Medical Center (UTSW) at Dallas provides an NAIP program for Medicaid patients; and

WHEREAS, it is advantageous for both the City and UTSW to enter into such a contract so that cost-effective care may be provided to high-risk Medicaid patients.

NOW, THEREFORE,

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

SECTION 1. That the City Manager is hereby authorized to enter into a one-year contract, with one two year renewal options, with The University of Texas Southwestern Medical Center at Dallas upon approval as to form by the City Attorney. This contract will be for the services provided by Dallas Fire-Rescue through its Mobile Community Healthcare Program for the period August 12, 2015 through August 11, 2016.

SECTION 2. That the Chief Financial Officer is hereby authorized to deposit funds from The University of Texas Southwestern Medical Center at Dallas in the estimated annual amount of \$340,000 in Fund 0001, Department DFD, Unit ER90, Revenue Source 7564.

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 14
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 36 J

SUBJECT

Katy Trail Phase VI

- * Authorize **(1)** amendments to Resolution Nos. 11-1700, 11-3258, 12-3059 and 12-3060 to revise the source of funds for the contracts to design and construct the Katy Trail Phase VI; and **(2)** authorize the reallocation of the project specific funds from Dallas County and Regional Toll Revenue to the construction phase of the project - Financing: 2006 Bond Funds (\$7,294,809), decrease Capital Projects Reimbursement Funds (\$814,809) and Regional Toll Revenue II Funds (\$6,480,000)
- * Authorize Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$422,703, from \$2,582,793 to \$3,005,496 - Financing: 2006 Bond Funds
- * Authorize a contract with Rebcon, Inc., lowest responsible bidder of two for construction of a concrete trail and pedestrian bridges for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$11,611,578 - Financing: Regional Toll Revenue II Funds (\$6,480,000), Capital Projects Reimbursement Funds (\$1,000,000) and General Obligation Commercial Paper Funds (\$4,131,578)

BACKGROUND

This item is submitted as an addendum item because it is necessary to award this construction contract in order to have the construction begin in October 2015 to minimize impacts to the surrounding businesses and DART on their planned events and access. Delaying or deferring this item will delay the construction of the Katy Trail Phase VI.

BACKGROUND (Continued)

Bids were received on June 11, 2015 for construction of the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street. This action will authorize a construction contract with Rebcon, Inc. for the construction of concrete trail pavement and two pedestrian bridges. This action will also authorize Supplemental Agreement No. 7 to the contract with HNTB Corporation to provide engineering services necessary during construction.

The Katy Trail Phase VI project will construct approximately 0.65 miles of hike and bike trail. It also includes two pedestrian bridges over Mockingbird Lane and the Dallas Area Rapid Transit (DART) light rail Redline tracks near Twin Sixties Drive. Once completed, it will be part of Katy Trail going south towards the American Airline Center and going east towards White Rock Lake. The total project costs including design, construction, right-of-way, and utilities are estimated at \$16,798,284.16 of which \$9,318,284.16 is to be funded by the City, \$6,480,000 is to be funded by the Regional Toll Revenue (RTR), and \$1,000,000 is to be funded by Dallas County.

Rebcon, Inc. has no completed contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2009
Completed Design	March 2011
Begin Construction	October 2015
Complete Construction	January 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized TEA-21's First Call for Projects on April 28, 1999, by Resolution No. 99-1459.

Authorized STEP's Call for Projects on May 23, 2001, by Resolution No. 01-1667.

Authorized a professional services contract with Washington Infrastructure Services, Inc. on October 10, 2001, by Resolution No. 01-3024.

Authorized an Interlocal Agreement with the Texas Department of Transportation on October 10, 2001, by Resolution No. 01-3025.

Authorized Supplemental Agreement No. 1 to the contract with Washington Infrastructure Services, Inc. on April 24, 2002, by Resolution No. 02-1346.

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

Authorized Supplemental Agreement No. 2 to the contract with Washington Infrastructure Services, Inc. on December 11, 2002, by Resolution No. 02-3488.

Authorized a professional services contract with HNTB Corporation on November 8, 2006, by Resolution No. 06-3064.

Authorized a Local Project Advanced Funding Agreement with the Texas Department of Transportation on November 8, 2006, by Resolution No. 06-3065.

Authorized Supplemental Agreement No. 1 to the professional services contract with HNTB Corporation on February 25, 2009, by Resolution No. 09-0548.

Authorized Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation on August 11, 2010, by Resolution No. 10-1971.

Authorized an agreement with Atmos Energy Corporation, Inc. on June 8, 2011, by Resolution No. 11-1523.

Authorized a license agreement with DART on June 22, 2011, by Resolution No. 11-1697.

Authorized termination of the existing Interlocal Agreement with the Texas Department of Transportation on June 22, 2011, by Resolution No. 11-1698.

Authorized a Project Specific Agreement with Dallas County and receipt of funds from Dallas County on June 22, 2011, by Resolution No. 11-1699.

Authorized a contract with AUI Contractors, LLC for construction on June 22, 2011, by Resolution No. 11-1700.

Authorized Supplemental Agreement No. 3 to the professional services contract with HNTB Corporation on December 14, 2011, by Resolution No. 11-3258.

On December 7, 2012, the Transportation and Environment Committee was briefed by memo.

Authorized Supplemental Agreement No. 4 to the professional services contract with HNTB Corporation on December 12, 2012, by Resolution No. 12-3059.

Authorized Change Order No. 1 to the construction contract with AUI Contractors, LLC on December 12, 2012, by Resolution No. 12-3060.

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

Authorized an amendment to a previously approved agreement with Atmos Energy Corporation on April 10, 2013, by Resolution No. 13-0672.

Authorized an agreement with Oncor Electric Delivery Company, LLC on April 10, 2013, by Resolution No. 13-0673.

Information about this item will be provided to the Transportation and Trinity River Projects Committee on August 10, 2015.

FISCAL INFORMATION

Regional Toll Revenue II Funds - \$6,480,000.00
Capital Projects Reimbursement Funds - \$1,000,000.00
General Obligation Commercial Paper Funds - \$4,131,577.46
2006 Bond Funds - \$422,703.00

Design	\$ 2,582,793.00
Supplemental Agreement No. 7 (this action)	\$ 422,703.00
Construction (this action)	\$ 11,611,577.46
Right-of-way	\$ 1,171,520.00
DART	\$ 100,000.00
Utilities (including billboard removal)	\$ 734,283.39
TxDOT Payment	<u>\$ 175,407.31</u>
 Total Project Cost	 \$ 16,798,284.16

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

HNTB Corporation

Hispanic Female	1	Hispanic Male	1
African-American Female	2	African-American Male	1
Other Female	0	Other Male	9
White Female	21	White Male	47

ETHNIC COMPOSITION (Continued)

Rebcon, Inc.

Hispanic Female	0	Hispanic Male	60
African-American Female	1	African-American Male	1
Other Female	0	Other Male	0
White Female	1	White Male	9

BID INFORMATION

The following bids with quotes were received and opened on June 11, 2015:

*Denotes successful bidder(s)

BIDDERS

BID AMOUNT

*Rebcon, Inc. 1868 W. Northwest Highway Dallas, Texas 75220	\$ 11,611,577.46
Gibson and Associates, Inc.	\$ 12,787,118.40

OWNER(S)

HNTB Corporation

Michael Hegarty, Vice President

Rebcon, Inc.

Robert C. Bibby, President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$422,703, from \$2,582,793 to \$3,005,496 - Financing: 2006 Bond Funds

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

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$420,703.00	99.53%
Non-local contracts	\$2,000.00	0.47%
TOTAL THIS ACTION	<u>\$422,703.00</u>	<u>100.00%</u>

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Urban Engineers Group	HFDB62721Y0715	\$6,000.00	1.43%
Total Minority - Local		<u>\$6,000.00</u>	<u>1.43%</u>

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Yaggi Engineering	WFWB64778N0417	\$2,000.00	100.00%
Total Minority - Non-local		<u>\$2,000.00</u>	<u>100.00%</u>

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$6,000.00	1.42%	\$109,706.00	3.65%
Asian American	\$0.00	0.00%	\$204,114.00	6.79%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$2,000.00	0.47%	\$37,970.00	1.26%
Total	<u>\$8,000.00</u>	<u>1.89%</u>	<u>\$351,790.00</u>	<u>11.70%</u>

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Rebcon, Inc., lowest responsible bidder of two for construction of a concrete trail and pedestrian bridges for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street - Not to exceed \$11,611,578 - Financing: Regional Toll Revenue II Funds (\$6,480,000), Capital Projects Reimbursement Funds (\$1,000,000) and General Obligation Commercial Paper Funds (\$4,131,578)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$10,264,505.77	88.40%
Total non-local contracts	\$1,347,071.69	11.60%
TOTAL CONTRACT	\$11,611,577.46	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
RG Painting	BMDB74881Y0516	\$2,401.50	0.02%
West Texas Rebar Placers	HMDB16309Y0416	\$42,707.25	0.42%
CT & S Metalworks	WFDB63033Y0915	\$729,974.50	7.11%
Total Minority - Local		\$775,083.25	7.55%

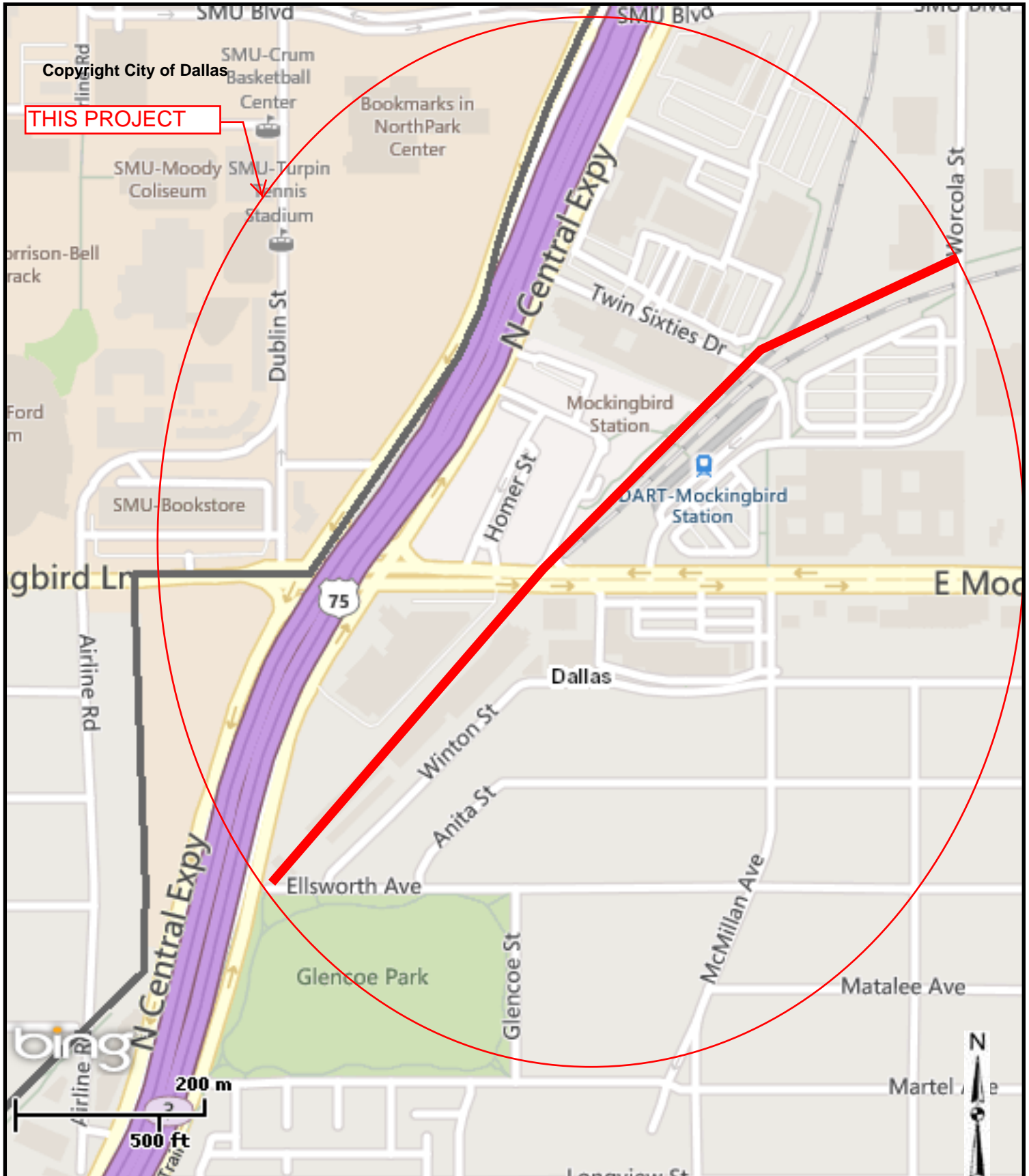
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Road Master Striping	HMDB64683Y0316	\$9,195.10	0.68%
Mobile Enterprises	WFWB25692N1115	\$283,792.50	21.07%
Ricochet Fuel	WFWB63913Y0117	\$200,000.00	14.85%
Buyers Barricades	WFDB24016Y0516	\$40,615.40	3.02%
Latham Fence	WFWB25353N0915	\$9,055.00	0.67%
Total Minority - Non-local		\$542,658.00	40.28%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$2,401.50	0.02%	\$2,401.50	0.02%
Hispanic American	\$42,707.25	0.42%	\$51,902.35	0.45%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$729,974.50	7.11%	\$1,263,437.40	10.88%
Total	<u>\$775,083.25</u>	<u>7.55%</u>	<u>\$1,317,741.25</u>	<u>11.35%</u>

KATY TRAIL EXTENSION PHASE VI



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THIS PROJECT

MAPSCO 36J

August 12, 2015

WHEREAS, on June 22, 2011, Resolution No. 11-1700 authorized a construction contract with AUI Contractors, LLC, for the Katy Trail Phase VI in an amount not to exceed \$6,974,628.44; and,

WHEREAS, on December 14, 2011, Resolution No. 11-3258 authorized Supplemental Agreement No. 3 to the professional services contract with HNTB Corporation to provide additional engineering design services related to construction oversight of the Mockingbird Lane Bridge for Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$461,890.00; and,

WHEREAS, on December 12, 2012, Resolution No. 12-3059 authorized Supplemental Agreement No. 4 to the professional services contract with HNTB Corporation to provide additional engineering design services related to partial realignment of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$138,842.00, from \$2,343,984 to \$2,482,826.00; and,

WHEREAS, on December 12, 2012, Resolution No. 12-3060 authorized Change Order No. 1 to the contract with AUI Contractors, LLC to provide for material and labor cost escalations associated with the construction of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$534,257.02, from \$6,974,628.44 to \$7,508,885.46; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0672 authorized an amendment to Resolution No. 11-1523, previously approved on June 8, 2011 which authorized an agreement with Atmos Energy Corporation for relocation of a gas pipeline for Katy Trail Phase VI in an amount not to exceed \$389,164.00; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0673 authorized an agreement with Oncor Electric Delivery Company LLC for relocation of electric facilities for Katy Trail Phase VI with payment in an amount not to exceed \$235,427.00; and,

WHEREAS, the construction contract with AUI Contractors, LLC for the Katy Trail Phase VI, previously awarded on June 22, 2011, by Resolution No. 11-1700 was terminated due to prolonged right-of-way acquisition, at the request of the contractor; and,

WHEREAS, it is now necessary to amend Resolution Nos. 11-1700, 11-3258, 12-3059 and 12-3060 to revise the source of funds for the contracts to design and construct the Katy Trail Phase VI and authorize the reallocation of the project specific funds from Dallas County and Regional Toll Revenue to the construction phase of the project.

August 12, 2015

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to amend Resolution Nos. 11-1700, 11-3258, 12-3059 and 12-3060 to revise the source of funds for the contracts to design and construct the Katy Trail Phase VI, after it has been approved as to form by the City Attorney as follows:

Resolution No. 11-1700

Street and Transportation Improvements Fund
 Fund 8T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$ 697,462.85

~~Capital Projects Reimbursement Fund~~

Street and Transportation Improvements Fund
~~Fund 0556~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$ 697,462.84

~~Regional Toll Revenue II Fund~~

Street and Transportation Improvements Fund
~~Fund S232~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$5,579,702.75

Resolution No. 11-3258

Street and Thoroughfare Improvements Fund
 Fund 3R22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 46,189.00

~~Capital Projects Reimbursement Fund~~

Street and Transportation Improvements Fund
~~Fund 0556~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 46,189.00

~~Regional Toll Revenue II Fund~~

Street and Transportation Improvements Fund
~~Fund S232~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 369,512.00

August 12, 2015

Resolution No. 12-3059

Street and Thoroughfare Improvements Fund
 Fund 8T22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 17,731.19

~~Capital Projects Reimbursement Fund~~

Street and Transportation Improvements Fund
~~Fund 0556~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 17,731.18

~~Regional Toll Revenue II Fund~~

Street and Transportation Improvements Fund
~~Fund S232~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4111, Program #PB06P653, CT PBW98N946E1
 Vendor #090096, in amount not to exceed \$ 103,379.63

Resolution No. 12-3060

Street and Thoroughfare Improvements Fund
 Fund 8T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$ 53,425.70

~~Capital Projects Reimbursement Fund~~

Street and Transportation Improvements Fund
~~Fund 0556~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$ 53,425.70

~~Regional Toll Revenue II Fund~~

Street and Transportation Improvements Fund
~~Fund S232~~ Fund 2T22, Department PBW, Unit P653, Act. INGV
 Obj. 4599, Program #PB06P653, CT PBW06P653H1
 Vendor #259651, in amount not to exceed \$ 427,405.62

Section 2. That the Chief Financial Officer is hereby authorized to reallocate the project specific funds from Dallas County and Regional Toll Revenue to the construction phase of the project.

August 12, 2015

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.

August 12, 2015

WHEREAS, on April 28, 1999, Resolution No. 99-1459 authorized the submission, acceptance and implementation of City of Dallas candidate projects for the Congestion Mitigation Air Quality Program (CMAQ); and,

WHEREAS, Katy Trail was accepted in March 2000, as a candidate project in the First Call for Projects in the Congestion Mitigation Air Quality Program (CMAQ) under the Transportation Equity Act of the 21st Century (TEA-21); and,

WHEREAS, on October 10, 2001, Resolution No. 01-3024 authorized a professional services contract with Washington Infrastructure Services, Inc. to provide engineering services for bicycle and pedestrian enhancements on Phase III of the Katy Trail extension from McCommas Boulevard at North Central Expressway to Sandhurst Street just west of Skillman Street and from Lyte Street at north Houston Street to Levee Street at Manufacturing Street in the amount of \$234,190.00; and,

WHEREAS, on October 10, 2001, Resolution No. 01-3025 authorized an Interlocal Agreement with the Texas Department of Transportation for design, right-of-way acquisition, utility relocations, and construction of bicycle and pedestrian enhancements for Phase III of the Katy Trail Extension; and,

WHEREAS, on April 24, 2002, Resolution No. 02-1346 authorized Supplemental Agreement No. 1 to the contract with Washington Infrastructure Services, Inc. in the amount of \$94,000.00; and,

WHEREAS, on December 11, 2002, Resolution No. 02-3488 authorized Supplemental Agreement No. 2 to the contract with Washington Infrastructure Services, Inc. in the amount of \$436,971; and,

WHEREAS, on November 8, 2006, Resolution No. 06-3064 authorized a professional services contract with HNTB Corporation to provide preliminary design services for Phase VI of the Katy Trail in the amount of \$265,748.00; and,

WHEREAS, on November 8, 2006, Resolution No. 06-3065 authorized a Local Project Advanced Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisitions, and construction of bicycle and pedestrian enhancements for the Katy Trail, Phase VI in the amount of \$20,000; and,

WHEREAS, on February 25, 2009, Resolution No. 09-0548 authorized Supplemental Agreement No. 1 to the professional services contract with HNTB Corporation to provide final design services for Phase VI of the Katy Trail in the amount of \$1,109,612.00, from \$265,748.00 to \$1,375,360.00; and,

August 12, 2015

WHEREAS, on August 11, 2010, Resolution No. 10-1971 authorized Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide design services for revisions to the pedestrian bridge design for Phase VI of the Katy Trail in an amount not to exceed \$506,734.00, increasing the contract from \$1,375,360.00 to \$1,882,094.00; and,

WHEREAS, the State of Texas has received money from the North Texas Tollway Authority for the SH 121 toll project, and, pursuant to the Transportation Code, 228.006, the State of Texas shall authorize the use of surplus revenue of a toll project for transportation project, highway project, or air quality project within the district of the Texas Department of Transportation (TxDOT) in which any part of the toll project is located; and,

WHEREAS, the Regional Transportation Council (RTC), which is the transportation policy body of the North Central Texas Council of Governments (NCTCOG) and a federally designated Metropolitan Planning Organization (MPO), was designated by the Texas Transportation Commission on October 26, 2006, to select and oversee projects to be financed using the Regional Toll Revenue (RTR) fund; and,

WHEREAS, in June 2010, the RTC approved to replace the federal CMAQ funds for the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street with RTR funds; and,

WHEREAS, the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street is now approved to receive \$6,480,000.00 from the RTR fund to be matched by \$1,620,000.00 of local funds from the City's 2006 Bond Program and Dallas County; and,

WHEREAS, in order to accept the RTR funds, the existing Interlocal Agreement with TxDOT for the use of federal CMAQ funds needs to be terminated; and,

WHEREAS, the City is required to pay TxDOT for their up-to-date engineering review cost at the termination of the agreement in the amount of \$194,000.00; and,

WHEREAS, on June 8, 2011, Resolution No. 11-1523 authorized an agreement with Atmos Energy Corporation for relocation of a gas pipeline in the vicinity of the Katy Trail Phase VI, and authorized payment to Atmos Energy Corporation in an amount not to exceed \$37,573.68; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1697 authorized a license agreement with DART for the use of its right-of-way to construct and maintain the proposed Phase VI of the Katy Trail extension and authorized Supplemental Agreement No. 9 to the Master Agreement with DART for the use of its right-of-way to construct and maintain the pedestrian bridges over Mockingbird Lane and the DART Light Rail Red Line track near Twin Sixties Drive; and,

August 12, 2015

WHEREAS, on June 22, 2011, Resolution No. 11-1698 authorized the termination of the previous Interlocal Agreement for the Katy Trail Phase VI, previously approved on November 8, 2006, by Resolution No. 06-3065, and authorized a new Advance Funding Agreement with TxDOT and receipt of payment for the Katy Trail Phase VI in the amount of \$6,480,00.000.00; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1699 authorized a Project Specific Agreement with Dallas County and receipt of payment from Dallas County for the County's share of project costs for the Katy Trail Phase VI in the amount of \$1,000,000.00; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1700 authorized a construction contract with AUI Contractors, LLC, for the Katy Trail Phase VI in an amount not to exceed \$6,974,628.44; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1700 authorized reprogramming of eleven projects associated with the City Lights development from the 2006 Bond Program to the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street in an amount not to exceed \$2,499,998.00, as follows: Live Oak Street from Cantegral Street to Texas Street (\$125,000), Texas Street from Bryan Street to Live Oak Street (\$200,000), Cantegral Street reconstruction (\$299,999), Cantegral Street / Texas Street traffic signalization (\$175,000), Cantegral Street streetscaping (\$360,000), Cantegral Street utility modifications (\$125,000), Good Latimer Street deceleration lane (\$250,000), Live Oak Street from Cantegral Street to Good Latimer Street (\$290,000), Live Oak Street left turn lane (\$175,000), Live Oak Street/ Good Latimer Street traffic signal modifications (\$99,999), and City Lights streetscaping (\$400,000); and,

WHEREAS, on December 14, 2011, Resolution No. 11-3258 authorized Supplemental Agreement No. 3 to the professional services contract with HNTB Corporation to provide additional engineering design services related to construction oversight of the Mockingbird Lane Bridge for Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$461,890.00, increasing the contract from \$1,882,094.00 to \$2,343,984.00; and,

WHEREAS, on December 12, 2012, Resolution No. 12-3059 authorized Supplemental Agreement No. 4 to the professional services contract with HNTB Corporation to provide additional engineering design services related to partial realignment of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$138,842.00, from \$2,343,984.00 to \$2,482,826.00; and,

August 12, 2015

WHEREAS, on December 12, 2012, Resolution No. 12-3060 authorized Change Order No. 1 to the contract with AUI Contractors, LLC to provide for material and labor cost escalations associated with the construction of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$534,257.02, from \$6,974,628.44 to \$7,508,885.46; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0672 authorized an amendment to Resolution No. 11-1523, previously approved on June 8, 2011 which authorized an agreement with Atmos Energy Corporation for relocation of a gas pipeline for Katy Trail Phase VI in an amount not to exceed \$389,164.00; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0673 authorized an agreement with Oncor Electric Delivery Company LLC for relocation of electric facilities for Katy Trail Phase VI with payment in an amount not to exceed \$235,427.00; and,

WHEREAS, on October 23, 2014, Administrative Action No. 14-1759 authorized Supplemental Agreement No. 5 to the professional services contract with HNTB Corporation to provide additional professional services during construction in an amount not to exceed \$49,989.00, increasing the contract from \$2,482,826.00 to \$2,532,815.00; and,

WHEREAS, on June 20, 2015, Administrative Action No. 15-1278 authorized Supplemental Agreement No. 6 to the professional services contract with HNTB Corporation to perform support services for the bidding process for Katy Trail Extension Phase VI in an amount not to exceed \$49,978.00, increasing the contract from \$2,532,815.00 to \$2,582,793.00; and,

WHEREAS, the construction contract with AUI Contractors, LLC for the Katy Trail Phase VI, previously awarded on June 22, 2011, by Resolution No. 11-1700 was terminated due to prolong right-of-way acquisition, at the request of the contractor; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI project from Ellsworth Avenue to Worcola in an amount not to exceed \$422,703.00, increasing the contract from \$2,582,793.00 to \$3,005,496.00.

August 12, 2015

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 7 to the professional services contract with HNTB Corporation to provide engineering services during construction for the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street in an amount not to exceed \$422,703.00, from \$2,582,793.00 to \$3,005,496.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund	
Fund 1T22, Dept. PBW, Unit P653, Act. INGV	
Obj. 4111, Program #PB06P653, CT PBW98N946E1	
Vendor #090096, in an amount not to exceed	\$422,703.00

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

August 12, 2015

WHEREAS, on April 28, 1999, Resolution No. 99-1459 authorized the submission, acceptance and implementation of City of Dallas candidate projects for the Congestion Mitigation Air Quality Program (CMAQ); and,

WHEREAS, Katy Trail was accepted in March 2000, as a candidate project in the First Call for Projects in the Congestion Mitigation Air Quality Program (CMAQ) under the Transportation Equity Act of the 21st Century (TEA-21); and,

WHEREAS, on October 10, 2001, Resolution No. 01-3024 authorized a professional services contract with Washington Infrastructure Services, Inc. to provide engineering services for bicycle and pedestrian enhancements on Phase III of the Katy Trail extension from McCommas Boulevard at North Central Expressway to Sandhurst Street just west of Skillman Street and from Lyte Street at north Houston Street to Levee Street at Manufacturing Street in the amount of \$234,190.00; and,

WHEREAS, on October 10, 2001, Resolution No. 01-3025 authorized an Interlocal Agreement with the Texas Department of Transportation for design, right-of-way acquisition, utility relocations, and construction of bicycle and pedestrian enhancements for Phase III of the Katy Trail Extension; and,

WHEREAS, on April 24, 2002, Resolution No. 02-1346 authorized Supplemental Agreement No. 1 to the contract with Washington Infrastructure Services, Inc. in the amount of \$94,000; and,

WHEREAS, on December 11, 2002, Resolution No. 02-3488 authorized Supplemental Agreement No. 2 to the contract with Washington Infrastructure Services, Inc. in the amount of \$436,971; and,

WHEREAS, on November 8, 2006, Resolution No. 06-3064 authorized a professional services contract with HNTB Corporation to provide preliminary design services for Phase VI of the Katy Trail in the amount of \$265,748.00; and,

WHEREAS, on November 8, 2006, Resolution No. 06-3065 authorized a Local Project Advanced Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisitions, and construction of bicycle and pedestrian enhancements for the Katy Trail, Phase VI in the amount of \$20,000; and,

WHEREAS, on February 25, 2009, Resolution No. 09-0548 authorized Supplemental Agreement No. 1 to the professional services contract with HNTB Corporation to provide final design services for Phase VI of the Katy Trail in the amount of \$1,109,612.00, from \$265,748.00 to \$1,375,360.00; and,

August 12, 2015

WHEREAS, on August 11, 2010, Resolution No. 10-1971 authorized Supplemental Agreement No. 2 to the professional services contract with HNTB Corporation to provide design services for revisions to the pedestrian bridge design for Phase VI of the Katy Trail in an amount not to exceed \$506,734.00, increasing the contract from \$1,375,360.00 to \$1,882,094.00; and,

WHEREAS, the State of Texas has received money from the North Texas Tollway Authority for the SH 121 toll project, and, pursuant to the Transportation Code, 228.006, the State of Texas shall authorize the use of surplus revenue of a toll project for transportation project, highway project, or air quality project within the district of the Texas Department of Transportation (TxDOT) in which any part of the toll project is located; and,

WHEREAS, the Regional Transportation Council (RTC), which is the transportation policy body of the North Central Texas Council of Governments (NCTCOG) and a federally designated Metropolitan Planning Organization (MPO), was designated by the Texas Transportation Commission on October 26, 2006, to select and oversee projects to be financed using the Regional Toll Revenue (RTR) fund; and,

WHEREAS, in June 2010, the RTC approved the replacement of federal CMAQ funds for the Katy Trail Phase VI from Ellsworth Street to Worcola Street with RTR funds; and,

WHEREAS, the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street is now approved to receive \$6,480,000.00 from the RTR fund to be matched by \$1,620,000.00 of local funds from the City's 2006 Bond Program and Dallas County; and,

WHEREAS, in order to accept the RTR funds, the existing Interlocal Agreement with TxDOT for the use of federal CMAQ funds needs to be terminated; and,

WHEREAS, the City is required to pay TxDOT for their up-to-date engineering review cost at the termination of the agreement in the amount of \$194,000.00; and,

WHEREAS, on June 8, 2011, Resolution No. 11-1523 authorized an agreement with Atmos Energy Corporation for relocation of a gas pipeline in the vicinity of the Katy Trail Phase VI, and authorized payment to Atmos Energy Corporation in an amount not to exceed \$37,573.68; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1697 authorized a license agreement with DART for the use of its right-of-way to construct and maintain the proposed Phase VI of the Katy Trail extension and authorized Supplemental Agreement No. 9 to the Master Agreement with DART for the use of its right-of-way to construct and maintain the pedestrian bridges over Mockingbird Lane and the DART Light Rail Red Line track near Twin Sixties Drive; and,

August 12, 2015

WHEREAS, on June 22, 2011, Resolution No. 11-1698 authorized the termination of the previous Interlocal Agreement for the Katy Trail Phase VI, previously approved on November 8, 2006, by Resolution No. 06-3065, and authorized a new Advance Funding Agreement with TxDOT and receipt of payment for the Katy Trail Phase VI in the amount of \$6,480,000.00; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1699 authorized a Project Specific Agreement with Dallas County and receipt of payment from Dallas County for the County's share of project costs for the Katy Trail Phase VI in the amount of \$1,000,000.00; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1700 authorized a construction contract with AUI Contractors, LLC, for the Katy Trail Phase VI in an amount not to exceed \$6,974,628.44; and,

WHEREAS, on June 22, 2011, Resolution No. 11-1700 authorized reprogram of eleven projects associated with the City Lights development from the 2006 Bond Program to the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street in an amount not to exceed \$2,499,998.00, as follows: Live Oak Street from Cantegral Street to Texas Street (\$125,000), Texas Street from Bryan Street to Live Oak Street (\$200,000), Cantegral Street reconstruction (\$299,999), Cantegral Street / Texas Street traffic signalization (\$175,000), Cantegral Street streetscaping (\$360,000), Cantegral Street utility modifications (\$125,000), Good Latimer Street deceleration lane (\$250,000), Live Oak Street from Cantegral Street to Good Latimer Street (\$290,000), Live Oak Street left turn lane (\$175,000), Live Oak Street/ Good Latimer Street traffic signal modifications (\$99,999), and City Lights streetscaping (\$400,000); and,

WHEREAS, on December 14, 2011, Resolution No. 11-3258 authorized Supplemental Agreement No. 3 to the professional services contract with HNTB Corporation to provide additional engineering design services related to construction oversight of the Mockingbird Lane Bridge for Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$461,890.00, increasing the contract from \$1,882,094.00 to \$2,343,984.00; and,

WHEREAS, on December 12, 2012, Resolution No. 12-3059 authorized Supplemental Agreement No. 4 to the professional services contract with HNTB Corporation to provide additional engineering design services related to partial realignment of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$138,842.00, from \$2,343,984.00 to \$2,482,826.00; and,

August 12, 2015

WHEREAS, on December 12, 2012, Resolution No. 12-3060 authorized Change Order No. 1 to the contract with AUI Contractors, LLC to provide for material and labor cost escalations associated with the construction of Phase VI of the Katy Trail from Ellsworth Avenue to Worcola Street in an amount not to exceed \$534,257.02, from \$6,974,628.44 to \$7,508,885.46; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0672 authorized an amendment to Resolution No. 11-1523, previously approved on June 8, 2011 which authorized an agreement with Atmos Energy Corporation for relocation of a gas pipeline for Katy Trail Phase VI in an amount not to exceed \$389,164.00; and,

WHEREAS, on April 10, 2013, Resolution No. 13-0673 authorized an agreement with Oncor Electric Delivery Company LLC for relocation of electric facilities for Katy Trail Phase VI with payment in an amount not to exceed \$235,427.00; and,

WHEREAS, on October 23, 2014, Administrative Action No. 14-1759 authorized Supplemental Agreement No. 5 to the professional services contract with HNTB Corporation to provide additional professional services during construction in an amount not to exceed \$49,989.00, increasing the contract from \$2,482,826.00 to \$2,532,815.00; and,

WHEREAS, on June 20, 2015, Administrative Action No. 15-1278 authorized Supplemental Agreement No. 6 to the professional services contract with HNTB Corporation to perform support services for the bidding process for Katy Trail Extension Phase VI in an amount not to exceed \$49,978.00, increasing the contract from \$2,532,815.00 to \$2,582,793.00; and,

WHEREAS, the construction contract with AUI Contractors, LLC for the Katy Trail Phase VI, previously awarded on June 22, 2011, by Resolution No. 11-1700 was terminated due to prolonged right-of-way acquisition, at the request of the contractor; and,

August 12, 2015

WHEREAS, bids were received on June 11, 2015, for the construction of Katy Trail Phase VI project from Ellsworth Avenue to Worcola Street, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Rebcon, Inc.	\$11,611,577.46
Gibson and Associates, Inc.	\$12,787,118.40

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with Rebcon, Inc. for the construction of the Katy Trail Phase VI from Ellsworth Avenue to Worcola Street in an amount not to exceed \$11,611,577.46, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Regional Toll Revenue II Fund Fund S232, Dept. PBW, Unit P653, Act. INGV Obj. 4510, Program #PB06P653, CT PBW06P653K1 Vendor #243551, in an amount not to exceed	\$ 6,480,000.00
Capital Projects Reimbursement Fund Fund 0556, Dept. PBW, Unit P653, Act. INGV Obj. 4510, Program #PB06P653, CT PBW06P653K1 Vendor #243551, in an amount not to exceed	\$ 1,000,000.00
Street and Transportation Improvements Fund Fund 3T22, Dept. PBW, Unit P653, Act. INGV Obj. 4510, Program #PB06P653, CT PBW06P653K1 Vendor #243551, in an amount not to exceed	<u>\$ 4,131,577.46</u>
Total amount not to exceed	\$11,611,577.46

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

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 44Q

SUBJECT

An ordinance abandoning portions of Herbert, McPherson, Pastor, Amonett Streets, and Bedford Avenue, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner, containing a total of approximately 74,366 square feet of land, located near the intersection of Singleton Boulevard and Herbert Street, authorizing the quitclaim and providing for the dedication of approximately 70,812 square feet of land needed for right-of-way and approximately 3,418 square feet of land for a temporary public access easement - Revenue: \$55,087, plus the \$20 ordinance publication fee

BACKGROUND

This item is on the addendum because additional review time was required. This item authorizes the abandonment of portions of Herbert, McPherson, Pastor, Amonett Streets, and Bedford Avenue, two alleys and three street easements to West Dallas Investments, L.P., the abutting owner. The area will be included with the property of the abutting owner for a mixed-use development. The owner will dedicate approximately 70,812 square feet of land needed for right-of-way and approximately 3,418 square feet of land for a temporary public access easement.

The abandonment fee is based on an independent appraisal.

Notices were sent to 16 property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Economic Development Committee on August 3, 2015.

FISCAL INFORMATION

Revenue: \$55,087, plus the \$20 ordinance publication fee

OWNER

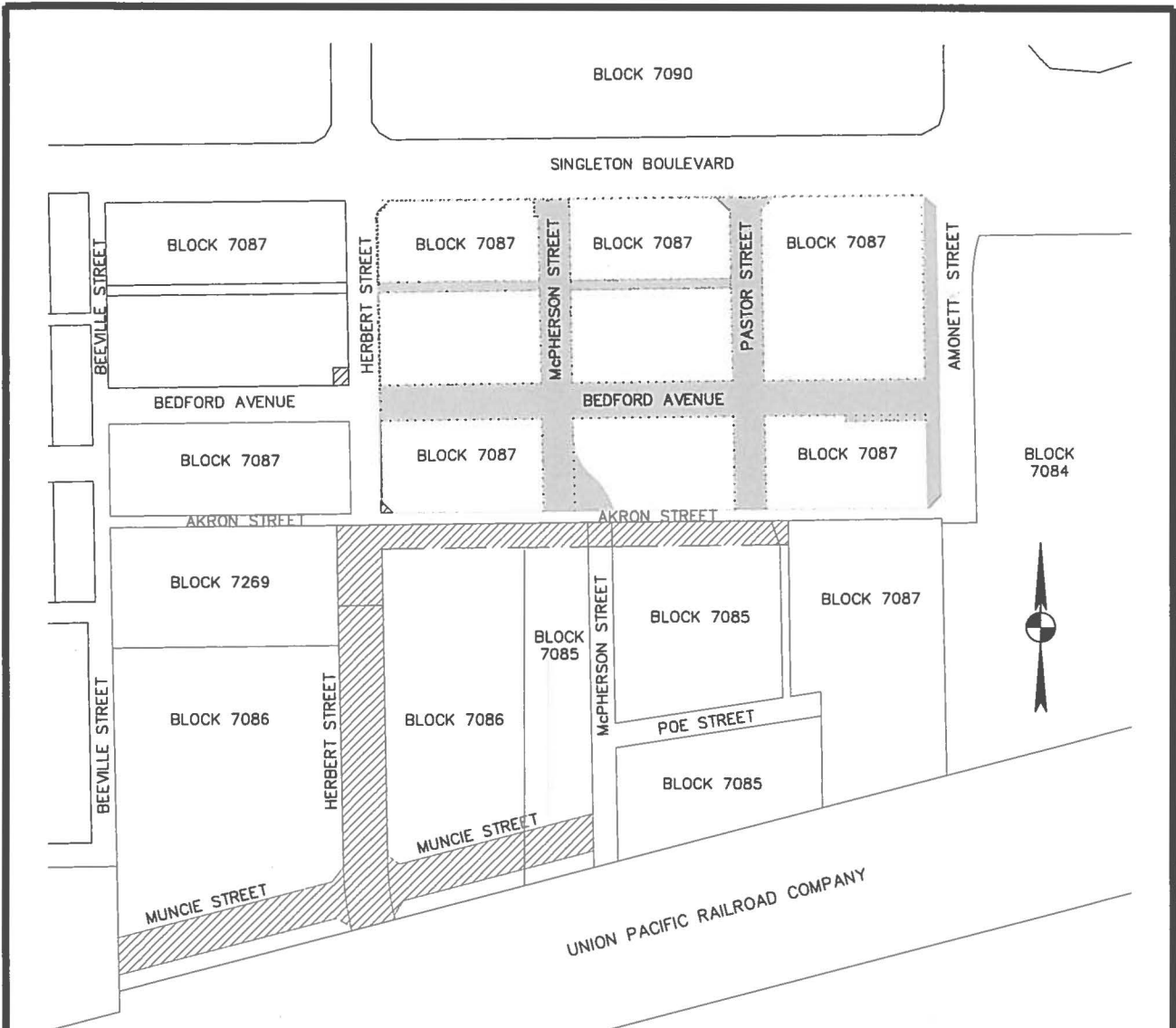
West Dallas Investments, L.P.

PSL Management, LLC, General Partner



Larry B. McGregor, Manager

MAP

Attached



LEGEND

-  ABANDONMENT AREA
STREET ROW & ALLEY
-  DEDICATION AREA
STREET
RIGHT-OF-WAY

ABANDONMENT & DEDICATION SUMMARY

WEST DALLAS INVEST.	21,847 SF - (BY THIS PLAT)
HERBERT STREET	420 SF - (BY SEP INST.)
MUNCIE STREET	26,170 SF - (BY SEP INST.)
HERBERT STREET	22,375 SF - (BY SEP INST.)
TOTAL DEDICATIONS	70,812 SF
TOTAL ABANDONMENT	74,366 SF

**ABANDONMENT AND
DEDICATION SUMMARY**

ORDINANCE NO. _____

An ordinance providing for the abandonment of portions of Herbert, McPherson, Pastor, Amonett Streets and Bedford Avenue, three street easements, and two alleys located adjacent to City Block 7087 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to West Dallas Investments, L.P.; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of West Dallas Investments, L.P., a Texas limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portions of Herbert, McPherson, Pastor, Amonett Streets and Bedford Avenue, three street easements, and two alleys are not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

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

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same are abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject,

however, to the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIFTY-FIVE THOUSAND EIGHTY-SEVEN AND NO/100 DOLLARS (\$55,087.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10, 11, 12, 15 and 16, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tracts of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

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

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

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

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

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

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

References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of the adjoining properties within one year of the effective date of this ordinance showing the fee simple dedication of not less than 21,847 square feet of needed right-of-way in City Blocks 7085, 7086, 7087 and 7269. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** and/or EZ's Trucking, Inc., a Texas corporation, acting by and through West Dallas Investments, LP., shall convey by General Warranty Deed to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney, and insured by an owner's policy of title insurance approved as to form by the City Attorney, to certain properties located in City Blocks C/7085, 7086 and 7087, containing a total of approximately 48,965 square feet of needed right-of-way, substantially in the form described in Exhibit C, which is attached hereto and made a part hereof for all purposes. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey a Temporary

Access Easement to the City of Dallas for emergency vehicles and apparatus, within 90 days of the effective date of this ordinance, approved as to form by the City Attorney, containing approximately 3,418 square feet of land located in City Blocks C/7085 and 7086, a description of which is attached hereto and made a part hereof as Exhibit D. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, City hereby reserves a temporary access easement over the property described in Exhibit A, Tracts 2, 3, and 4 for ingress and egress of emergency vehicles and apparatus. The easement reserved hereunder shall remain for the benefit above-mentioned, until Akron Street, located adjacent to City Blocks 7085, 7086 and 7087 is dedicated and constructed satisfactory to the Director of Public Works and Transportation. **GRANTEE** shall place signs for emergency use only in the area described in Exhibit A, Tracts 2, 3 and 4. Upon Director's acceptance, the easement reserved and created herein relating to ingress and egress for emergency vehicles and apparatus shall terminate.

SECTION 13. That at such time as the instruments described in Sections 10 and 11 above are executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 14. That this ordinance and properly executed General Warranty Deed and Temporary Access Easement, approved as to form by the City Attorney, be forwarded to a title insurance company for closing. Subsequent to closing, all instruments conveying real estate interests to the City of Dallas shall be recorded in the official real property records of the county in which the subject property is located and thereafter returned to the City Secretary for permanent record.

SECTION 15. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall pay all closing costs and title expenses associated with the acquisition of the property described in Sections 10 and 11 above.

SECTION 16. Subject to the terms of Section 12, that as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this abandonment, close, barricade and/or place signs in the area described in Exhibit A, Tracts 1, 5, 6, 7, 8, 9, and 10 in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 17. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Sections 2 and 15, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 9, and completion of the dedications set forth in Sections 9, 10 and 11 the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 18. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
WARREN M. S. ERNST
City Attorney

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY  BY 
Assistant City Attorney Assistant Director

Passed _____.

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF HERBERT STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 1,094 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF HERBERT STREET, (FORMERLY KNOWN AS WARD STREET, A 40-FOOT PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT RIGHT-OF-WAY), SAID HERBERT STREET CREATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND INCLUDING A PORTION OF THAT CALLED 157 SQUARE FOOT TRACT OF LAND DESCRIBED TO THE COUNTY OF DALLAS BY THE RIGHT-OF-WAY DEED RECORDED IN VOLUME 2002174, PAGE 33, D.R.D.C.T., SAID 1,094 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET AND BEING THE MOST EASTERLY CORNER OF SAID 157 SQUARE FOOT TRACT OF LAND SAME BEING THE NORTHERLY NORTHWEST CORNER OF A CALLED 0.114 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 201000095892, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING IN THE NORTH LINE OF LOT 48, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 44°56'19" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE COMMON LINE OF SAID HERBERT STREET AND SAID 0.114 ACRE TRACT OF LAND, A DISTANCE OF 2.15 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 44°56'19" WEST, CONTINUING ALONG THE COMMON LINE OF SAID HERBERT STREET AND SAID 0.114 ACRE TRACT OF LAND, A DISTANCE OF 22.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 0.114 ACRE TRACT OF LAND SAME BEING THE MOST SOUTHERLY CORNER OF SAID 157 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 01°00'35" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, AT A DISTANCE OF 84.65 FEET PASSING THE SOUTHWEST CORNER OF SAID 0.114 ACRE TRACT SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF A CALLED 0.9373 ACRE TRACT OF LAND (TRACT 2) DESCRIBED TO WEST DALLAS INVESTMENTS, L.P., IN THE SPECIAL WARRANTY DEED, RECORDED IN VOLUME 2005095, PAGE 4916, O.P.R.D.C.T. AND BEING IN THE NORTH LINE OF A 13-FOOT ALLEY CREATED BY SAID CEDAR GLADE ADDITION TO WEST DALLAS, AT A DISTANCE OF 97.65 FEET PASSING THE SOUTH LINE OF SAID ALLEY AND THE NORTHWEST CORNER OF LOT 25, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS, AT A DISTANCE OF 212.65 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE SOUTHWEST

REVIEWED BY
JLB-3-15
5 APR 3 174

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF HERBERT STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CORNER OF SAID LOT 25, BLOCK 7087 AND SAID 0.9373 ACRE TRACT OF LAND AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY), AT A DISTANCE OF 257.65 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 12, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE WARRANTY DEED, RECORDED IN VOLUME 2005102, PAGE 3679, O.P.R.D.C.T. AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, CONTINUING IN ALL FOR A DISTANCE OF 359.69 FEET TO A POINT FOR CORNER;

THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, OVER AND ACROSS SAID HERBERT STREET, THE FOLLOWING CALLS;

NORTH 45°56'18" WEST, A DISTANCE OF 3.45 FEET TO A POINT FOR CORNER;

NORTH 01°08'32" WEST, A DISTANCE OF 358.27 FEET TO A POINT FOR CORNER;

NORTH 44°03'42" EAST, A DISTANCE OF 21.14 FEET TO A POINT FOR CORNER;

NORTH 89°15'55" EAST, A DISTANCE OF 4.76 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,094 SQUARE FEET OR 0.0251 ACRES OF LAND.

NOTES:

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

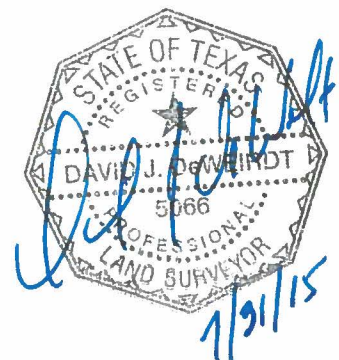
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(For SPRG use only)

Reviewed by: JL

Date: 8-3-15

SPRG NO: 3176



WILLIAM P. OVERTON SURVEY,
ABSTRACT No. 1106

CALLED 157 SQUARE FEET
COUNTY OF DALLAS
VOL. 2002174, PG. 33,
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE

SINGLETON BOULEVARD
(F.K.A. EAGLE FORD AVENUE)

(A CALLED 75-FOOT PUBLIC RIGHT-OF-WAY)
VOL. 91, PG. 108,
D.R.D.C.T.



LOT 50

LOT 49

LOT 48

LOT 47

LOT 46

TRACT NO. 2
MAGID PROPERTIES, LLC
INST. NO. 201300186030,
O.P.R.D.C.T.

CEDAR GLADE ADDITION
TO WEST DALLAS
VOL. 91, PG. 108,
D.R.D.C.T.

BLOCK 7087

LOT 23

LOT 24

WEST DALLAS
INVESTMENTS, L.P.
VOL. 2005102, PG. 3686,
O.P.R.D.C.T.

STREET EASEMENT
CITY OF DALLAS
VOL. 625, PG. 1457
D.R.D.C.T.

BLOCK 7087
LOT 14

LOT 13

CEDAR GLADE ADDITION
TO WEST DALLAS
VOL. 91, PG. 108,
D.R.D.C.T.

DAVID JENSEN
INST. NO. 20070360634,
O.P.R.D.C.T.

15' ALLEY
(VOL. 91, PG. 108,
D.R.D.C.T.)
KNOWN AS AKRON STREET

POC

L5 CIRF (CM)
L4 CIRF
L2 CIRF
L1 CIRF
POB

84.65'
CALLED 0.114 ACRE
WEST DALLAS
INVESTMENTS, L.P.
INST. NO. 201000095892,
O.P.R.D.C.T.

13.0'
13' ALLEY
VOL. 91, PG. 108,
D.R.D.C.T.

359.69'
LOT 25

LOT 26

LOT 27

115.00'
S 01°00'35" E

358.27'
N 01°08'32" W

45.00'
CIRF

1/2" IRF (CM)

LOT 12

LOT 11

LOT 10

WEST DALLAS INVESTMENTS, L.P.
VOL. 2005102, PG. 3679,
O.P.R.D.C.T.

UNIMPROVED

CALLLED 500 SQUARE FEET
COUNTY OF DALLAS
VOL. 2215, PG. 360
D.R.D.C.T.

CALLLED 0.9373 ACRE
(TRACT 2)
WEST DALLAS INVESTMENTS, L.P.
VOL. 2005095, PG. 4916,
O.P.R.D.C.T.

CEDAR GLADE ADDITION
TO WEST DALLAS
VOL. 91, PG. 108,
D.R.D.C.T.

BLOCK 7087

BEDFORD AVENUE
(A.K.A. BEDFORD STREET)

(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 91, PG. 108,
D.R.D.C.T.

**STREET
RIGHT-OF-WAY
ABANDONMENT**
1094 SQ. FT.
0.0251 ACRE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S44°56'19"W	2.15'
L2	S44°56'19"W	22.90'
L3	N45°56'18"W	3.45'
L4	N44°03'42"E	21.14'
L5	N89°15'55"E	4.76'

LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- ↔ LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(FOR SPRG USE ONLY)

REVIEWED BY: JL
DATE: 8-3-15
SPRG NO. 3176



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066

BURY

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Tel. (972) 991-0011 Fax (972) 991-0278
TBPE # F-1048 TBPLS # F-10107502
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REVISED DATE: 7/31/15
DATE: 7/13/15 DRAWN: RDR

**STREET
RIGHT-OF-WAY ABANDONMENT**
A PORTION OF HERBERT STREET
CEDAR GLADE ADDITION
TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A-TRACT 2

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF MCPHERSON STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 9,243 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF MCPHERSON STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID MCPHERSON STREET CREATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND INCLUDING A PORTION OF THAT CALLED 125 SQUARE FOOT TRACT OF LAND DESCRIBED TO THE COUNTY OF DALLAS BY THE SPECIAL WARRANTY RIGHT-OF-WAY DEED, RECORDED IN VOLUME 2003015, PAGE 119, D.R.D.C.T., SAID 9,243 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE WEST RIGHT-OF-WAY OF SAID MCPHERSON STREET AND BEING THE NORTHWEST CORNER OF SAID 125 SQUARE FOOT TRACT OF LAND SAME BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005095, PAGE 4916, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.);

THENCE SOUTH 46°00'33" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2.13 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°15'55" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID MCPHERSON STREET, A DISTANCE OF 48.49 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T., FROM WHICH A CUT "X" FOUND AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE NORTHWEST CORNER OF SAID WEST DALLAS INVESTMENT TRACT, AND BEING THE NORTHWEST CORNER OF LOT 44, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS, BEARS NORTH 01°00'35" WEST A DISTANCE OF 1.50 FEET;

THENCE SOUTH 01°00'35" EAST, ALONG THE COMMON LINE OF SAID MCPHERSON STREET AND SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T. SAME BEING THE WEST LINES OF LOTS 44 AND 29, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS, AT A DISTANCE OF 100.26 FEET PASSING THE NORTH LINE OF A 13-FOOT ALLEY CREATED BY SAID CEDAR GLADE ADDITION, AT A DISTANCE OF 113.26 FEET PASSING THE SOUTH LINE OF SAID ALLEY, CONTINUING IN ALL FOR A DISTANCE OF 228.26 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "SAI" FOUND FOR THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH RIGHT-OF-WAY, 45 FEET WIDE AT THIS POINT) AND BEING THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 7087 AND SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T.;

REVIEWED BY
JL & P-15
5/17/17

EXHIBIT A-TRACT 2

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF MCPHERSON STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 89°10'23" WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID MCPHERSON STREET, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE SOUTHEAST CORNER OF LOT 28, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 0.9373 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED, RECORDED IN VOLUME 2005095, PAGE 4916, O.P.R.D.C.T.;

THENCE NORTH 01°00'35" WEST ALONG THE COMMON LINE OF SAID MCPHERSON STREET AND SAID LOT 28 AND LOT 45, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS SAME BEING THE EAST LINE OF SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005095, PAGE 4916, O.P.R.D.C.T., AT A DISTANCE OF 115.00 FEET PASSING THE SOUTH LINE OF SAID 13-FOOT ALLEY, AT A DISTANCE OF 128.00 FEET PASSING THE NORTH LINE OF SAID ALLEY, CONTINUING IN ALL FOR A DISTANCE OF 207.37 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE SOUTHEAST CORNER OF SAID 125 SQUARE FOOT TRACT OF LAND;

THENCE ALONG THE WESTERLY LINE OF SAID 125 SQUARE FOOT TRACT OF LAND, SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, THE FOLLOWING CALLS;

SOUTH 88°59'27" WEST, A DISTANCE OF 5.00 FEET TO A POINT FOR CORNER AND FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS SOUTH 76° EAST, A DISTANCE OF 0.74 FEET;

NORTH 01°00'33" WEST, A DISTANCE OF 17.50 FEET TO A CUT "X" FOUND FOR CORNER;

NORTH 46°00'33" WEST, A DISTANCE OF 4.94 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 9,243 SQUARE FEET OR 0.2122 ACRE OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(For SPRG use only)

Reviewed by: *JL*

Date: *8-3-15*

SPRG NO: *3177*



EXHIBIT A-TRACT 2

SINGLETON BOULEVARD
(F.K.A. EAGLE FORD AVENUE)
(A 75-FOOT PUBLIC RIGHT-OF-WAY)

AMARIAH HANNAH SURVEY,
ABSTRACT No. 564

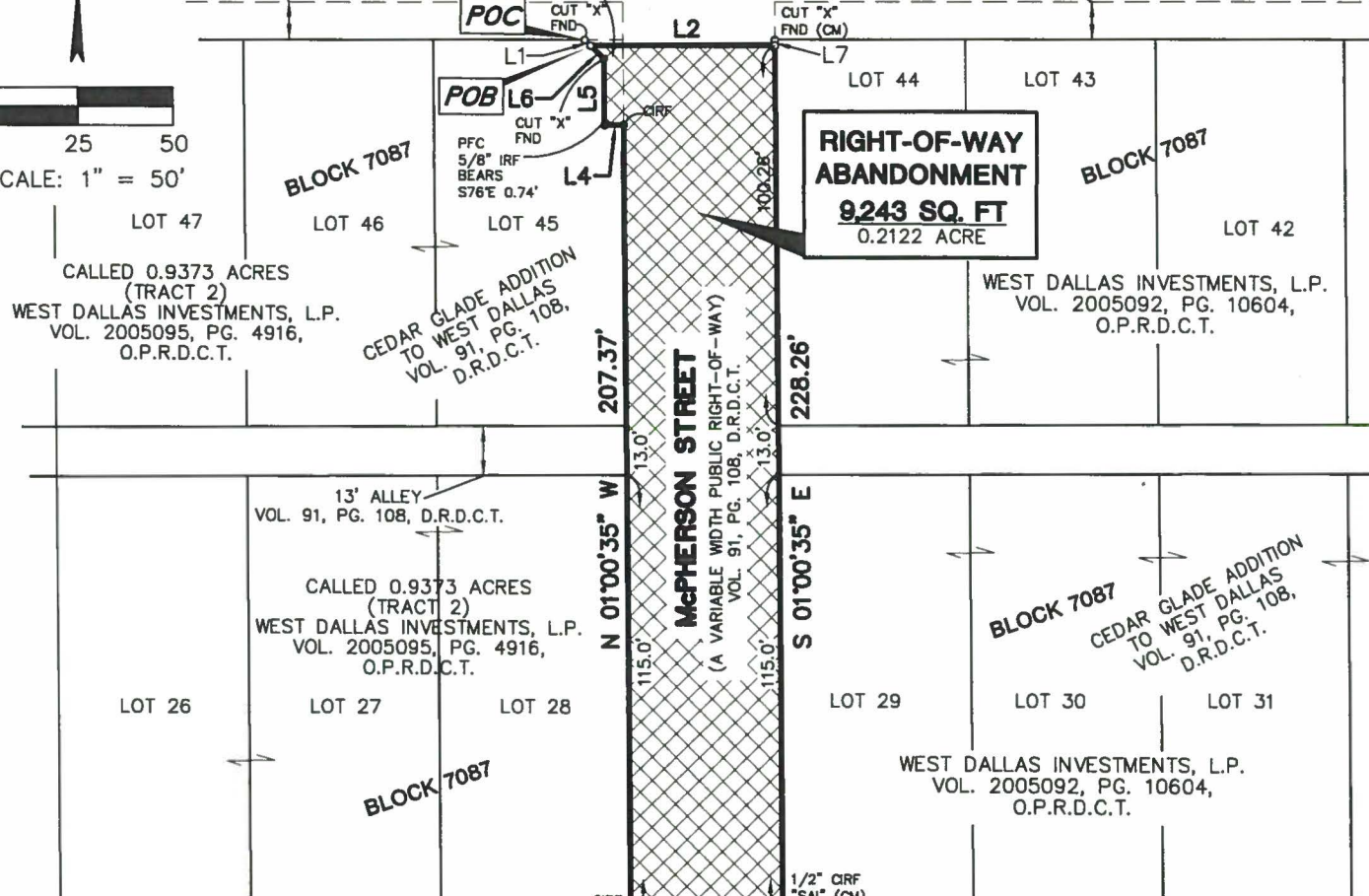
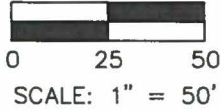
WILLIAM P. OVERTON SURVEY,
ABSTRACT No. 1106

COUNTY OF DALLAS
VOL. 2215, PG. 358,
D.R.D.C.T.

CALLED 125 SQUARE FOOT
COUNTY OF DALLAS
VOL. 2003015, PG. 119

(F.K.A. EAGLE FORD AVENUE)
(A 75-FOOT PUBLIC RIGHT-OF-WAY)
VOL. 91, PAGE 108, D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2238, PG. 388,
D.R.D.C.T.



L3
BEDFORD AVENUE
(A.K.A. BEDFORD STREET)
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 91, PG. 108,
D.R.D.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°00'33"E	2.13'
L2	N89°15'55"E	48.49'
L3	S89°10'23"W	40.00'
L4	S88°59'27"W	5.00'
L5	N1°00'33"W	17.50'
L6	N46°00'33"W	4.94'
L7	N1°00'35"W	1.50'

LEGEND

- CIRF/S 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND/SET (UNLESS OTHERWISE NOTED)
- PFC POINT FOR CORNER
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

(FOR SPRG USE ONLY)

REVIEWED BY: JZ
DATE: 8-3-15
SPRG NO. 3177

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

BURY

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REVISED DATE: 7/31/15
DATE: 7/02/15 DRAWN: RDR

**STREET
RIGHT-OF-WAY ABANDONMENT**

A PORTION OF MCPHERSON STREET
CEDAR GLADE ADDITION
TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS



DAVID J. DeWEIRD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF MCPHERSON STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 4,599 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF MCPHERSON STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT PUBLIC RIGHT-OF-WAY), SAID MCPHERSON STREET CREATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 4,599 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE WEST RIGHT-OF-WAY OF SAID MCPHERSON STREET AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE WARRANTY DEED RECORDED IN VOLUME 2005102, PAGE 3679, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 89°10'23" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID MCPHERSON STREET, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T., AND BEING THE NORTHWEST CORNER OF LOT 8, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 01°00'35" EAST, ALONG THE COMMON LINE OF SAID MCPHERSON STREET AND SAID LOT 8, BLOCK 7087, AT A DISTANCE OF 24.20 FEET PASSING THE MOST NORTHERLY CORNER OF A CALLED 1,977.40 SQUARE FOOT TRACT OF LAND DESCRIBED TO THE CITY OF DALLAS IN THE EASEMENT DEED, RECORDED IN VOLUME 73072, PAGE 605, D.R.D.C.T., CONTINUING IN ALL FOR A DISTANCE OF 115.00 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 7087 AND SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T. AND ALSO BEING THE SOUTHWEST CORNER OF SAID 1,977.40 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 89°15'55" WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID MCPHERSON STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 7087 AND THAT CERTAIN TRACT OF LAND DESCRIBED TO SAID

REVIEWED BY
JL 8-3-15
SPW 3178

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF MCPHERSON STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

WEST DALLAS INVESTMENTS, L.P. IN THE WARRANTY DEED, RECORDED IN VOLUME 2005102, PAGE 3679, O.P.R.D.C.T.;

THENCE NORTH 01°00'35" WEST, ALONG THE COMMON LINE OF SAID MCPHERSON STREET AND SAID LOT 9, BLOCK 7087 SAME BEING THE EAST LINE OF SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3679, O.P.R.D.C.T., A DISTANCE OF 114.94 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 4,599 SQUARE FEET OR 0.1056 ACRES OF LAND.

NOTES:

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

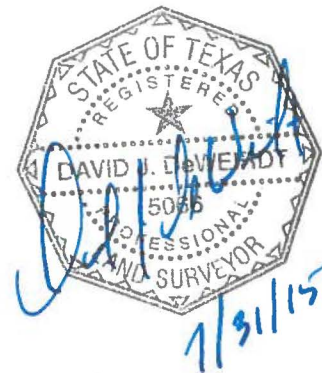
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

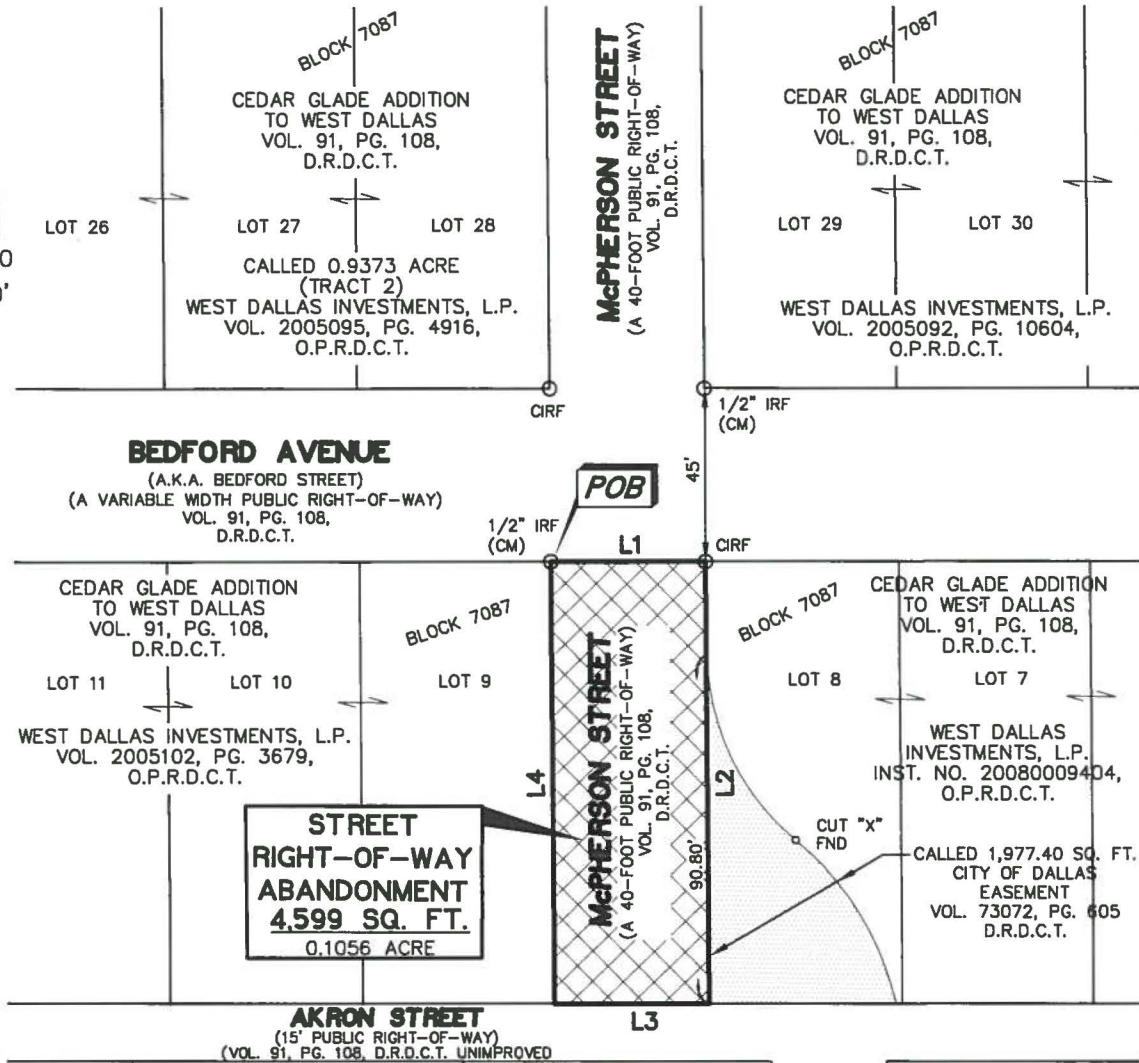
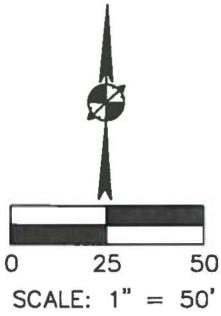
(For SPRG use only)

Reviewed by: JL

Date: 8-3-15

SPRG NO: 3178





LEGEND

- CIRF/S 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND/SET (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- A.K.A. ALSO KNOWN AS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROL MONUMENT
- FND FOUND
- POB** POINT OF BEGINNING
- ↔ LAND HOOK (DENOTES COMMON OWNERSHIP)

(FOR SPRG USE ONLY)

REVIEWED BY: JL
 DATE: 8-3-15
 SPRG NO. 3178

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°10'23"E	40.00'
L2	S1°00'35"E	115.00'
L3	S89°15'55"W	40.00'
L4	N1°00'35"W	114.94'

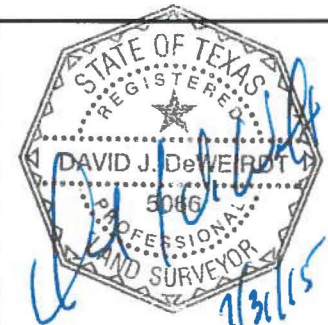
BURY

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 TBPE # F-1048 TBPLS # F-10107502
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REVISED DATE: 7/31/15
 DATE: 2/26/15 DRAWN: RDR

STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF MCPHERSON STREET
 CEDAR GLADE ADDITION
 TO WEST DALLAS
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



DAVID J. DeWEIRD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
 SHEET 3 OF 3

**EASEMENT ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 8, BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 1,977 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 8, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 20080009404, OFFICIAL PUBLIC RECORDS, OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND ALSO BEING ALL OF AN EASEMENT DESCRIBED IN A DEED TO THE CITY OF DALLAS FOR THE PASSAGE OF VEHICULAR AND PEDESTRIAN TRAFFIC, RECORDED IN VOLUME 73072, PAGE 605, D.R.D.C.T., SAID 1,977 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF MCPHERSON STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 7087;

THENCE SOUTH 01°00'35" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, A DISTANCE OF 24.21 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS POINT WHICH BEARS NORTH 88°59'14" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 49°59'51" FOR AN ARC DISTANCE OF 54.98 FEET, A CHORD BEARING OF SOUTH 26°00'41" EAST AND A CHORD DISTANCE OF 53.25 FEET TO A CUT "X" FOUND FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 77.00 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37°47'36" FOR AN ARC DISTANCE OF 50.79 FEET, A CHORD BEARING OF SOUTH 32°06'49" EAST AND A CHORD DISTANCE OF 49.87 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 8 AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (15-FOOT RIGHT-OF-WAY);

THENCE SOUTH 89°11'19" WEST, ALONG THE NORTH LINE OF SAID AKRON STREET, A DISTANCE OF 48.27 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID AKRON STREET, WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, AND BEING THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 7087;

THENCE NORTH 01°00'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, A DISTANCE OF 90.80 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 1,977 SQUARE FEET OR 0.0454 ACRE OF LAND.

REVIEWED BY
JL 8-3-15
SPR 6 3225

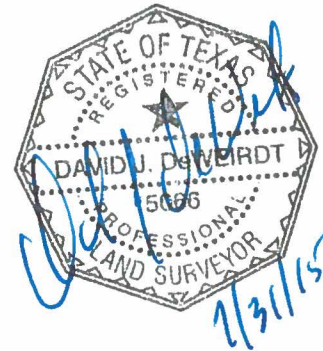
**EASEMENT ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 8, BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NOTES:

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

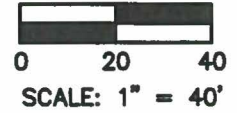
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(For SPRG use only)
Reviewed by: JL
Date: 8-3-15
SPRG NO: 3225

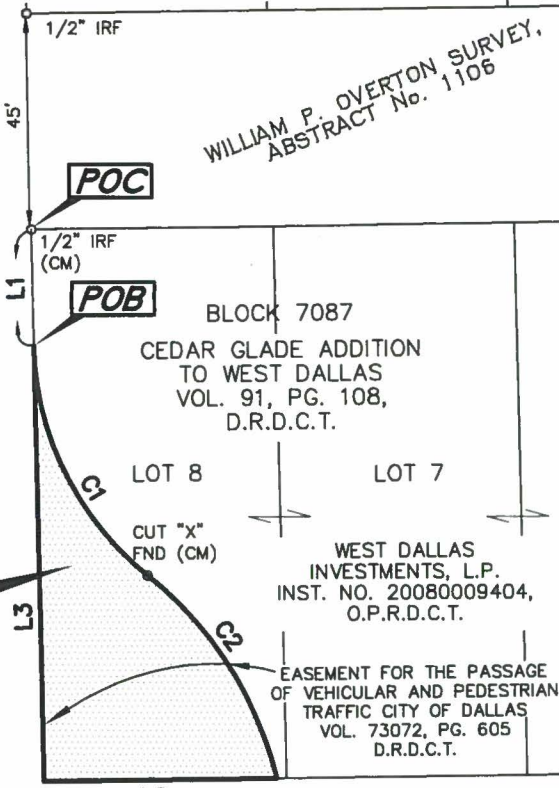
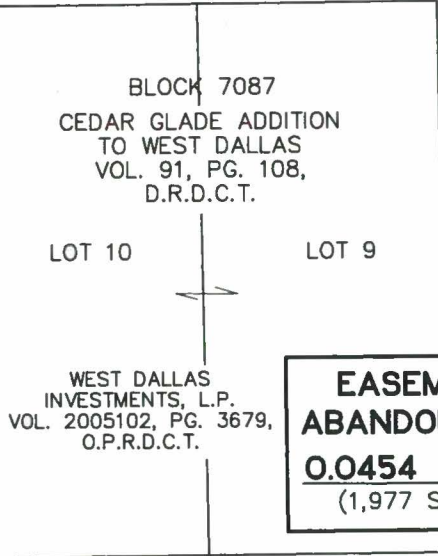


BEDFORD AVENUE
 (ALSO KNOWN AS BEDFORD STREET)
 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
 VOL. 91, PG. 108,
 D.R.D.C.T.

WILLIAM P. OVERTON SURVEY,
 ABSTRACT No. 1106



McPHERSON STREET
 (A 40-FOOT PUBLIC RIGHT-OF-WAY)
 VOL. 91, PG. 108,
 D.R.D.C.T.



**EASEMENT
 ABANDONMENT**
0.0454 ACRES
 (1,977 SQ. FT.)

15' ALLEY
 (VOL. 91, PG. 108, D.R.D.C.T.)
 (KNOWN AS AKRON STREET) UNIMPROVED

L2

McPHERSON STREET
 (A PUBLIC RIGHT-OF-WAY)
 BY USE AND OCCUPATION

TRACT 1
 WEST DALLAS
 INVESTMENTS, L.P.
 INST. NO. 20070156154,
 O.P.R.D.C.T.

LOT 1
 BLOCK C/7085
 MCNEILL SUBDIVISION
 (UNRECORDED)
 CALLED 0.5381 AC.
 WEST DALLAS
 INVESTMENTS, L.P.
 INST. NO. 201500190419,
 O.P.R.D.C.T.

LOT 1
 BLOCK A/7085
 MCNEILL SUBDIVISION
 (UNRECORDED)
 WEST DALLAS
 INVESTMENTS, L.P.
 INST. NO. 20070296207,
 O.P.R.D.C.T.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°00'35"E	24.21'
L2	S89°11'19"W	48.27'
L3	N1°00'35"W	90.80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	54.98'	63.00'	49°59'51"	53.25'	S26°00'41"E
C2	50.79'	77.00'	37°47'36"	49.87'	S32°06'49"E

- LEGEND**
- IRF IRON ROD FOUND
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - INST., NO. INSTRUMENT, NUMBER
 - SQ. FT. SQUARE FEET
 - (CM) CONTROLLING MONUMENT
 - FND FOUND
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

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

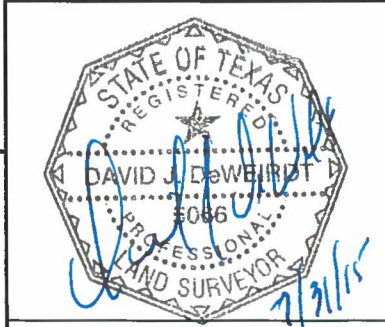
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(FOR SPRG USE ONLY)

REVIEWED BY: JL

DATE: 8-3-15

SPRG NO. 3225



DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
 SHEET 3 OF 3

BURY

5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
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EASEMENT ABANDONMENT
 CEDAR GLADE ADDITION
 TO WEST DALLAS
 PART OF LOT 8, BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVISED DATE: 07/31/15
 DATE: 05/13/15 DRAWN: RDR

**RIGHT-OF-WAY ABANDONMENT
PASTOR STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 9,380 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF PASTOR STREET, (FORMERLY KNOW AS AMONETT STREET, A 40-FOOT PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A CALLED 75-FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID PASTOR STREET BEING DEDICATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND INCLUDING A PORTION OF A CALLED 157 SQUARE FOOT TRACT OF LAND CONVEYED TO THE COUNTY OF DALLAS BY THE RIGHT-OF-WAY DEED RECORDED IN VOLUME 2002068, PAGE 5, D.R.D.C.T., AND A PORTION OF A CALLED 157 SQUARE FOOT TRACT OF LAND DESCRIBED AS A PERMANENT EASEMENT TO THE COUNTY OF DALLAS BY THE JUDGMENT, RECORDED IN VOLUME 2005059, PAGE 68, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 9,380 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-LINE OF SAID BEDFORD AVENUE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, SAME BEING THE SOUTHEAST CORNER OF LOT 32, BLOCK 7087 OF SAID CEDAR GLADE ADDITION AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED, RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T.;

THENCE NORTH 01°00'35" WEST ALONG THE COMMON LINE OF SAID PASTOR STREET AND LOT 32 AND LOT 41, BLOCK 7087 OF SAID CEDAR GLADE ADDITION SAME BEING THE EAST LINE OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005095, PAGE 10604, O.P.R.D.C.T. AND THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20070285713, O.P.R.D.C.T. IN ALL FOR A DISTANCE OF 211.94 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTH CORNER OF SAID 157 SQUARE FOOT PERMANENT EASEMENT RECORDED IN VOLUME 2005059, PAGE 68, O.P.R.D.C.T.;

THENCE NORTH 46°40'31" WEST ALONG THE WESTERLY LINE OF SAID 157 SQUARE FOOT PERMANENT EASEMENT, A DISTANCE OF 23.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE NORTH 89°15'55" EAST, OVER AND ACROSS SAID PERMANENT EASEMENT, AT A DISTANCE OF 16.49 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF PASTOR STREET, FROM WHICH A CUT "X" FOUND BEARS NORTH 01°00'35" WEST, A DISTANCE OF 1.50 FEET, CONTINUING OVER AND ACROSS SAID PASTOR STREET AT A DISTANCE OF 56.46 FEET PASSING THE WESTERLY LINE OF SAID 157 SQUARE FOOT RIGHT-OF-WAY TRACT, CONTINUING IN ALL FOR A DISTANCE OF 72.91 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET IN THE EASTERLY LINE OF SAID

REVIEWED BY
JL 8-3-15
SPK 2762

**RIGHT-OF-WAY ABANDONMENT
PASTOR STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

157 SQUARE FOOT RIGHT-OF-WAY TRACT, SAME BEING THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T.;

THENCE SOUTH 44°56'19" WEST ALONG THE COMMON LINE OF SAID 157 ACRE TRACT OF LAND AND SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T., A DISTANCE OF 22.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE SOUTH CORNER OF SAID 157 SQUARE FOOT RIGHT-OF-WAY TRACT AND BEING IN THE WEST LINE OF LOT 40, BLOCK 7087 OF SAID CEDAR GLADE ADDITION;

THENCE SOUTH 01°00'35" EAST ALONG THE COMMON LINE OF SAID PASTOR STREET AND SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T. SAME BEING THE WEST LINES OF LOTS 40 AND 33, BLOCK 7087 OF SAID CEDAR GLADE ADDITION, FOR A TOTAL DISTANCE OF 211.87 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET, REPLACING AN OBLITERATED 1/2-INCH IRON ROD WITH CAP STAMPED "SAI" FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, AND BEING THE SOUTHWEST CORNER OF SAID LOT 33 AND SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T.;

THENCE SOUTH 89°10'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, OVER AND ACROSS SAID PASTOR STREET, A DISTANCE OF 40.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 9,380 SQUARE FEET OR 0.2153 ACRES OF LAND.

NOTES:

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

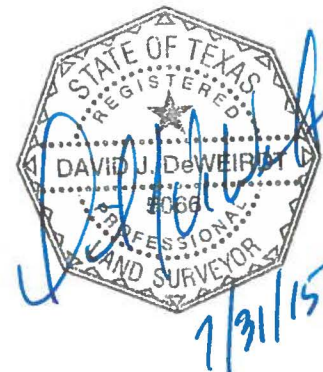
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(For SPRG use only)

Reviewed by: JL

Date: 8-3-15

SPRG NO: 2762/2810



AMARIAH HANNA SURVEY,
ABSTRACT No. 564
WILLIAM P. OVERTON SURVEY,
ABSTRACT No. 1106

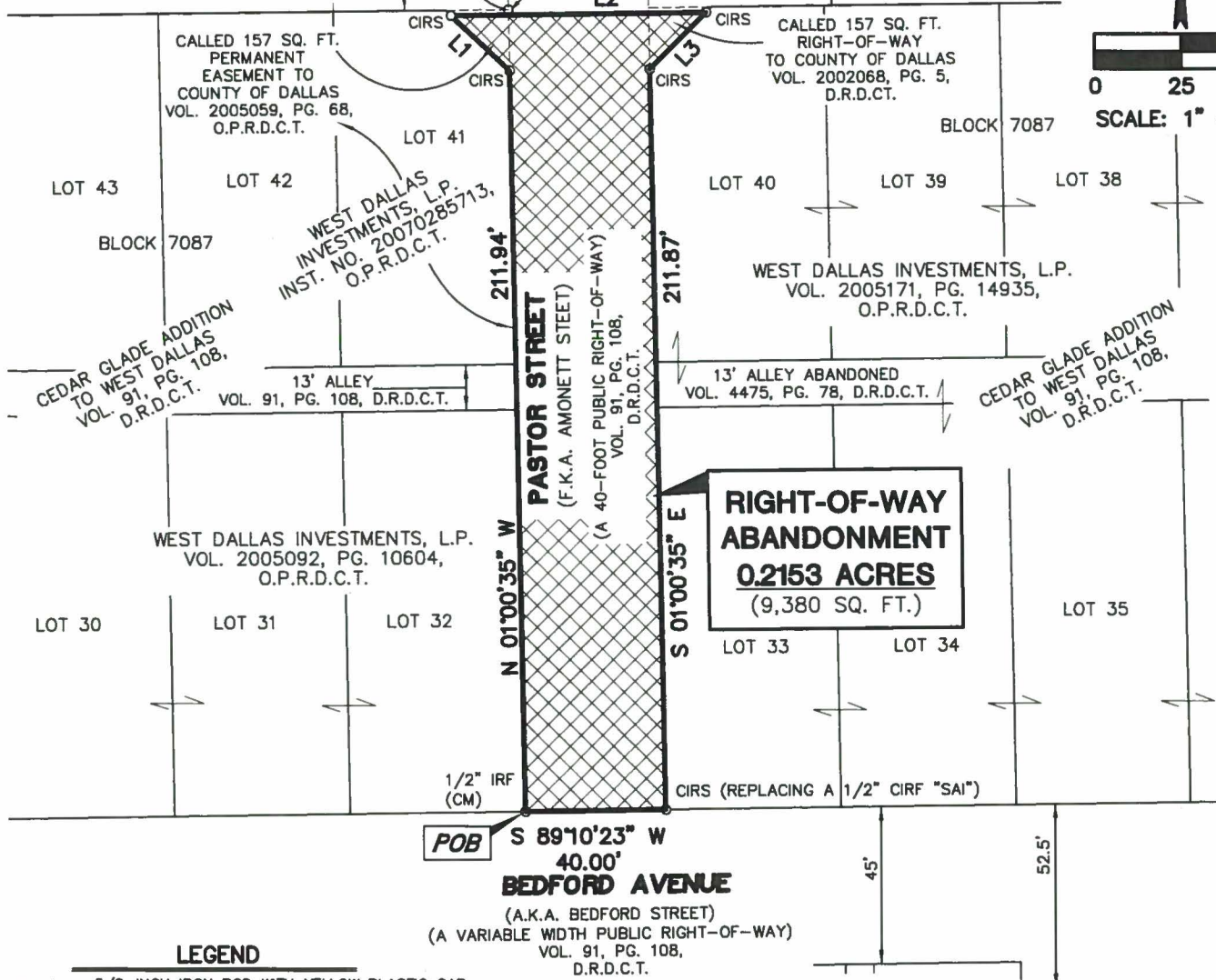
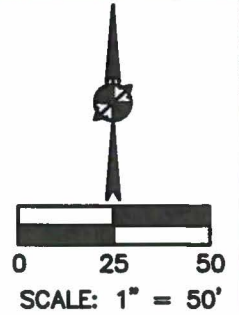
SINGLETON BOULEVARD

(F.K.A. EAGLE FORD AVENUE)
(A 75-FOOT PUBLIC RIGHT-OF-WAY)

COUNTY OF DALLAS
VOL. 2207, PG. 550,
D.R.D.C.T.

COUNTY OF DALLAS
VOL. 2208, PG. 238,
D.R.D.C.T.

CUT "X"
FND (CM)



**RIGHT-OF-WAY
ABANDONMENT**
0.2153 ACRES
(9,380 SQ. FT.)

LEGEND

- CIRF/S 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND/SET (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POB** POINT OF BEGINNING
- ↔ LAND HOOK (DENOTES COMMON OWNERSHIP)

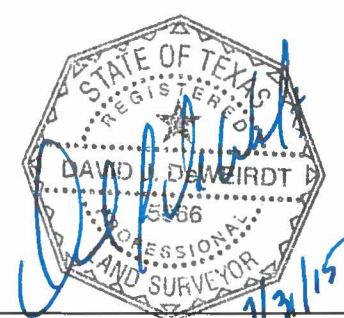
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N46°40'31"W	23.01'
L2	N89°15'55"E	72.91'
L3	S44°56'12"W	22.90'
L4	N1°00'35"W	1.50'

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(FOR SPRG USE ONLY)

REVIEWED BY: JL
DATE: 8-3-15
SPRG NO. 2762/2810



BURY

5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPE # F-1048 TBPLS # F-10107502
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RIGHT-OF-WAY ABANDONMENT

PASTOR STREET
CEDAR GLADE ADDITION
TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DAVID J. DeWEIRD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF PASTOR STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 4,608 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF PASTOR STREET, FORMERLY KNOWN AS AMONETTE STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT RIGHT-OF-WAY), SAID PASTOR STREET CREATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 4,608 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE WEST RIGHT-OF-WAY LINE OF SAID PASTOR STREET AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T., AND BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 89°10'23" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID PASTOR STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH THE EAST RIGHT-OF-WAY OF SAID PASTOR STREET, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS LP, IN THE WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201400297968, O.P.R.D.C.T., AND BEING THE NORTHWEST CORNER OF LOT 4, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 01°01'27" EAST, ALONG THE COMMON LINE OF SAID PASTOR STREET AND SAID LOT 4, BLOCK 7087, AT A DISTANCE OF 65.39 FEET PASSING THE SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201400297968, O.P.R.D.C.T., SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND (TRACT 1) DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20070452719, O.P.R.D.C.T., CONTINUING IN ALL FOR A DISTANCE 115.39 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF AKRON STREET, (A 15-FOOT PUBLIC RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 7087 AND SAID TRACT 1;

THENCE SOUTH 89°43'38" WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID PASTOR STREET, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 7087 AND THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND

REVIEWED BY
JL 8-3-15
SPK 3182

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF PASTOR STREET
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T.;

THENCE NORTH 01°01'27" WEST, ALONG THE COMMON LINE OF SAID PASTOR STREET AND SAID LOT 5, BLOCK 7087, SAME BEING THE EAST LINE OF SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T., A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 4,608 SQUARE FEET OR 0.106 ACRES OF LAND.

NOTES:

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

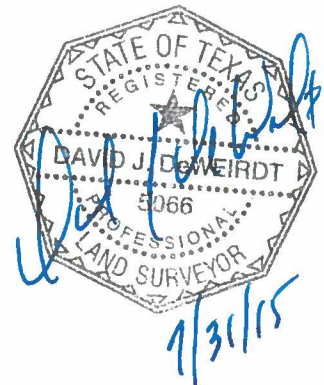
BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

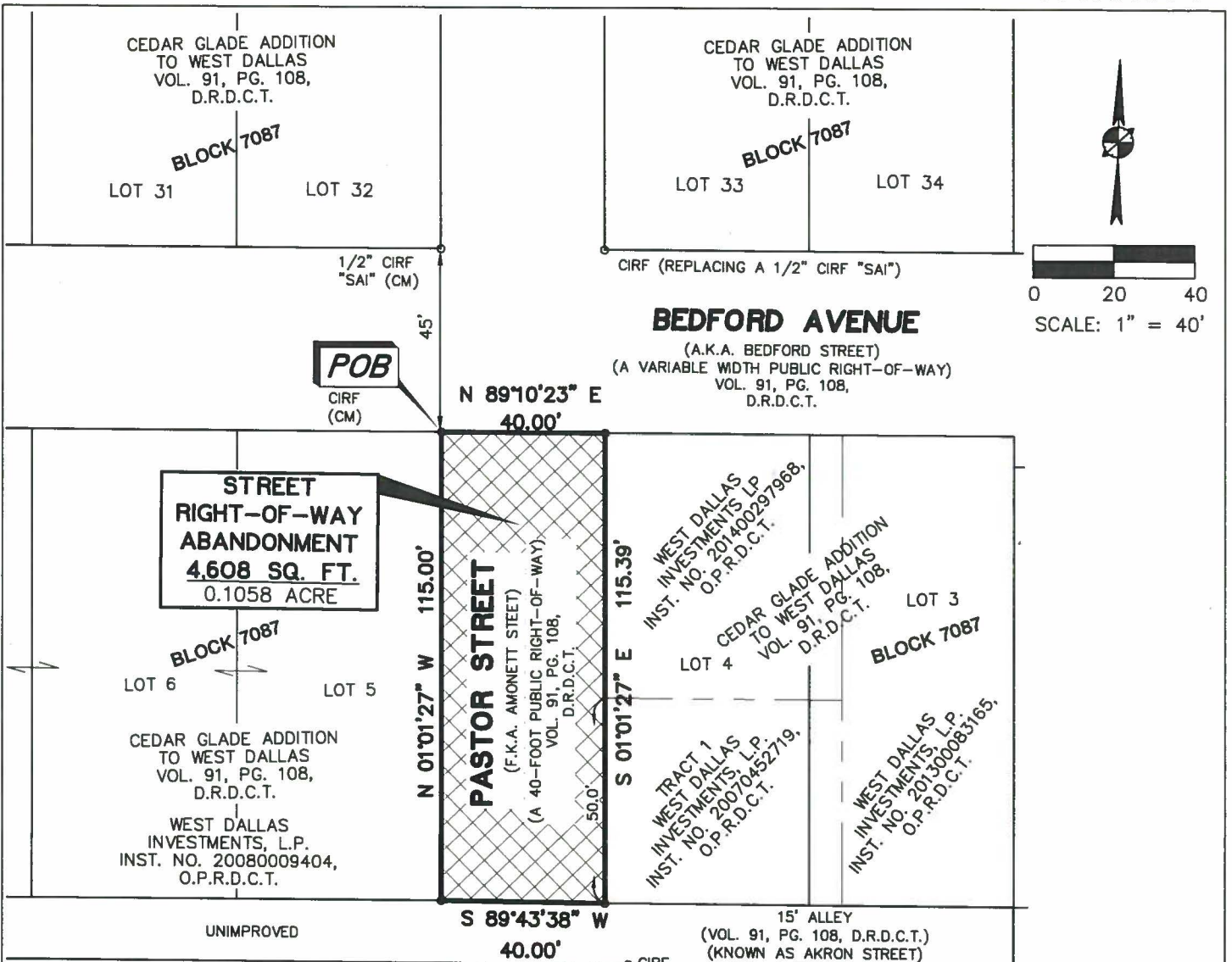
(For SPRG use only)

Reviewed by: JE

Date: 8-3-15

SPRG NO: 3182





**STREET
RIGHT-OF-WAY
ABANDONMENT
4,608 SQ. FT.
0.1058 ACRE**

POB
CIRF
(CM)

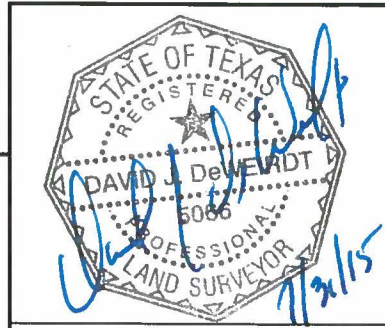
LEGEND

- CIRF/S 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND/SET (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POB** POINT OF BEGINNING
- ↔ LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

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 DATE: 8-3-15
 SPRG NO. 3182



BURY

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**STREET
RIGHT-OF-WAY ABANDONMENT**

A PORTION OF PASTOR STREET
 CEDAR GLADE ADDITION
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DAVID J. DeWEIRD
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
 SHEET 3 OF 3

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF AMONETTE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
AND GIFFORD-HILL TRUCK PLANT ADDITION
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 6,915 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING A PORTION OF AMONETTE STREET, (FORMERLY KNOWN AS DILLON STREET, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY), AND BEING EAST OF BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND ALSO BEING EAST OF THE EAST LINE OF LOT 1-A, BLOCK 7087 OF GIFFORD-HILL TRUCK PLANT ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 74042, PAGE 1520, D.R.D.C.T., SAID 6,915 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID SINGLETON BOULEVARD WITH THE WEST RIGHT-OF-WAY OF SAID AMONETTE STREET AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE NORTHEAST CORNER OF LOT 37, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND FROM WHICH A CUT "X" FOUND BEARS NORTH 00°19'46" WEST, A DISTANCE OF 2.38 FEET;

THENCE SOUTH 01°00'35" EAST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1.50 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET OVER AND ACROSS SAID AMONETTE STREET, THE FOLLOWING CALLS:

NORTH 89°15'55" EAST, A DISTANCE OF 3.08 FEET TO A POINT FOR CORNER;

SOUTH 45°56'18" EAST, A DISTANCE OF 21.29 FEET TO A POINT FOR CORNER;

SOUTH 01°08'32" EAST, A DISTANCE OF 358.27 FEET TO A POINT FOR CORNER;

SOUTH 44°03'42" WEST, A DISTANCE OF 21.14 FEET TO A POINT FOR CORNER;

SOUTH 89°15'55" WEST, A DISTANCE OF 3.70 FEET TO A POINT FOR CORNER IN THE EAST LINE OF LOT 1-A, BLOCK 7087, OF SAID GIFFORD-HILL TRUCK PLANT ADDITION AND FROM WHICH A CUT "X" FOUND FOR AN ANGLE POINT IN THE EAST LINE OF SAID LOT 1-A, BLOCK 7087, BEARS SOUTH 01°01'50" EAST, A DISTANCE OF 14.38 FEET;

THENCE NORTH 01°03'07" WEST ALONG THE COMMON LINE OF SAID LOT 1-A, BLOCK 7087 AND THE WEST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET, AT A

REVIEWED BY
DL 8-4-15
SAR 3180

**STREET RIGHT-OF-WAY ABANDONMENT
A PORTION OF AMONETTE STREET
CEDAR GLADE ADDITION TO WEST DALLAS
AND GIFFORD-HILL TRUCK PLANT ADDITION
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DISTANCE OF 108.21 FEET PASSING A CUT "X" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1-A, BLOCK 7087 AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), CONTINUING OVER AND ACROSS SAID BEDFORD AVENUE, AT A DISTANCE OF 160.71 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "SAI" FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T. AND BEING THE SOUTHEAST CORNER OF LOT 36, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, AND THE EAST LINE OF SAID BLOCK 7087 AND THE EAST LINE OF SAID TRACT OF LAND TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005171, PAGE 14935, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, O.P.R.D.C.T., IN ALL FOR A DISTANCE OF 388.26 FEET TO THE **POINT OF BEGINNING;**

CONTAINING A COMPUTED AREA OF 6,915 SQUARE FEET OR 0.1587 ACRE OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

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Date: 8-4-15

SPRG NO: 3180



SINGLETON BOULEVARD

(F.K.A. EAGLE FORD AVENUE)

APPROXIMATE LOCATION OF SURVEY LINE
 (A CALLED 75-FOOT PUBLIC RIGHT-OF-WAY)
 VOL. 91, PG. 108, D.R.D.C.T.

AMARIAH HANNAH SURVEY,
 ABSTRACT No. 564

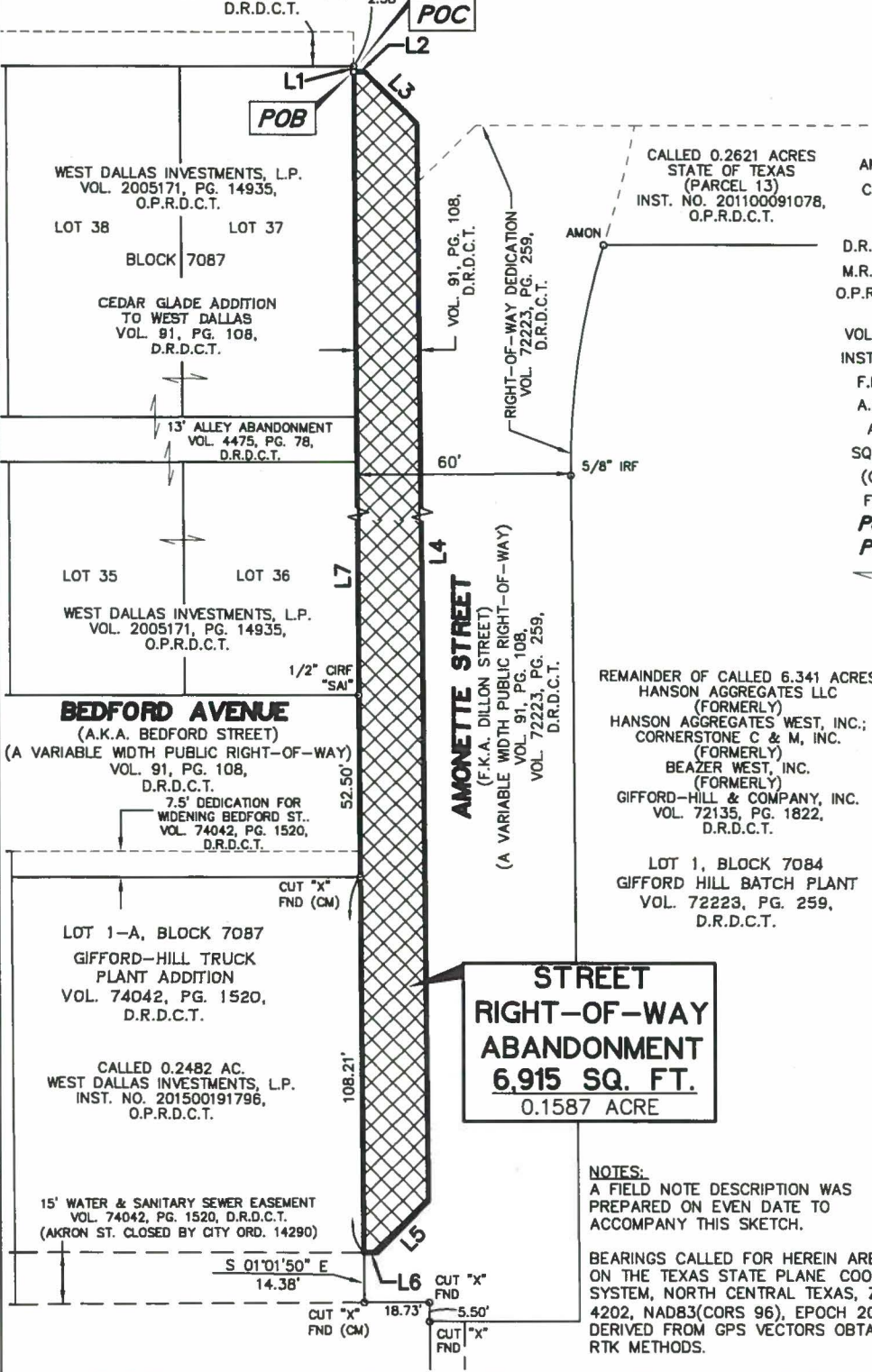
WILLIAM P. OVERTON SURVEY,
 ABSTRACT No. 1106

COUNTY OF DALLAS
 VOL. 2207, PG. 550, D.R.D.C.T.

CUT "X" FND BEARS N00°19'46"W 2.38'



SCALE: 1" = 50'



LEGEND

- AMON ALUMINUM MONUMENT FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POC** POINT OF COMMENCING
- POB** POINT OF BEGINNING
- ← LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S1°00'35"E	1.50'
L2	N89°15'55"E	3.08'
L3	S45°56'18"E	21.29'
L4	S1°08'32"E	358.27'
L5	S44°03'42"W	21.14'
L6	S89°15'55"W	3.70'
L7	N1°03'07"W	388.26'

STREET RIGHT-OF-WAY ABANDONMENT
6,915 SQ. FT.
 0.1587 ACRE

(FOR SPRG USE ONLY)

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 DATE: 8-4-15
 SPRG NO. 3180

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

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.



MICHAEL J. MURPHY,
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724
 SHEET 3 OF 3

BURY

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REVISED DATE: 8/04/15
 DATE: 7/13/15 DRAWN: RDR

STREET RIGHT-OF-WAY ABANDONMENT

A PORTION OF AMONETTE STREET
 CEDAR GLADE ADDITION
 TO WEST DALLAS
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

**RIGHT-OF-WAY ABANDONMENT
BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
AND GIFFORD-HILL TRUCK PLANT ADDITION
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 31,350 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING ALL OF THAT PORTION OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WHICH LIES BETWEEN THE EAST RIGHT-OF-WAY LINE OF HERBERT STREET, (A CALLED 40-FOOT PUBLIC RIGHT-OF-WAY) AND THE WEST RIGHT-OF-WAY LINE OF AMONETTE AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID BEDFORD AVENUE BEING DEDICATED BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), AND BY THE PLAT OF GIFFORD-HILL TRUCK PLAT ADDITION, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 74042, PAGE 1520, D.R.D.C.T., SAID 31,350 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, WITH THE SOUTH RIGHT-OF-WAY OF SAID BEDFORD AVENUE AND BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN VOLUME 2005102, PAGE 3679, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 01°00'35" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID BEDFORD AVENUE, A DISTANCE OF 45.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE WITH SAID EAST RIGHT-OF-WAY LINE, AND BEING THE SOUTHWEST CORNER OF A CALLED 0.9373 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN VOLUME 2005095, PAGE 4916, O.P.R.D.C.T., AND BEING THE SOUTHWEST CORNER OF LOT 25, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 89°10'23" EAST ALONG THE COMMON LINE OF SAID BEDFORD AVENUE AND LOTS 25 THROUGH 36, BLOCK 7087 OF SAID CEDAR GLADE ADDITION, AT A DISTANCE OF 200.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF MCPHERSON STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE SOUTHWEST CORNER OF SAID LOT 28, BLOCK 7087 AND THE SOUTHWEST CORNER OF SAID 0.9373 ACRE TRACT OF LAND, AT A DISTANCE OF 240.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 29, BLOCK 7087 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS

REVIEWED BY
JL B-3-15
SPAL 3179

**RIGHT-OF-WAY ABANDONMENT
BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
AND GIFFORD-HILL TRUCK PLANT ADDITION
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T., AT A DISTANCE OF 440.00 FEET PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED "SAI" FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF PASTOR STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE SOUTHEAST CORNER OF SAID LOT 32, BLOCK 7087 AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS LP, RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T., AT A DISTANCE 480.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 33, BLOCK 7087 AND THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T. CONTINUING IN ALL FOR A DISTANCE OF 680.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "SAI" FOUND FOR THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID AMONETTE STREET, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 36, BLOCK 7087 AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005171, PAGE 14935, O.P.R.D.C.T.;

THENCE SOUTH 01°00'35" EAST DEPARTING SAID NORTH RIGHT-OF-WAY LINE, OVER AND ACROSS SAID BEDFORD AVENUE, A DISTANCE OF 52.50 FEET TO A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE AND BEING THE NORTHEAST CORNER OF LOT 1-A, BLOCK 7087 OF SAID GIFFORD-HILL TRUCK PLANT ADDITION;

THENCE SOUTH 89°10'23" WEST ALONG THE COMMON LINE OF SAID BEDFORD AVENUE AND SAID LOT 1-A, BLOCK 7087, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1-A, BLOCK 7087 AND BEING IN THE EAST LINE OF LOT 3, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS SAME BEING THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201300083165, O.P.R.D.C.T.;

THENCE NORTH 01°00'35" WEST ALONG THE COMMON LINE OF SAID BEDFORD AVENUE AND SAID LOT 3, BLOCK 7087, A DISTANCE OF 7.50 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 7087 AND SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 201300083165, O.P.R.D.C.T.;

THENCE SOUTH 89°10'23" WEST ALONG THE COMMON LINE OF SAID BEDFORD AVENUE AND LOTS 3 THROUGH 12, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS, AT A DISTANCE OF 100.00 FEET PASSING THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE WITH THE

REVIEWED BY
JL 8-3-15
SAR 3176

**RIGHT-OF-WAY ABANDONMENT
BEDFORD AVENUE
CEDAR GLADE ADDITION TO WEST DALLAS
AND GIFFORD-HILL TRUCK PLANT ADDITION
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EAST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, SAME BEING THE NORTHWEST CORNER OF SAID LOT 4, BLOCK 7087 AND THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 201400297968, O.P.R.D.C.T., AT A DISTANCE OF 140.00 FEET PASSING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID PASTOR STREET, SAME BEING THE NORTHEAST CORNER OF SAID LOT 5, BLOCK 7087 AND THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P., IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T., AT A DISTANCE OF 340.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 7087 AND THE NORTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20080009404, O.P.R.D.C.T., AT A DISTANCE OF 380.00 FEET PASSING A 1/2-INCH IRON ROD FOUND FOR THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, SAME BEING THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 7087 AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005102, PAGE 3679, O.P.R.D.C.T., CONTINUING IN ALL FOR A DISTANCE OF 580.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 31,350 SQUARE FEET OR 0.7197 ACRES OF LAND.

NOTES:

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

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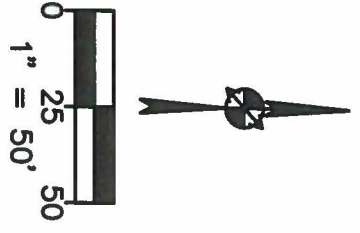
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Reviewed by: JL JB

Date: 8-3-15 ~~2-5-15~~

SPRG NO: 3179





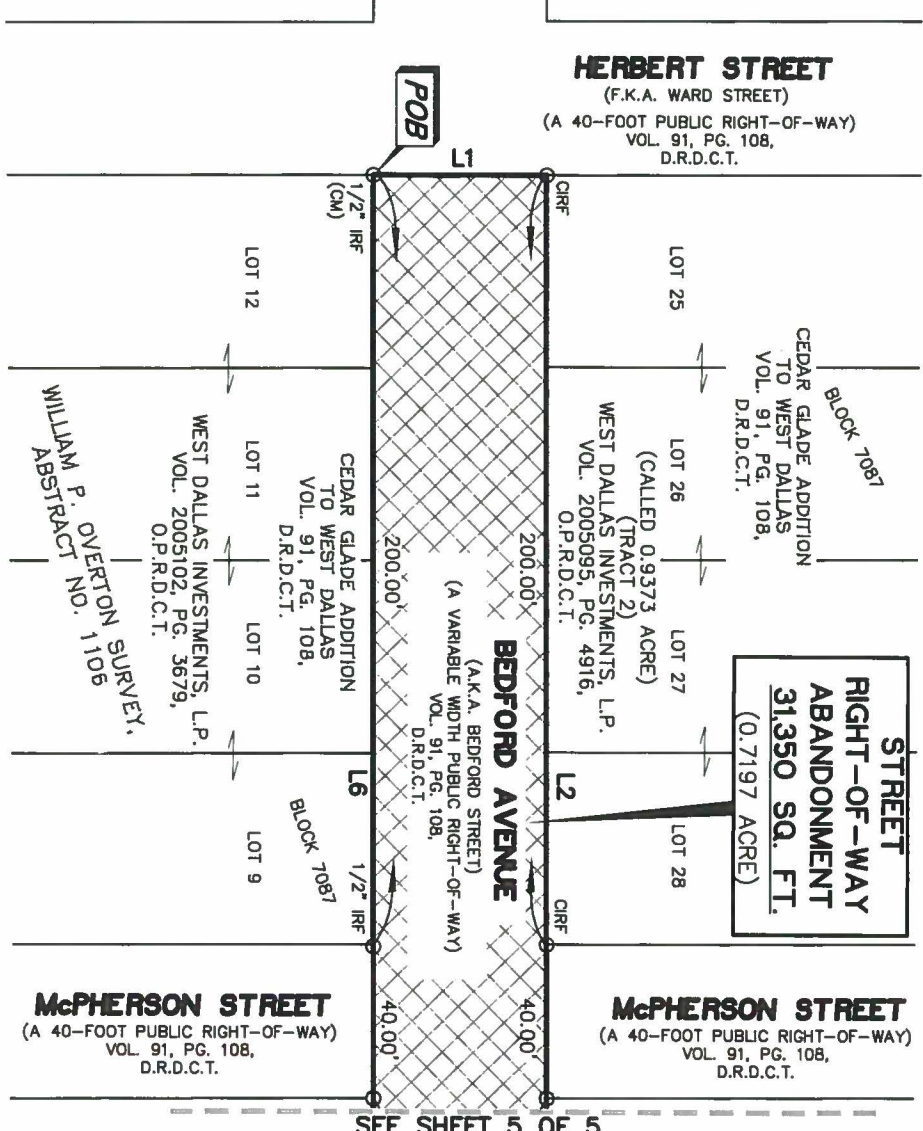
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°00'35"W	45.00'
L2	N89°10'23"E	680.00'
L3	S1°00'35"E	52.50'
L4	S89°10'23"W	100.00'
L5	N1°00'35"W	7.50'
L6	S89°10'23"W	580.00'

LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND
- M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- CM CONTROLLING MONUMENT
- FND FOUND
- POB POINT OF BEGINNING
- CENTERLINE CENTERLINE
- LANDHOOK DENOTES LANDHOOK DENOTES COMMON OWNERSHIP

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
 BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

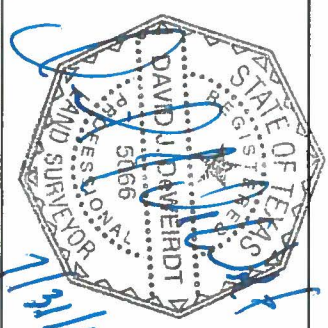


STREET RIGHT-OF-WAY ABANDONMENT

BEDFORD AVENUE
 CEDAR GLADE ADDITION TO WEST DALLAS
 AND GIFFORD-HILL TRUCK PLANT ADDITION
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

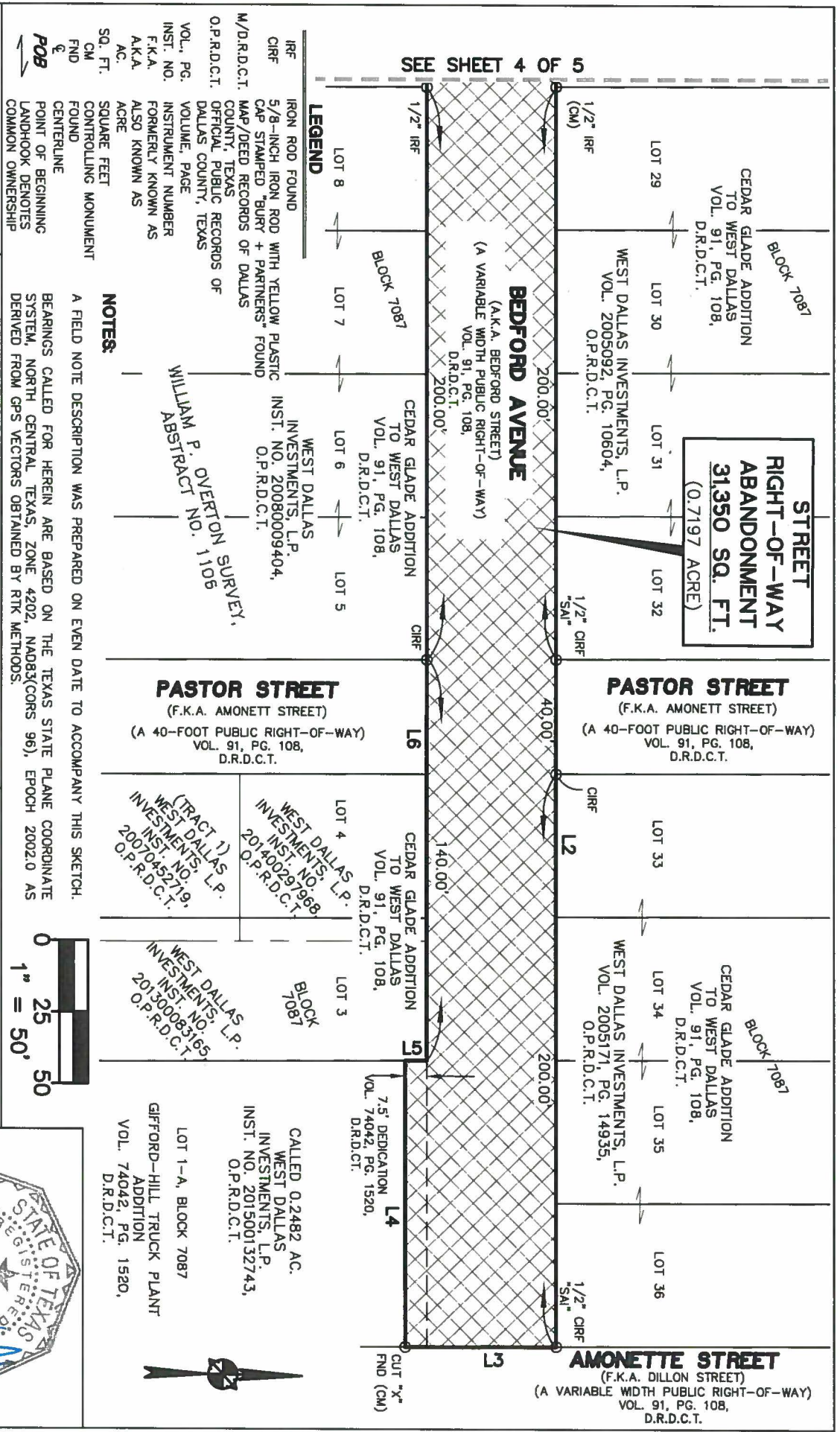
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REVIEWED BY: DL
 DATE: 8-3-15
 SPRG NO. 3179



DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066

SEE SHEET 4 OF 5



LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND
- M/D.R.D.C.T. MAP/DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST. NO. INSTRUMENT NUMBER
- F.K.A. FORMERLY KNOWN AS
- A.K.A. ALSO KNOWN AS
- ACRE ACRE
- SQ. FT. SQUARE FEET
- CM CONTROLLING MONUMENT
- FND FOUND
- FOB CENTERLINE

NOTES:

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

RIGHT-OF-WAY ABANDONMENT

BEDFORD AVENUE
 CEDAR GLADE ADDITION TO WEST DALLAS AND GIFFORD-HILL TRUCK PLANT ADDITION
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

(FOR SPRG USE ONLY)

REVIEWED BY: JE
 DATE: 8-3-15
 SPRG NO. 3179



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 TPLS Registration Number 10107502
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REVISED DATE: 7/31/15
 DATE: 5/15/15

**ALLEY ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 2,600 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING DEDICATED AS A 13-FOOT ALLEY BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 2,600 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY), WITH THE WEST RIGHT-OF-WAY OF PASTOR STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 20070285713, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING IN THE EAST LINE OF LOT 41, BLOCK 7087 OF SAID CEDAR GLADE ADDITION;

THENCE SOUTH 01°00'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 101.44 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET FOR THE **POINT OF BEGINNING**, BEING THE SOUTHEAST CORNER OF SAID LOT 41, BLOCK 7087;

THENCE SOUTH 01°00'35" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID ALLEY, A DISTANCE OF 13.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET FOR THE NORTHEAST CORNER OF LOT 32, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 89°10'23" WEST DEPARTING SAID WEST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID 13-FOOT ALLEY SAME BEING THE NORTH LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005092, PAGE 10604, O.P.R.D.C.T., A DISTANCE OF 200.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF MCPHERSON STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF LOT 29, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 01°00'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, OVER AND ACROSS SAID 13-FOOT ALLEY, A DISTANCE OF 13.00 FEET TO 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" SET FOR THE SOUTHWEST CORNER OF LOT 44, BLOCK 7087 OF THE SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE NORTH 89°10'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID 13-FOOT ALLEY SAME BEING THE SOUTH LINE OF SAID TRACTS OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN VOLUME 2005092, PAGE 10604, AND INSTRUMENT NUMBER 20070285713, O.P.R.D.C.T. IN ALL FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING:

REVIEWED BY
JL 8-3-15
5/24/16 2743

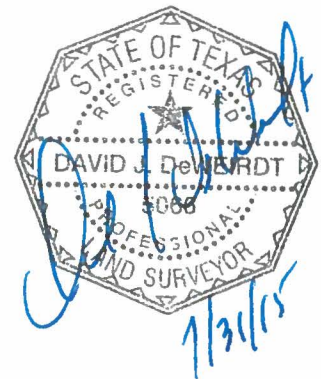
**ALLEY ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CONTAINING A COMPUTED AREA OF 2,600 SQUARE FEET OR 0.060 ACRES OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.



(For SPRG use only)

Reviewed by: JD

Date: 8-3-15

SPRG NO: 2763

**ALLEY ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 2,600 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, CREATED AS A 13-FOOT ALLEY BY THE PLAT OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), SAID 2,600 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY+PARTNERS" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SINGLETON BOULEVARD, (A 75-FOOT PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF HERBERT STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE MOST EASTERLY CORNER OF A CALLED 157 SQUARE FOOT TRACT OF LAND DESCRIBED TO THE COUNTY OF DALLAS BY THE RIGHT-OF-WAY DEED RECORDED IN VOLUME 2002174, PAGE 33, D.R.D.C.T. AND BEING THE NORTHERLY NORTHWEST CORNER OF A CALLED 0.114 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 201000095892, OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING IN THE NORTH LINE OF LOT 48, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS;

THENCE SOUTH 44°56'19" WEST, ALONG THE COMMON LINE OF SAID HERBERT STREET AND SAID 0.114 TRACT OF LAND, A DISTANCE OF 25.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 0.114 ACRE TRACT OF LAND SAME BEING THE MOST SOUTHERLY CORNER OF SAID 157 SQUARE FOOT TRACT OF LAND;

THENCE SOUTH 01°00'35" EAST, CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 84.65 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF SAID LOT 48, BLOCK 7087 AND SAID 0.114 ACRE TRACT SAME BEING THE MOST WESTERLY NORTHWEST CORNER OF A CALLED 0.9373 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY DEED, RECORDED IN VOLUME 2005095, PAGE 4916, O.P.R.D.C.T., SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, WITH THE NORTH LINE OF SAID 13-FOOT ALLEY;

THENCE NORTH 89°10'23" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE NORTH LINE OF SAID 13-FOOT ALLEY SAME BEING THE SOUTH LINE OF LOTS 45 THROUGH 48, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND OVER AND ACROSS SAID 0.9373 ACRE TRACT OF LAND, A DISTANCE OF 200.00 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID 13-FOOT ALLEY, WITH THE WEST RIGHT-OF-WAY LINE OF MCPHERSON STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTHEAST CORNER OF SAID LOT 45, BLOCK 7087;

THENCE SOUTH 01°00'35" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MCPHERSON STREET, OVER AND ACROSS SAID 13-FOOT ALLEY, A DISTANCE OF 13.00 FEET TO A POINT FOR CORNER, BEING THE NORTHEAST CORNER OF LOT 28, BLOCK 7087 OF THE SAID CEDAR GLADE ADDITION TO WEST DALLAS;

REVIEWED BY
SP16 5181
8-2-15

**ALLEY ABANDONMENT
CEDAR GLADE ADDITION TO WEST DALLAS
BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE SOUTH 89°10'23" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF SAID 13-FOOT ALLEY SAME BEING THE NORTH LINE OF LOTS 25 THROUGH 28, BLOCK 7087, OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND OVER AND ACROSS SAID 0.9373 ACRE TRACT OF LAND, A DISTANCE OF 200.00 FEET TO A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID 13-FOOT ALLEY WITH THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET AND BEING THE NORTHWEST CORNER OF SAID LOT 25, BLOCK 7087;

THENCE NORTH 01°00'35" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, OVER AND ACROSS SAID 13-FOOT ALLEY, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING:

CONTAINING A COMPUTED AREA OF 2,600 SQUARE FEET OR 0.0597 ACRES OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

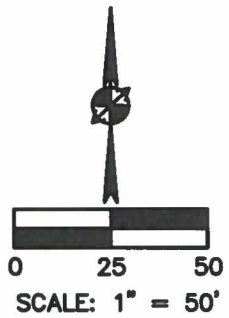
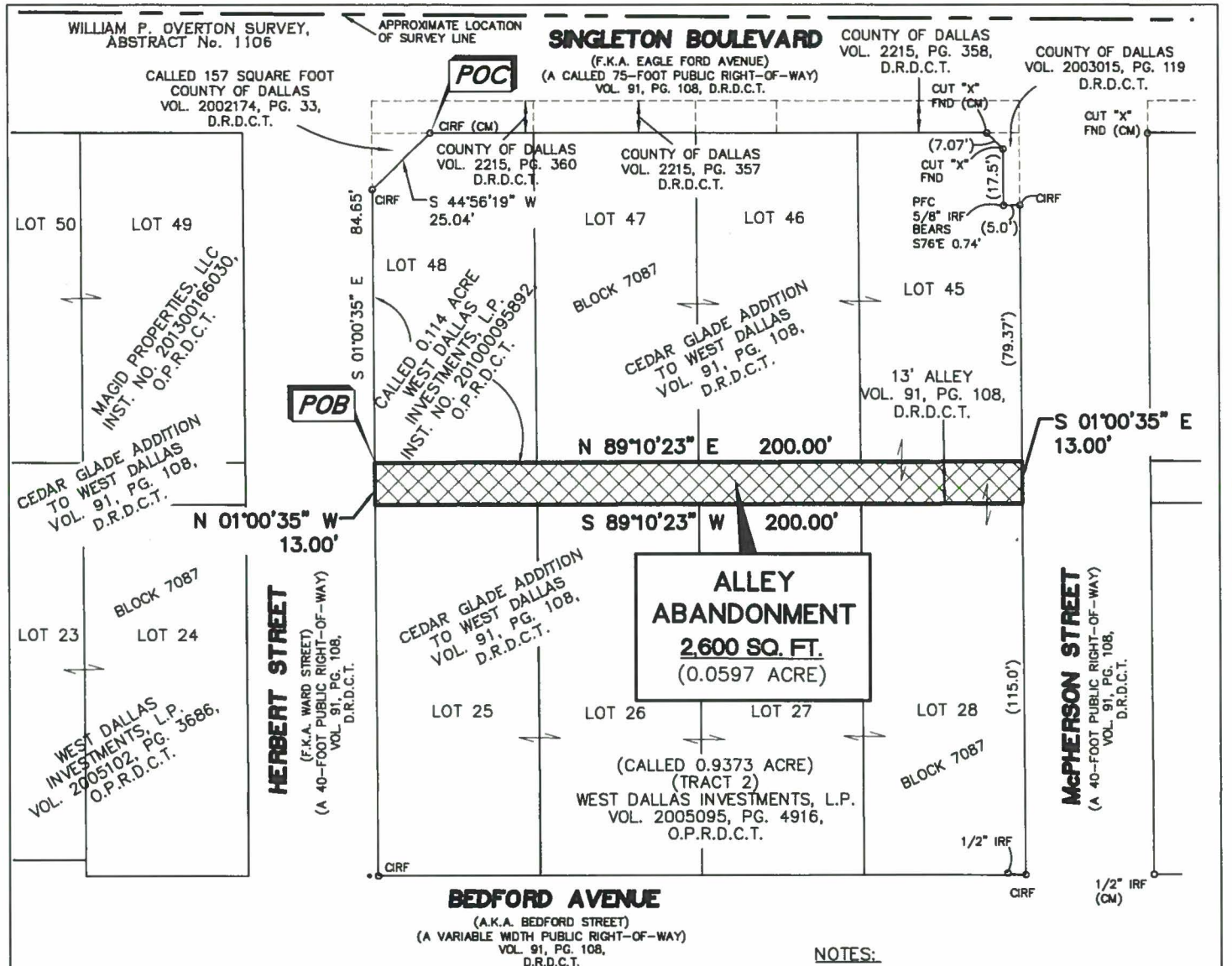
(For SPRG use only)

Reviewed by: JL

Date: 8-3-15

SPRG NO: 3181





(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 8-3-15
 SPRG NO. 3181



DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
 SHEET 3 OF 3

BURY

5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
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ALLEY ABANDONMENT
 CEDAR GLADE ADDITION
 TO WEST DALLAS
 BLOCK 7087
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 07/31/15 DRAWN: RDR

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

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

STREET RIGHT-OF-WAY DEDICATION
HERBERT STREET AT BEDFORD AVENUE EXHIBIT C-TRACT 1
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 24, BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 420 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7087, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF LOT 24, BLOCK 7087 OF CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO CITY OF DALLAS ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.) AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE WARRANTY DEED (TRACT 1) TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN VOLUME 2005102, PAGE 3686, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), SAID 420 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY+PARTNERS" FOUND AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF BEDFORD AVENUE, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF HERBERT STREET, (A 40-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF LOT 25, BLOCK 7087 OF SAID CEDAR GLADE ADDITION TO WEST DALLAS AND FROM WHICH A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 12, BLOCK 7087 OF SAID CEDAR GLADE ADDITION BEARS SOUTH 01°00'35" EAST, DISTANCE OF 45.00 FEET;

THENCE SOUTH 89°10'23" WEST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, OVER AND ACROSS SAID HERBERT STREET, A DISTANCE OF 40.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK 7087 AND BEING THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

THENCE SOUTH 89°10'23" WEST ALONG THE COMMON LINE OF SAID LOT 24, BLOCK 7087 AND SAID BEDFORD AVENUE, A DISTANCE OF 18.77 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID BEDFORD AVENUE, OVER AND ACROSS SAID LOT 24, BLOCK 7087, THE FOLLOWING CALLS;

NORTH 01°08'32" WEST, A DISTANCE OF 22.33 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 89°10'23" EAST, A DISTANCE OF 18.83 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET;

THENCE SOUTH 01°00'35" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID HERBERT STREET, A DISTANCE OF 22.33 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 420 SQUARE FEET OR 0.0096 ACRE OF LAND.

REVIEWED BY
JL 8-3-15
SPAL 3226

**STREET RIGHT-OF-WAY DEDICATION
HERBERT STREET AT BEDFORD AVENUE EXHIBIT C-TRACT 1
CEDAR GLADE ADDITION TO WEST DALLAS
PART OF LOT 24, BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

NOTES:

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

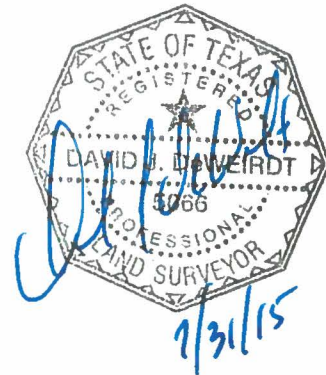
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(For SPRG use only)

Reviewed by: JL

Date: 8-3-15

SPRG NO: 3226



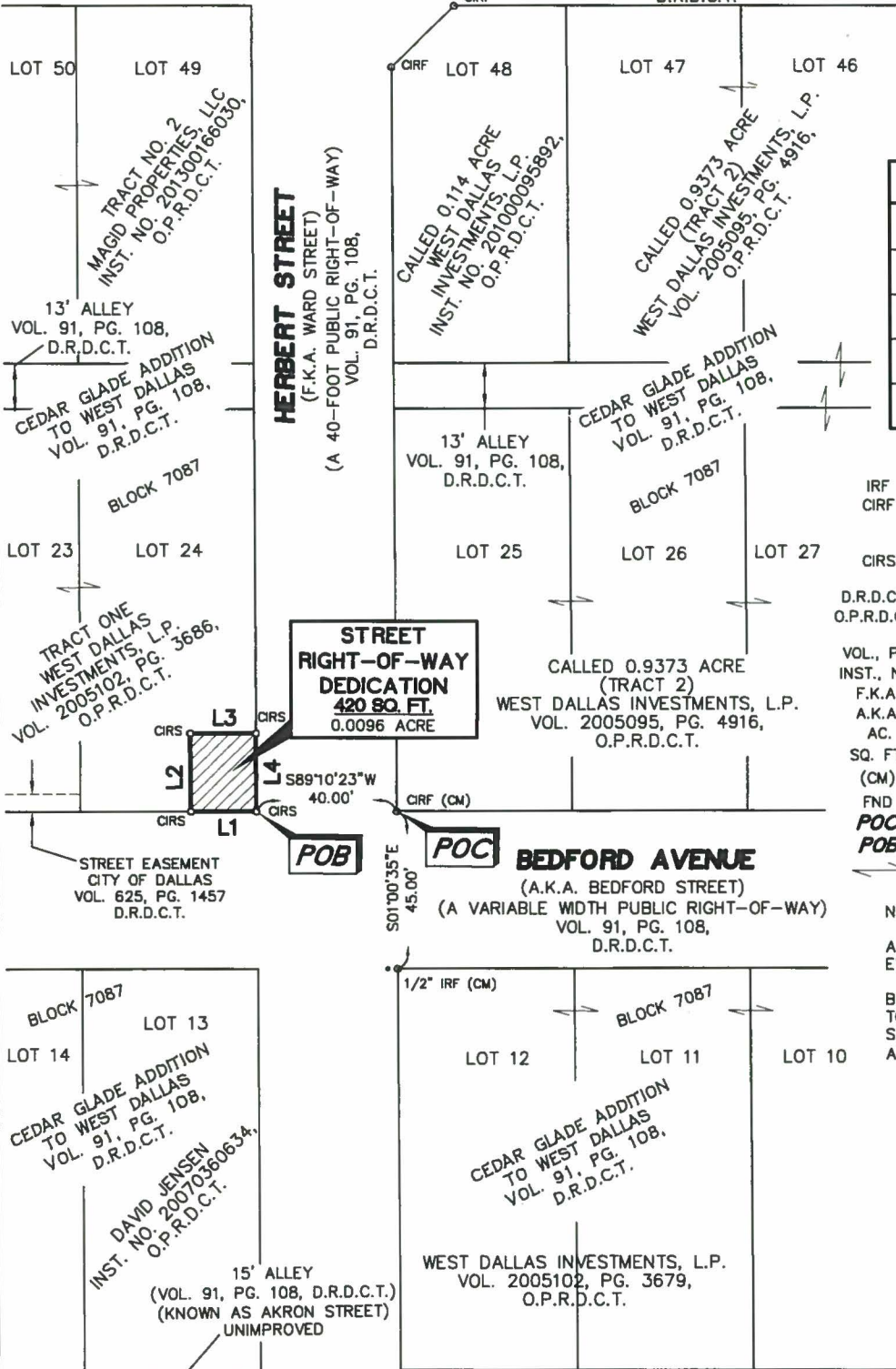
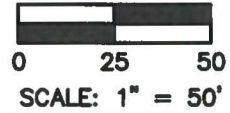
WILLIAM P. OVERTON SURVEY,
ABSTRACT No. 1106

APPROXIMATE LOCATION
OF SURVEY LINE

SINGLETON BOULEVARD

(F.K.A. EAGLE FORD AVENUE)
(A CALLED 75-FOOT PUBLIC RIGHT-OF-WAY)
VOL. 91, PG. 108,
D.R.D.C.T.

EXHIBIT C-TRACT 1



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°10'23"W	18.77'
L2	N1°08'32"W	22.33'
L3	N89°10'23"E	18.83'
L4	S1°00'35"E	22.33'

- LEGEND**
- IRF IRON ROD FOUND
 - CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND (UNLESS OTHERWISE NOTED)
 - CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 - VOL., PG. VOLUME, PAGE
 - INST., NO. INSTRUMENT, NUMBER
 - F.K.A. FORMERLY KNOWN AS
 - A.K.A. ALSO KNOWN AS
 - AC. ACRE
 - SQ. FT. SQUARE FEET
 - (CM) CONTROLLING MONUMENT
 - FND FOUND
 - POC POINT OF COMMENCING
 - POB POINT OF BEGINNING
 - LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

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

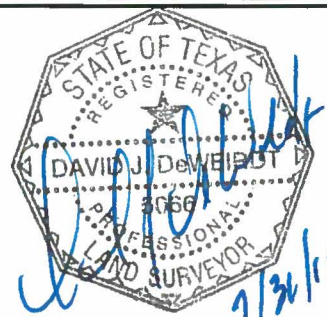
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(FOR SPRG USE ONLY)

REVIEWED BY: JL

DATE: 8-3-15

SPRG NO. 3226



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
SHEET 3 OF 3

BURY

5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
TBPE # F-1048 TBPLS # F-10107502
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**STREET
RIGHT-OF-WAY DEDICATION**
HERBERT STREET AT BEDFORD AVENUE
CEDAR GLADE ADDITION
TO WEST DALLAS
PART OF LOT 24, BLOCK 7087
CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 07/31/15 DRAWN: RDR

STREET RIGHT-OF-WAY DEDICATION **EXHIBIT C-TRACT 2**
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 13,378 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN THE GENERAL WARRANTY DEED TO EZ'S TRUCKING INC., RECORDED IN INSTRUMENT NUMBER 20070176843, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.); SAID 13,378 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHEAST CORNER OF THAT CALLED 0.4988 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN SAID GENERAL WARRANTY DEED TO EZ'S TRUCKING INC. AND ALSO BEING IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND;

THENCE SOUTH 01°06'44" EAST ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 88.92 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

NORTH 75°16'09" EAST, A DISTANCE OF 275.37 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 36°35'08" EAST, A DISTANCE OF 23.42 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 01°08'32" EAST, A DISTANCE OF 2.19 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 328.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°47'29" FOR AN ARC LENGTH OF 73.23 FEET, A CHORD BEARING OF SOUTH 07°32'16" EAST AND A CHORD DISTANCE OF 73.07 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 58°40'38" WEST, A DISTANCE OF 20.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

REVIEWED BY
JL 8-3-15
S/R 3336

STREET RIGHT-OF-WAY DEDICATION EXHIBIT C-TRACT 2
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SOUTH 75°16'09" WEST, A DISTANCE OF 280.44 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, FROM WHICH A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT IN THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, (A 100-FOOT RIGHT-OF-WAY), RECORDED IN BOOK S, PAGE 366, DEED RECORDS DALLAS COUNTY, TEXAS, (D.R.D.C.T.) BEARS SOUTH 01°06'44" EAST, A DISTANCE OF 46.30 FEET;

THENCE NORTH 01°06'44" WEST ALONG SAID COMMON LINE, A DISTANCE OF 46.30 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 13,378 SQUARE FEET OR 0.307 ACRES OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(For SPRG use only)

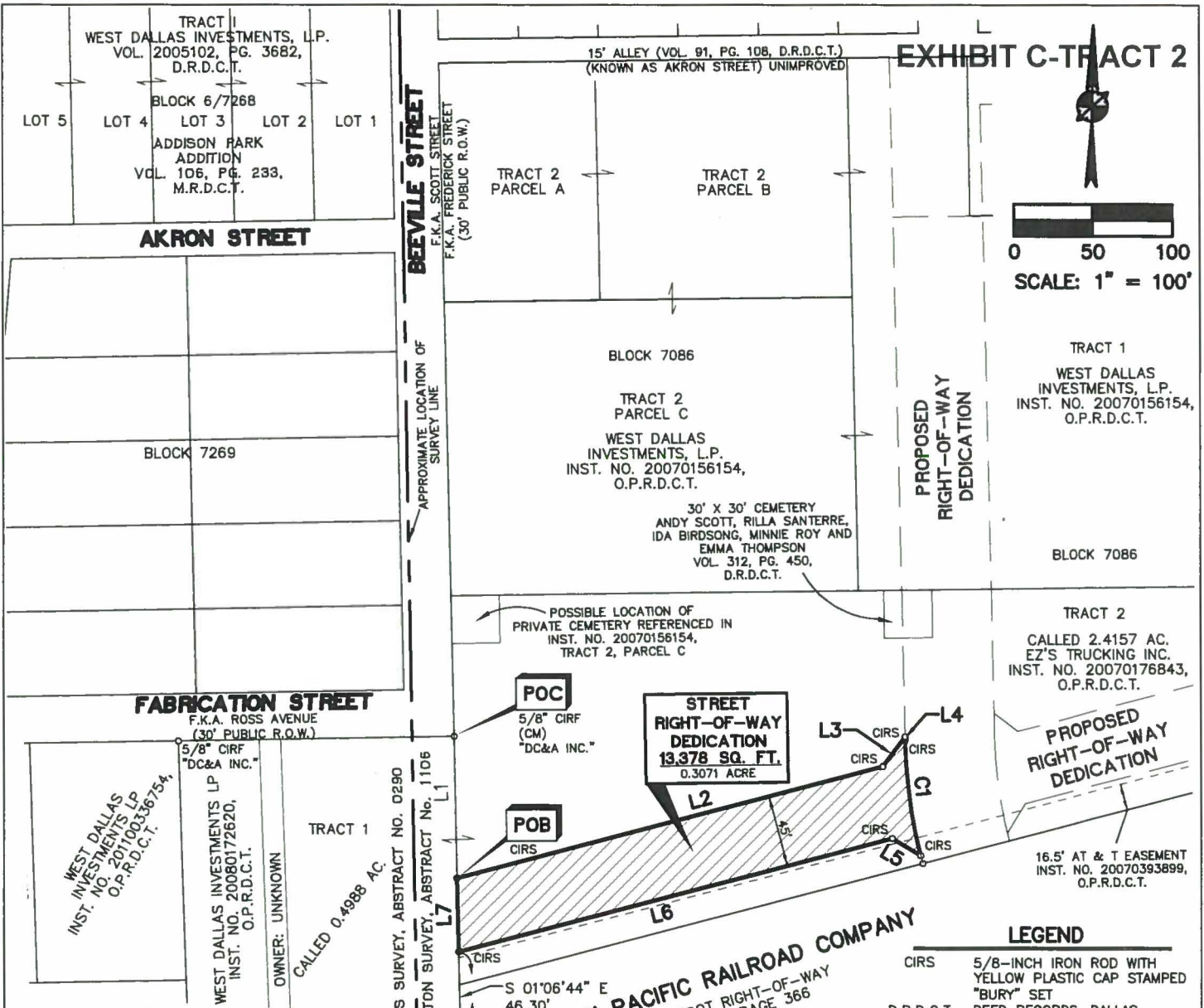
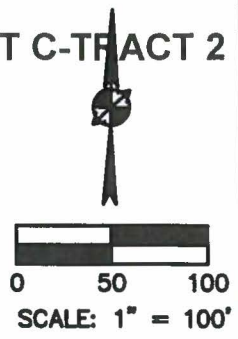
Reviewed by: JL

Date: 8-3-15

SPRG NO: 3336



EXHIBIT C-TRACT 2



FABRICATION STREET

F.K.A. ROSS AVENUE
(30' PUBLIC R.O.W.)

**STREET
RIGHT-OF-WAY
DEDICATION
13,378 SQ. FT.
0.3071 ACRE**

LEGEND

- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- CONC CONCRETE
- R.O.W. RIGHT-OF-WAY
- MON MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°06'44"E	88.92'
L2	N75°16'09"E	275.37'
L3	N36°35'08"E	23.42'
L4	S1°08'32"E	2.19'
L5	N58°40'38"W	20.82'
L6	S75°16'09"W	280.44'
L7	N1°06'44"W	46.30'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	BEARING
C1	73.23'	328.00'	12°47'29"	73.07'	S07°32'16"E

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 8-3-15
 SPRG NO. 3336

BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
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 DATE: 07/31/15

STREET RIGHT-OF-WAY DEDICATION
 BLOCK 7086
 WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DRAWN: RDR



DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066
 SHEET 3 OF 3

STREET RIGHT-OF-WAY DEDICATION **EXHIBIT C-TRACT 3**
BLOCK 7086 AND BLOCK C/7085
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 12,792 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, AND C/7085, OFFICIAL CITY OF DALLAS BLOCK NUMBERS CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN THE GENERAL WARRANTY DEED TO EZ'S TRUCKING INC., RECORDED IN INSTRUMENT NUMBER 20070176843, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND A PORTION OF THAT CALLED 0.101 ACRE TRACT OF LAND KNOWN AS LOT 7, BLOCK C/7085 OF McNEILL'S SUBDIVISION, (AN UNRECORDED ADDITION) AS DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBERS 20070434431, O.P.R.D.C.T., A PORTION OF THAT CALLED 4,520 SQUARE FOOT TRACT OF LAND KNOWN AS LOT 8, BLOCK C/7085 OF SAID McNEILL'S SUBDIVISION AS DESCRIBED IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P. RECORDED IN INSTRUMENT NUMBER 20070365053, O.P.R.D.C.T. AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND WHICH IS IN THE PRESENTLY USED ROADWAY OF McPHERSON STREET (A 30-FOOT PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION), SAID 12,792 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHEAST CORNER OF THAT CALLED 0.4988 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN SAID GENERAL WARRANTY DEED TO EZ'S TRUCKING INC. AND ALSO BEING IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND;

THENCE SOUTH 01°06'44" EAST ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 155.80 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, (A 100-FOOT RIGHT-OF-WAY), RECORDED IN BOOK S, PAGE 366, DEED RECORDS DALLAS COUNTY, TEXAS, (D.R.D.C.T.);

THENCE NORTH 75°16'09" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 355.71 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 75°10'31" EAST, A DISTANCE OF 272.00 FEET;

THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND, SAID 0.101 ACRE TRACT OF LAND, SAID 4,520 SQUARE FOOT TRACT OF LAND AND SAID McPHERSON STREET, THE FOLLOWING CALLS;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°03'23" FOR AN ARC LENGTH OF 5.01 FEET, A CHORD BEARING OF NORTH 14°17'48" WEST AND A CHORD DISTANCE OF 5.01 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE **POINT OF BEGINNING**;

NORTHWESTERLY CONTINUING WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 12°37'34" FOR AN ARC LENGTH OF 59.94 FEET, A CHORD

REVIEWED BY
JL 8-3-15
SPR 3338

STREET RIGHT-OF-WAY DEDICATION **EXHIBIT C-TRACT 3**
BLOCK 7086 AND BLOCK C/7085
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEARING OF NORTH 07°27'19" WEST AND A CHORD DISTANCE OF 59.82 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 01°08'32" WEST, A DISTANCE OF 15.67 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 52°56'12" EAST, A DISTANCE OF 18.55 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

NORTH 75°16'09" EAST, A DISTANCE OF 265.61 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE CENTERLINE OF SAID McPHERSON STREET;

SOUTH 01°02'37" EAST ALONG SAID CENTERLINE, A DISTANCE OF 46.32 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 75°16'09" WEST, A DISTANCE OF 261.72 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 31°32'25" WEST, A DISTANCE OF 21.68 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 12,792 SQUARE FEET OR 0.2937 ACRES OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

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Reviewed by: JL

Date: 8-3-15

SPRG NO: 3338

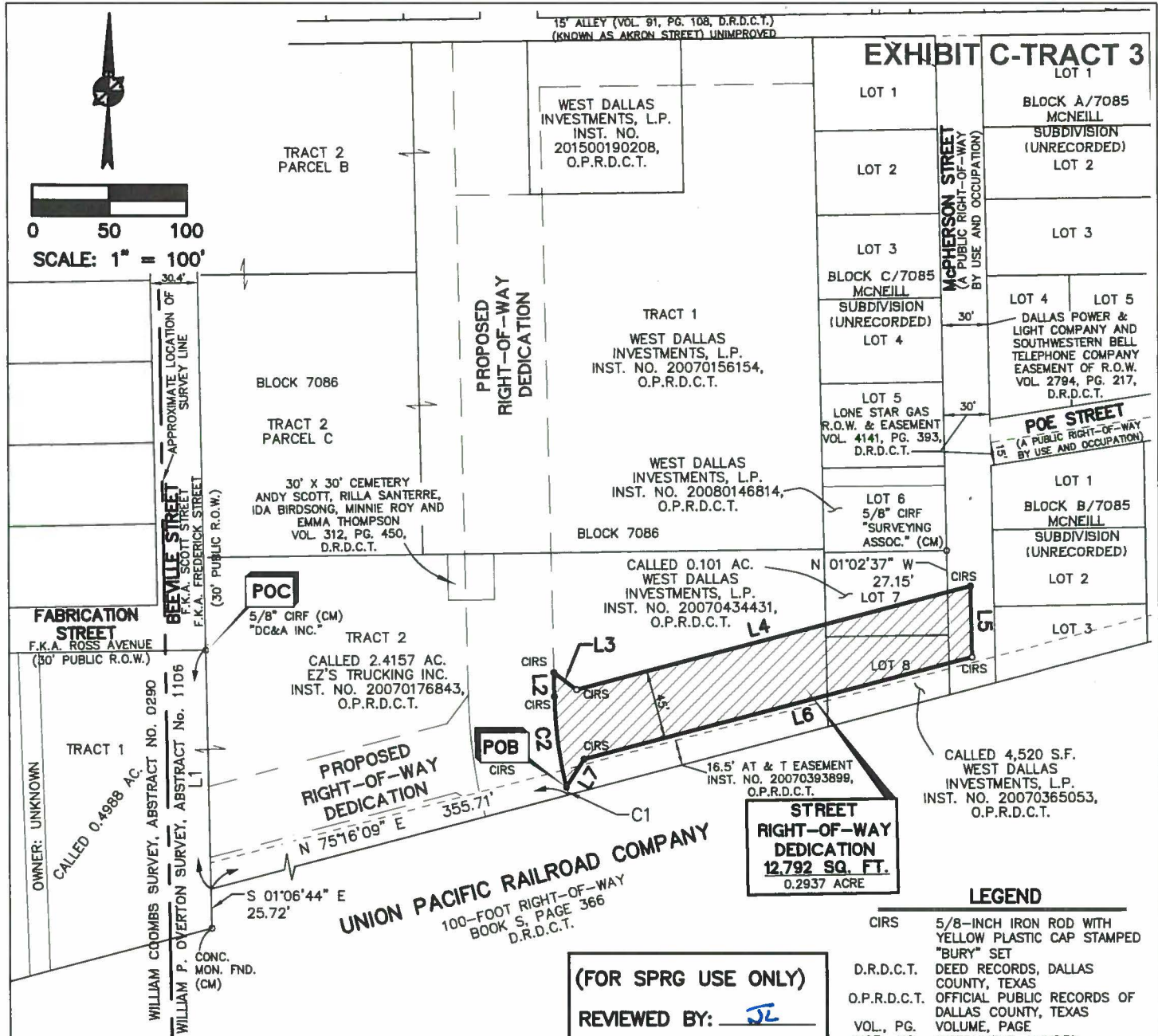




0 50 100
SCALE: 1" = 100'

15' ALLEY (VOL. 91, PG. 108, D.R.D.C.T.)
(KNOWN AS AKRON STREET) UNIMPROVED

EXHIBIT C-TRACT 3
LOT 1



STREET RIGHT-OF-WAY DEDICATION
12,792 SQ. FT.
0.2937 ACRE

LEGEND

- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- CONC CONCRETE
- R.O.W. RIGHT-OF-WAY
- MON MONUMENT
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

(FOR SPRG USE ONLY)
REVIEWED BY: JL
DATE: 8-3-15
SPRG NO. 3338

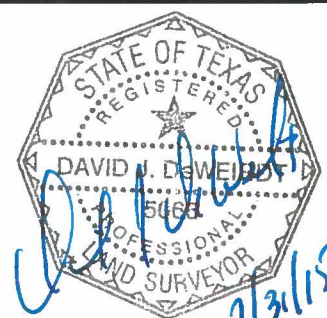
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°06'44"E	155.80'
L2	N1°08'32"W	15.67'
L3	S52°56'12"E	18.55'
L4	N75°16'09"E	265.61'
L5	S1°02'37"E	46.32'
L6	S75°16'09"W	261.72'
L7	S31°32'25"W	21.68'

NOTES:
A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	BEARING
C1	5.01'	272.00'	1°03'23"	5.01'	N14°17'48"W
C2	59.94'	272.00'	12°37'34"	59.82'	N07°27'19"W

BURY
5310 Harvest Hill Road, Suite 100
Dallas, Texas 75230
Tel. (972) 991-0011 Fax (972) 991-0278
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DATE: 07/31/15

STREET RIGHT-OF-WAY DEDICATION
BLOCK 7086 AND BLOCK C/7085
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DRAWN: RDR



DAVID J. De WEIRDT
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5066
SHEET 3 OF 3

STREET RIGHT-OF-WAY DEDICATION EXHIBIT C-TRACT 4
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 22,375 SQUARE FOOT TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS BLOCK NO. 7086, CITY OF DALLAS, DALLAS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT 1" IN THE GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 20070156154, OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.), AND BEING A PORTION OF A CALLED 2.4157 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN THE GENERAL WARRANTY DEED TO EZ'S TRUCKING INC., RECORDED IN INSTRUMENT NUMBER 20070176843, O.P.R.D.C.T., SAID 22,375 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "DC&A INC." FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF FABRICATION STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), WITH THE EAST RIGHT-OF-WAY LINE OF BEEVILLE STREET, (A 30-FOOT PUBLIC RIGHT-OF-WAY), AND BEING THE NORTHEAST CORNER OF A CALLED 0.4988 ACRE TRACT OF LAND DESCRIBED "TRACT 1" IN SAID DEED TO EZ'S TRUCKING INC. AND ALSO BEING IN THE WEST LINE OF SAID 2.4157 ACRE TRACT OF LAND;

THENCE SOUTH 01°06'44" EAST, ALONG THE COMMON LINE OF SAID 2.4157 ACRE TRACT OF LAND AND SAID 0.4988 ACRE TRACT OF LAND, A DISTANCE OF 155.80 FEET TO THE POINT OF INTERSECTION OF SAID COMMON LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD COMPANY, (A 100-FOOT RIGHT-OF-WAY) RECORDED IN BOOK S, PAGE 366, D.R.D.C.T., FROM WHICH A CONCRETE MONUMENT FOUND FOR AN ANGLE POINT IN SAID NORTHERLY RIGHT-OF-WAY LINE, BEARS SOUTH 01°06'44" EAST, A DISTANCE OF 25.72 FEET;

THENCE NORTH 75°16'09" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 299.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE **POINT OF BEGINNING** AND THE POINT OF A CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 75°11'28" EAST, A DISTANCE OF 328.00 FEET;

THENCE OVER AND ACROSS SAID 2.4157 ACRE TRACT OF LAND AND SAID TRACT 1 TO WEST DALLAS INVESTMENTS, L.P., THE FOLLOWING CALLS;

NORTHWESTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°40'00" FOR AN ARC LENGTH OF 78.24 FEET, A CHORD BEARING OF NORTH 07°58'32" WEST AND A CHORD DISTANCE OF 78.05 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF TANGENCY;

NORTH 01°08'32" WEST, A DISTANCE OF 328.15 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

REVIEWED BY
JL 8-4-15
SFR 3337

STREET RIGHT-OF-WAY DEDICATION EXHIBIT C-TRACT 4
BLOCK 7086
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

NORTH 89°15'55" EAST, AT A DISTANCE OF 48 FEET PASSING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO WEST DALLAS INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 201500190208, O.P.R.D.C.T., CONTINUING ALONG THE SOUTH LINE OF SAID WEST DALLAS INVESTMENTS, L.P. TRACT OF LAND (INSTRUMENT NO. 201500190208), IN ALL FOR A DISTANCE OF 56.00 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER;

SOUTH 01°08'32" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 327.75 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 272.00 FEET;

SOUTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13°40'57" FOR AN ARC LENGTH OF 64.96 FEET, A CHORD BEARING OF SOUTH 07°59'01" EAST AND A CHORD DISTANCE OF 64.80 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR CORNER IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY;

THENCE SOUTH 75°16'09" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD COMPANY, A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING;

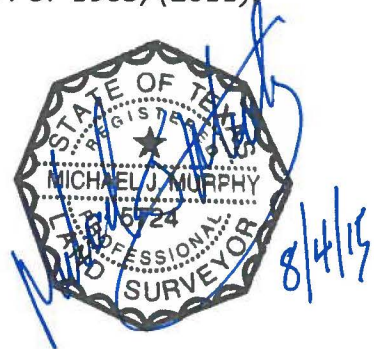
CONTAINING A COMPUTED AREA OF 22,375 SQUARE FEET OR 0.5137 ACRES OF LAND.

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011)

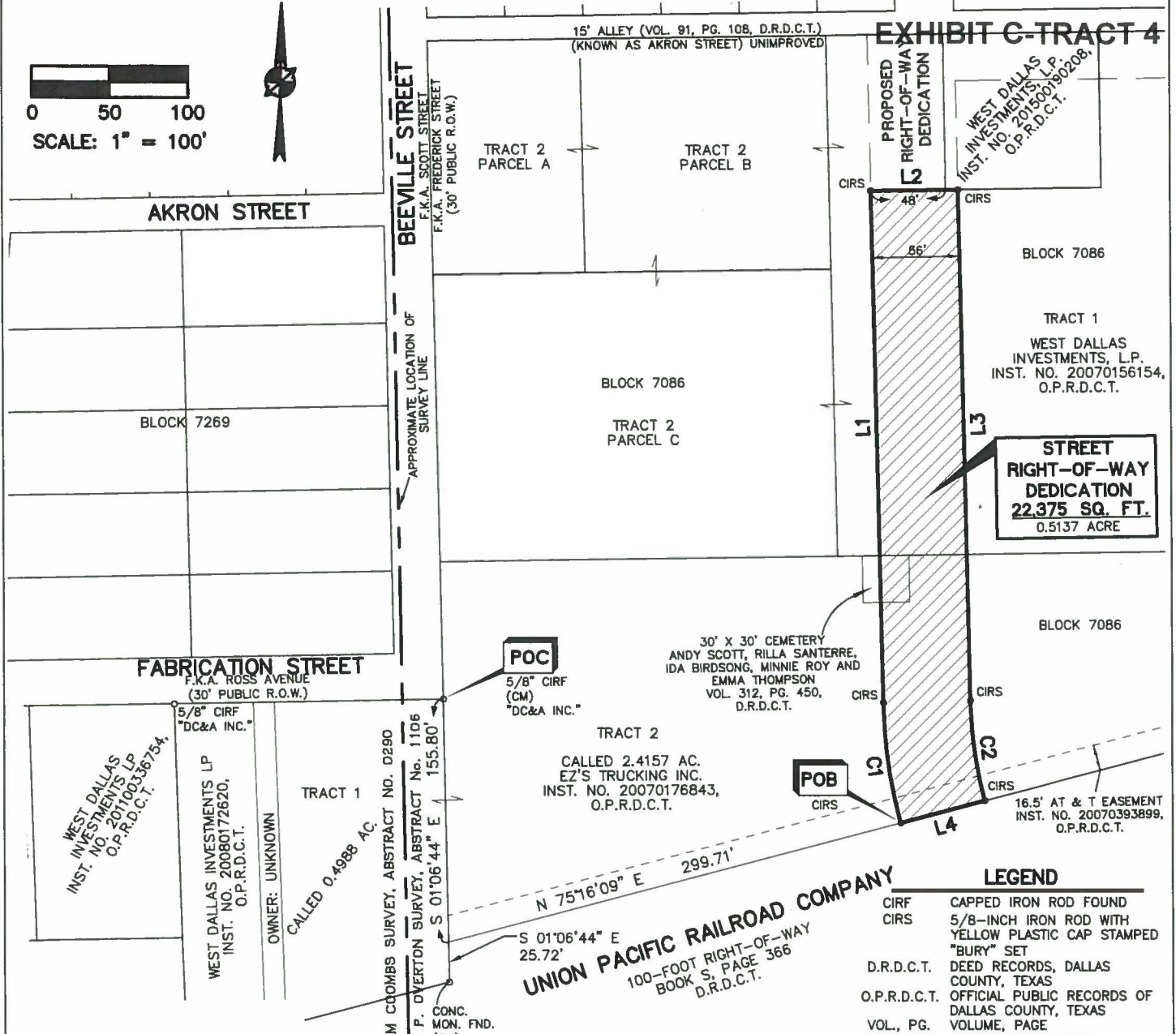
(For SPRG use only)	
Reviewed by: _____	<i>JL</i>
Date: _____	<i>8-4-15</i>
SPRG NO: _____	<i>3337</i>



0 50 100
SCALE: 1" = 100'



EXHIBIT C-TRACT 4



FABRICATION STREET

F.K.A. ROSS AVENUE
(30' PUBLIC R.O.W.)

WEST DALLAS INVESTMENTS LP
INST. NO. 20080172620,
O.P.R.D.C.T.

OWNER: UNKNOWN

WILLIAM COOMBS SURVEY, ABSTRACT NO. D290
CALLED 0.4988 AC.

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
S 01°06'44" E 155.80'

POC

5/8" CIRF
(CM)
"DC&A INC."

POB

CIRS

UNION PACIFIC RAILROAD COMPANY
100-FOOT RIGHT-OF-WAY
BOOK S, PAGE 366
D.R.D.C.T.

LEGEND

- CIRF CAPPED IRON ROD FOUND
- CIRS 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMALLY KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- CONC CONCRETE
- R.O.W. RIGHT-OF-WAY
- MON MONUMENT
- POC** POINT OF COMMENCING
- POB** POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

A FIELD NOTE DESCRIPTION WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS SKETCH.
BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

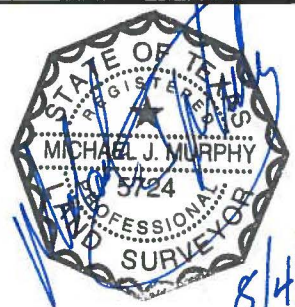
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N1°08'32"W	328.15'
L2	N89°15'55"E	56.00'
L3	S1°08'32"E	327.75'
L4	S75°16'09"W	56.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	BEARING
C1	78.24'	328.00'	13°40'00"	78.05'	N07°58'32"W
C2	64.96'	272.00'	13°40'57"	64.80'	S07°59'01"E

(FOR SPRG USE ONLY)
 REVIEWED BY: JL
 DATE: 8-4-15
 SPRG NO. 3337

BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
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 DATE: 07/31/15

STREET RIGHT-OF-WAY DEDICATION
 BLOCK 7086
 WILLIAM P. OVERTON, ABSTRACT NO. 1106
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 DRAWN: RDR



MICHAEL J. MURPHY,
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5724
 SHEET 3 OF 3

**TEMPORARY ACCESS EASEMENT
MCNEILL SUBDIVISION (UNRECORDED)
BLOCK C/7085 AND BLOCK 7086
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING A 3,418 SQUARE FOOT (0.0785 ACRE) TRACT OF LAND SITUATED IN THE WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND BEING LOCATED IN BLOCK C/7085, OFFICIAL CITY OF DALLAS BLOCK NUMBERS AND BEING A PORTION OF THAT CALLED 0.5381 ACRE TRACT OF LAND DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE SPECIAL WARRANTY RECORDED IN INSTRUMENT NUMBER 201500190419, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, (O.P.R.D.C.T.) AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND (TRACT 1), DESCRIBED TO WEST DALLAS INVESTMENTS, L.P. IN THE GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20070156154, O.P.R.D.C.T., SAME BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK C/7085, MCNEILL SUBDIVISION (UNRECORDED), SAID 3,418 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CUT "X" FOUND FOR THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A 15-FOOT ALLEY, KNOWN AS AKRON STREET AS SHOWN ON CEDAR GLADE ADDITION TO WEST DALLAS, AN ADDITION TO THE CITY OF DALLAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 91, PAGE 108, DEED RECORDS OF DALLAS COUNTY, TEXAS, (D.R.D.C.T.), WITH THE WEST RIGHT-OF-WAY LINE OF McPHERSON STREET, (A 30 FOOT WIDE PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION), FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" FOUND (CONTROLLING MONUMENT) BEARS NORTH 89°15'55" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 01°02'37" EAST, DEPARTING THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID 15-FOOT ALLEY, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID McPHERSON STREET, AT A DISTANCE OF 60.82 FEET PASSING A 5/8-INCH IRON ROD FOUND (CONTROLLING MONUMENT), CONTINUING A TOTAL DISTANCE OF 91.65 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 01°02'37" EAST, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 37.58 FEET TO A POINT FOR CORNER;

THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, OVER AND ACROSS WEST DALLAS INVESTMENT TRACTS OF LAND, THE FOLLOWING:

NORTH 54°00'51" WEST, A DISTANCE OF 40.65 FEET TO A POINT FOR CORNER;

NORTH 59°53'47" WEST, A DISTANCE OF 27.81 FEET TO A POINT FOR CORNER;

NORTH 43°57'10" WEST, A DISTANCE OF 39.31 FEET TO A POINT FOR CORNER;

NORTH 00°44'05" WEST, A DISTANCE OF 32.02 FEET TO A POINT FOR CORNER;

NORTH 89°15'55" EAST, A DISTANCE OF 30.00 FEET TO A POINT FOR CORNER;

(For SPRG use only)

Reviewed by: JL Date: 8-4-15 SPRG NO: 3388

**TEMPORARY ACCESS EASEMENT
MCNEILL SUBDIVISION (UNRECORDED)
BLOCK C/7085 AND BLOCK 7086
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

SOUTH 00°44'05" EAST, A DISTANCE OF 20.14 FEET TO A POINT FOR CORNER;
SOUTH 43°57'10" EAST, A DISTANCE OF 23.23 FEET TO A POINT FOR CORNER;
SOUTH 59°53'47" EAST, A DISTANCE OF 25.16 FEET TO A POINT FOR CORNER;
SOUTH 54°00'51" EAST, A DISTANCE OF 19.56 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A COMPUTED AREA OF 3,418 SQUARE FEET OR 0.0785 ACRES OF LAND.

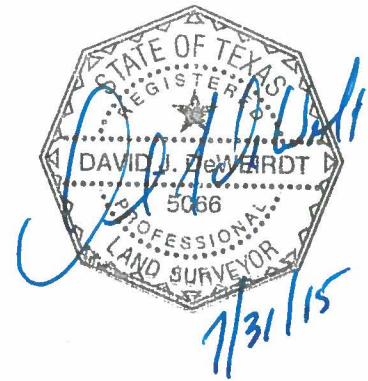
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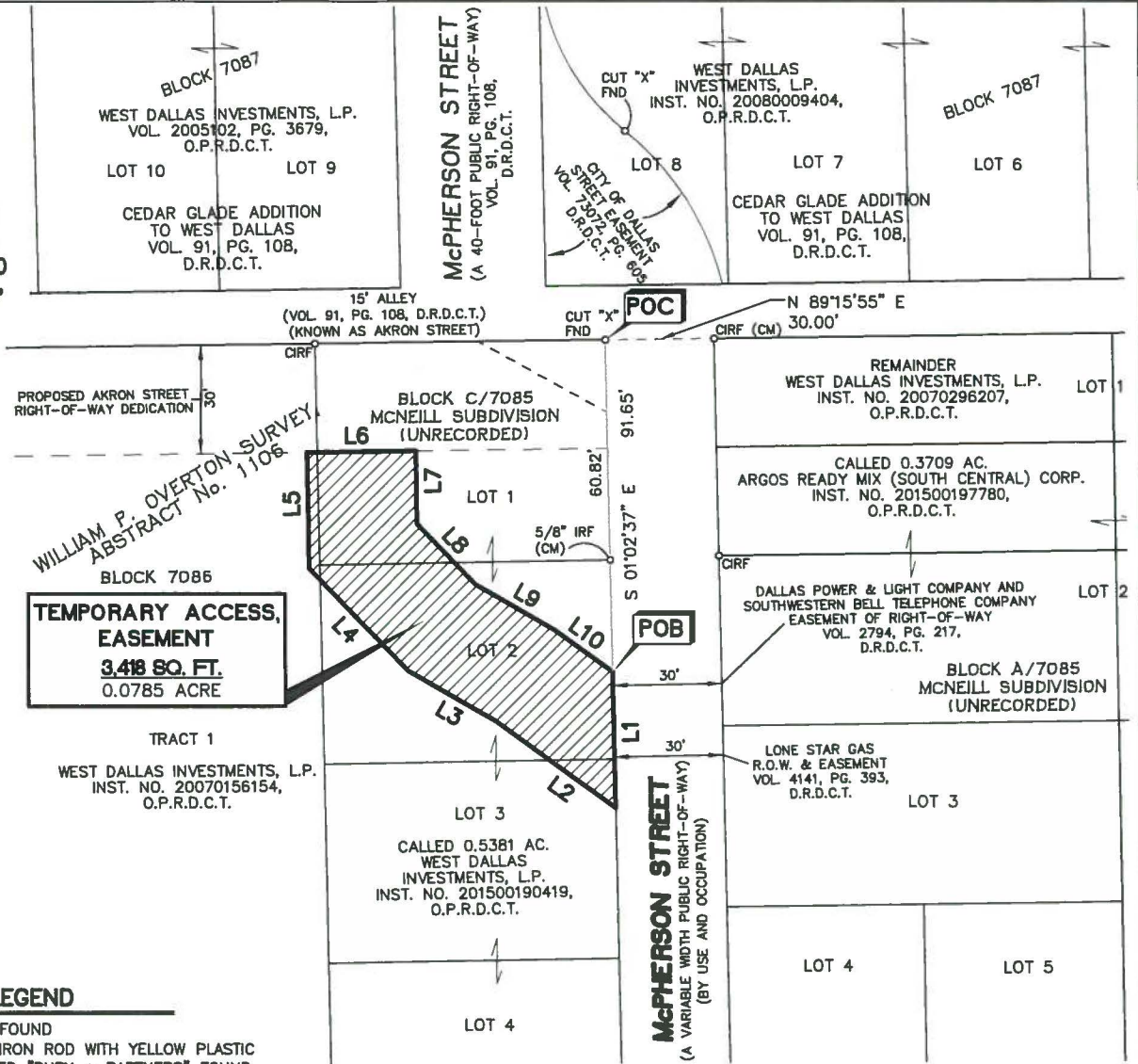
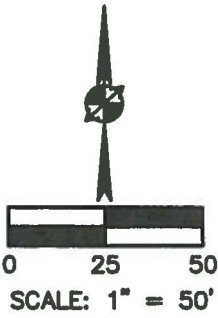
A SKETCH WAS PREPARED ON EVEN DATE TO ACCOMPANY THIS DESCRIPTION.

BEARINGS CALLED FOR HEREIN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS, ZONE 4202, NAD83(CORS 96), EPOCH 2002.0 AS DERIVED FROM GPS VECTORS OBTAINED BY RTK METHODS.

(For SPRG use only)

Reviewed by: JL Date: 8-4-15 SPRG NO: _____ 3388





TEMPORARY ACCESS EASEMENT
3,418 SQ. FT.
 0.0785 ACRE

LEGEND

- IRF IRON ROD FOUND
- CIRF 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY + PARTNERS" FOUND (UNLESS OTHERWISE NOTED)
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- VOL., PG. VOLUME, PAGE
- INST., NO. INSTRUMENT, NUMBER
- F.K.A. FORMERLY KNOWN AS
- AC. ACRE
- SQ. FT. SQUARE FEET
- (CM) CONTROLLING MONUMENT
- FND FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- LAND HOOK (DENOTES COMMON OWNERSHIP)

NOTES:

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

BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, (2011).

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S1°02'37"E	37.58'
L2	N54°00'51"W	40.65'
L3	N59°53'47"W	27.81'
L4	N43°57'10"W	39.31'
L5	N0°44'05"W	32.02'
L6	N89°15'55"E	30.00'
L7	S0°44'05"E	20.14'
L8	S43°57'10"E	23.23'
L9	S59°53'47"E	25.16'
L10	S54°00'51"E	19.56'

(FOR SPRG USE ONLY)

REVIEWED BY: JL

DATE: 8-4-15

SPRG NO. 3388

DAVID J. De WEIRDT
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5066

7/31/15

BURY

5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
 Copyright © 2015

TEMPORARY ACCESS EASEMENT
 MCNEILL SUBDIVISION (UNRECORDED)
 BLOCK C/7085 AND BLOCK 7086
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: 07/31/15 DRAWN: RDR

KEY FOCUS AREA: E-Gov
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): N/A
DEPARTMENT: City Secretary
CMO: Rosa Rios, 670-3738
MAPSCO: N/A

SUBJECT

A resolution designating absences by former Councilmember Dwaine Caraway as being for "Official City Business" - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow council members additional time to request approval of outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

BACKGROUND (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

This request for exception was received by the City Secretary's Office after the deadline to submit such requests to allow consideration at the June 17, 2015 City Council meeting while the requestor was still in office. Therefore, the item is for consideration at this time.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

August 12, 2015

WHEREAS, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

WHEREAS, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

WHEREAS, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

WHEREAS, former Councilmember Dwaine Caraway participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required him to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted; and

WHEREAS, this request for exception was received by the City Secretary's Office after the deadline to submit such requests to allow consideration at the June 17, 2015 City Council meeting while the requestor was still in office. Therefore, the item is for consideration at this time.

Now, Therefore,

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

August 12, 2015

SECTION 1. That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in Exhibit A, by former Councilmember Dwaine Caraway because of his participation in any event(s) and/or meeting(s) will not be counted against them in determining their annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 2. That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence will not count against former Councilmember Dwaine Caraway in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

SECTION 3. That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absences by former Councilmember Dwaine Caraway as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

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

EXHIBIT A
 CITY COUNCIL MEMBER(S)
 REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

COUNCILMEMBER	PURPOSE/TRIP/EVENT	LOCATION	DATE	MEETING(S) MISSED	ABSENCE TYPE
Dwaine Caraway	City business.	Dallas, TX	12/3/2014	City Council Briefing	Absent more than 50%
Dwaine Caraway	City business.	Dallas, TX	1/7/2015	City Council Briefing	Absent more than 50%
Dwaine Caraway	City business.	Dallas, TX	4/1/2015	City Council Briefing	Absent more than 50%
Dwaine Caraway	Meeting held with City Manager A.C. Gonzalez.	Dallas, TX	6/8/2015	Public Safety Committee	Absent more than 50%

KEY FOCUS AREA: E-Gov
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): N/A
DEPARTMENT: Human Resources
CMO: A. C. Gonzalez, 670-3302
MAPSCO: N/A

SUBJECT

Authorize an increase in the annual base salary of City Secretary Rosa Rios, in an amount to be determined by the City Council plus the associated pension contribution and Medicare payments, effective _____ 2015 - Financing: Current Funds

BACKGROUND

The City Council will evaluate the performance of City Secretary, Rosa Rios on August 12, 2015. As a result of this annual performance review, the City Council desires to give this city official an increase in her annual base salary.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, the City Council discussed the City Secretary's performance review.

Resolution No. 14-0875 approved a merit increase to the annual base salary for City Secretary Rosa Rios; increasing her base annual base salary by four and one half percent (4.5%) from \$119,512 to \$125,000, effective May 28, 2014.

On June 3, 2015, the City Council discussed the performance of City Secretary Rosa A. Rios.

FISCAL INFORMATION

Current Funds

August 12, 2015

WHEREAS, on August 12, 2015, the City Council conducted an annual performance review of the City Secretary; and

WHEREAS, as a result of the reviews, and based upon the City Council's evaluation of the performance of this City officer, the City Council has determined that this officer should receive an increase in her annual base salary;

NOW, THEREFORE,

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

Section 1. That the City Secretary's annual base salary be increased by __%, in the amount of \$_____ from \$125,000.00 to \$_____, plus the associated pension contribution in the amount of \$_____ and Medicare in the amount of \$_____ for a total additional cost of \$_____ effective _____ 2015.

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): All
DEPARTMENT: Mayor and City Council
CMO: A. C. Gonzalez, 670-3297
MAPSCO: N/A

SUBJECT

Direct reprogramming of \$47,700,000 of 1998 Bond Proposition 11 funds from the remaining Trinity Lakes and Trinity Parkway projects funding and not currently encumbered to other flood control projects related to the Trinity River Corridor as approved by the bond election - Financing: This action has no cost consideration to the City

Recommendation of Staff: Staff continues to support the Balanced Vision Plan adopted by the City Council on December 8, 2003, by Resolution No. 03-3391 and refined by Resolution 04-1252. It sets out a number of flood control, environmental, recreational, and mobility improvement projects. After nearing completion of first priority flood control projects, Council's most recent direction (via a Council approved engineering design contract) was to proceed with Phase 1 of the Urban Lakes. Keeping the funds in the designated project schedule is in keeping with these objectives and therefore, recommended.

BACKGROUND

On July 6, 2015, Councilmembers Carolyn King Arnold, Mark Clayton, Scott Griggs, Philip Kingston and Adam Medrano requested through a memo to Mayor Mike Rawlings pursuant to Council Rules, to place an item on Council's Agenda for reprogramming remaining Trinity bond funds for flood control. Upon further clarification with requesting councilmembers, the 1998 Bond Program Proposition 11, Trinity Lakes and Trinity Parkway funds were requested to be considered for reprogramming.

The funds authorized under the 1998 Bond Proposition 11 can be reprogrammed by City Council action. The language from the proposition is:

"The issuance of \$246,000,000 general obligation Trinity River Corridor Project Bonds, the project to include floodways, levees, waterways, open space, recreational facilities, the Trinity Parkway and related street improvements, and other related, necessary, and incidental improvements to the Trinity River Corridor."

BACKGROUND (Continued)

The 1998 Bond Program funds for the Trinity Lakes and Trinity Parkway have been used to advance federal studies through design and environmental work, as well as construction of two access points to existing and future recreation areas. The federal studies received their respective Records of Decision in April 2015.

The following table provides an overview of the remaining \$47,700,000 in these two components.

	<u>Remaining</u>	<u>Planned</u>	<u>Unplanned</u>
1998 Lakes Funds	\$11.3M	\$ 8M	\$ 3M
1998 Trinity Parkway Funds	\$36.4M	\$28M	\$ 8M
Total	\$47.7M	\$36M	\$11M

Remaining funds from these sources in the amount of \$36,000,000 have been set aside for planned expenditures to advance the Trinity Parkway Borrow Area/Phase 1 Urban Lakes Project, pursuant to City Council direction in 2012 and follow on City Council Committee briefings and City Council design awards on February 26, 2014. The design of the Trinity Parkway Borrow Area/Phase 1 Urban Lakes project has been advanced to 90% design and approximately \$700,000 has been expended. Reprogramming these funds would delay this project indefinitely and will require new funding from public and/or private sources.

The City has continued to work with the U.S. Army Corps of Engineers to advance flood control projects in the Trinity Corridor through the Dallas Floodway Extension and Dallas Floodway federal projects. Since the 1998 Bond Program, the City has expended over \$250,000,000 in flood control projects that are open or under construction. The Corps has expended approximately \$100,000,000 in flood control projects. A sample of these projects which have been funded in numerous bond programs include:

1998 Bond Program – Approximately \$28M

Dallas Floodway Extension (Lower Chain of Wetlands & Upper Chain of Wetlands)

Elm Fork Drainage Master Plan
Design of Elm Fork Drainage

2006 Bond Program – Approximately \$148M

Hampton-Oak Lawn (Baker) Pump Station
Pavaho Pump Station
Levee Improvements
Sump A Design (Able Pump Station)

2012 Bond Program – Approximately \$92M

Sump A (Able Pump Station)

BACKGROUND (Continued)

The City will continue to work with the Corps to advance flood control projects in the Trinity Corridor through the Dallas Floodway Extension and Dallas Floodway federal projects. A sample of these projects which will require additional funding include:

Planned Pump Station Projects (in order of priority):

Trinity Portland Pump Station: \$60M
Delta Pump Station Improvements: \$5 M
Charlie Pump Station Replacement: \$46 M
Hampton Pump Station Improvements: \$76 M

Other Major Drainage Projects (in order of priority):

Lamar Street Levee: \$75 M
Rochester Park Levee: \$28 M
Cadillac Heights Levee: \$42 M
Elm Fork Ring Levee /Pump Station: \$150 M

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Approved 1998 Bond Proposition for citizen voter consideration on May 2, 1998.

Authorized the Balanced Vision Plan on December 3, 2003, by Resolution No. 03-3391.

Briefed City Council on August 15, 2012.

Briefed the Transportation and Trinity River Committee on February 10, 2014.

Authorized the design contract on February 26, 2014, by Resolution No.14-0413.

Briefed the Transportation and Trinity River Committee on October 20, 2014.

FISCAL INFORMATION

This action has no cost consideration to the City.

August 12, 2015

WHEREAS, the 1998 Bond Proposition 11 was approved by the voters, on May 2, 1998, with the following language:

“The issuance of \$246,000,000 general obligation Trinity River Corridor Project Bonds, the project to include floodways, levees, waterways, open space, recreational facilities, the Trinity Parkway and related street improvements, and other related, necessary, and incidental improvements to the Trinity River Corridor”; and,

WHEREAS, on December 3, 2003, Resolution No. 03-3391 authorized the Balanced Vision Plan; and,

WHEREAS, on April 14, 2004, Resolution No. 04-1252 adopted refinements to the Balanced Vision Plan; and,

WHEREAS, on February 26, 2014, Resolution No. 14-0413 authorized the Trinity Parkway Borrow Area/Phase I Lakes Project; and,

WHEREAS, on July 6, 2015, Councilmembers Carolyn King Arnold, Mark Clayton, Scott Griggs, Philip Kingston and Adam Medrano requested through a memo to Mayor Mike Rawlings, to place an item on Council's voting agenda regarding reprogramming remaining Trinity River bond funds for flood control efforts; and,

WHEREAS, after further discussion with the requesting councilmembers identified the 1998 Bond Proposition 11 funds for the remaining Trinity Lakes and Trinity Parkway in the amount of \$47,700,000 as the funds under consideration to be reprogrammed to other Trinity related flood control initiatives; and,

WHEREAS, the City has been working to advance flood control, recreation, environmental restoration and transportation initiatives within the Trinity River Corridor outlined in the “Balanced Vision Plan”; and,

WHEREAS, the City Council now desires to reprogram remaining bond funds from the 1998 Bond Proposition 11 from the Trinity Lakes and Trinity Parkway in the amount of \$47,700,000 to other flood control improvements consistent with the bond proposition approved by the voters.

Now, Therefore,

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

Section 1. That the City Manager is hereby directed to reprogram the remaining \$47,700,000 1998 Bond Proposition funds for the Trinity Lakes and Trinity Parkway project consistent with and as contemplated by the 1998 Bond Proposition 11 to the following projects: _____ (Direction needed)

August 12, 2015

Section 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 44Q

SUBJECT

Authorize approval of the recommended plan for the proposed alignment of Amonette Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment of Amonette Street - Financing: No cost consideration to the City

BACKGROUND

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Amonette Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 54 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Amonette Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Amonette Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.

BACKGROUND (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Additionally, staff has met with representatives of the properties impacted by the Amonette Street alignment between Singleton Boulevard and Akron Street and provided them the staff recommended alignments. There is no known opposition to the proposed alignment for Amonette Street between Singleton Boulevard and Akron Street.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item ~~will be~~ was provided to the Economic Development Committee on August 10 ~~3~~, 2015.

FISCAL INFORMATION

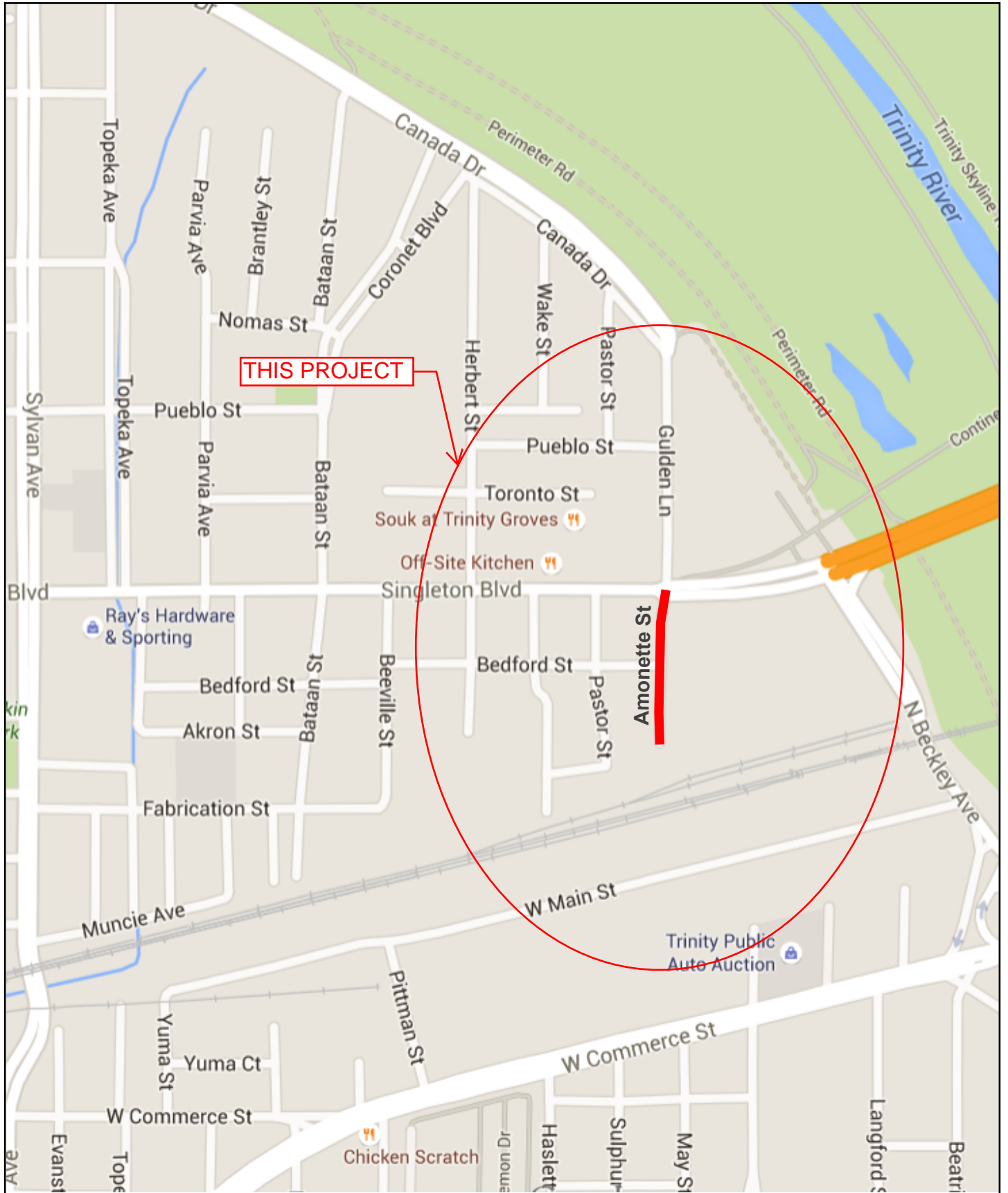
No cost consideration to the City.

MAP

Attached.

WEST DALLAS GATEWAY PROJECT

AMONETTE STREET FROM SINGLETON BOULEVARD TO AKRON STREET



MAPSCO 44Q

August 12, 2015

WHEREAS, on June 19, 2013, Resolution No. 13-1041 authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street; and,

WHEREAS, on January 8, 2014, Resolution No. 14-0117 authorized a professional services contract with URS Corporation for West Dallas Gateway project, Phase I; and,

WHEREAS, it is now desirable to establish and approve the proposed alignment that will accommodate a two-lane undivided roadway with on-street parking within 54 feet of right-of-way for Amonette Street from Singleton Boulevard to Akron Street from its current alignment.

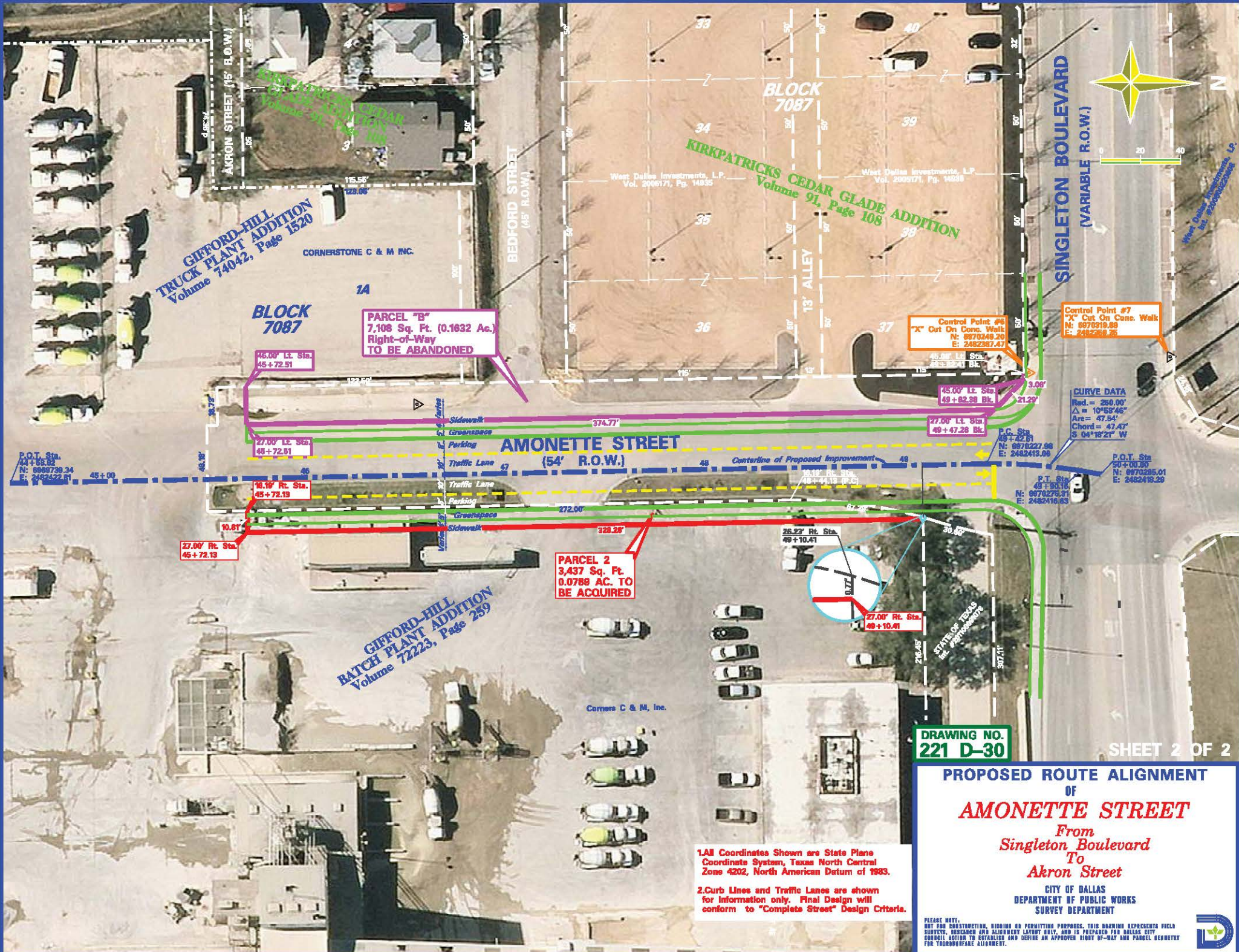
Now, Therefore,

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

Section 1. That the proposed alignment of Amonette Street from Singleton Boulevard to Akron Street as shown and depicted on the attached drawing numbered 221D-30, recorded in the City of Dallas, Public Works Survey Records Vault, is hereby approved.

Section 2. That the Director of Public Works is authorized to make minor changes in the street alignment as necessary for the engineering design of this project.

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.



GIFFORD-HILL TRUCK PLANT ADDITION
 Volume 74042, Page 1520

BLOCK 7087

PARCEL "B"
 7,108 Sq. Ft. (0.1632 Ac.)
 Right-of-Way
 TO BE ABANDONED

KIRKPATRICKS CEDAR GLADE ADDITION
 Volume 91, Page 108



Control Point #7
 "X" Cut On Conc. Walk
 N: 8970319.89
 E: 2482389.85

Control Point #6
 "X" Cut On Conc. Walk
 N: 8970248.20
 E: 2482387.47

CURVE DATA
 Rad. = 250.00'
 $\Delta = 10^{\circ}55'48''$
 Arc = 47.54'
 Chord = 47.47'
 $S = 04^{\circ}16'21'' W$

AMONETTE STREET
 (54' R.O.W.)

PARCEL 2
 3,437 Sq. Ft.
 0.0789 AC. TO
 BE ACQUIRED

GIFFORD-HILL BATCH PLANT ADDITION
 Volume 72223, Page 259

DRAWING NO.
221 D-30

SHEET 2 OF 2

PROPOSED ROUTE ALIGNMENT
OF
AMONETTE STREET
From
Singleton Boulevard
To
Akron Street

CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
SURVEY DEPARTMENT

1. All Coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.
2. Curb Lines and Traffic Lanes are shown for information only. Final Design will conform to "Complete Street" Design Criteria.

PLEASE NOTE:
 SET FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES, THIS DRAWING REPRESENTS FIELD SURVEYS, RESEARCH AND ALIGNMENT LAYOUT ONLY, AND IS PREPARED FOR DALLAS CITY COURTS ACTION TO ESTABLISH AND OBTAIN AN APPROVED RIGHT-OF-WAY AND PUBLIC SECURITY FOR THROUGHWAY ALIGNMENT.



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 6
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 44Q

SUBJECT

Authorize approval of the recommended plan for the proposed alignment of Herbert Street from Singleton Boulevard to Akron Street, from its current alignment to the proposed alignment of Herbert Street - Financing: No cost consideration to the City

BACKGROUND

The West Dallas Gateway project was funded in the 2012 Bond Program. The project entails constructing new street crossings under the Union Pacific Railroad (UPRR) tracks in west Dallas that will allow for planned street connections on Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. On June 19, 2013, these three street segments were added to the City of Dallas Thoroughfare Plan by Resolution No. 13-1041. The design of the West Dallas Gateway project is being administered in two phases. Phase I entails conceptual/preliminary design, including the development of roadway alignments, for Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street. Phase II entails detailed final design for the planned underpasses at the UPRR tracks, and paving, drainage and streetscape design. On January 8, 2014, City Council authorized a professional services contract for engineering services for the West Dallas Gateway, Phase I project, by Resolution No. 14-0117.

This action will establish the alignment and right-of-way configuration/needs for Herbert Street between Singleton Boulevard and Akron Street. The proposed alignment for this action will accommodate a two-lane undivided roadway with on-street parking within 56 feet of right-of-way as called for in Planned Development District No. 891 and the City of Dallas Thoroughfare Plan. The alignment for Herbert Street from Akron Street to Commerce Street is still under development and it is anticipated a staff-recommended alignment will be presented to Council for approval consideration later this year. In the interim, the staff-recommended alignment for Herbert Street between Singleton Boulevard and Akron Street is moving forward at this time so adjacent property owners can plan accordingly and decisions needed regarding pending development in the area can be finalized.

BACKGROUND (Continued)

A West Dallas Gateway public meeting was conducted on October 28, 2014, and preliminary alignments for Amonette Street, Herbert Street and Bataan Street were presented. Two property owners have expressed opposition towards the Herbert Street from Singleton Boulevard to Akron Street alignment due to the impacts to their properties, including their buildings. One of the impacted property owners lives in the building and potentially may be displaced. Staff met with these two property owners to discuss the Herbert Street alignment on January 15, 2015, at which time they requested staff look at other Herbert Street alignment options that did not impact their properties. After evaluating other options, staff concluded that there was not a feasible Herbert Street alignment option that did not impact their properties and informed one of the property owners in person of this decision and the other via a letter. Staff further explained to the impacted property owners that the recommended Herbert Street alignment took into consideration all public input and was ultimately decided based on traffic operations and safety benefits provided for both vehicles and pedestrians by aligning this section of Herbert Street south of Singleton Boulevard with the existing section of Herbert Street north of Singleton Boulevard. Staff deemed shifting the Herbert Street alignment to the east in order to avoid the property owners opposed to the recommend alignment not feasible as it would create an offset/dog legged intersection that would degrade traffic operations along Singleton Boulevard and create safety concerns for both motorists and pedestrians.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2014
Complete Design	June 2017
Begin Construction	November 2017
Complete Construction	October 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street on June 19, 2013, by Resolution No. 13-1041.

Authorized a professional services contract with URS Corporation for engineering services design on January 8, 2014, by Resolution No. 14-0117.

Information about this item ~~will be~~ was provided to the Economic Development Committee on August 4~~0~~3, 2015.

FISCAL INFORMATION

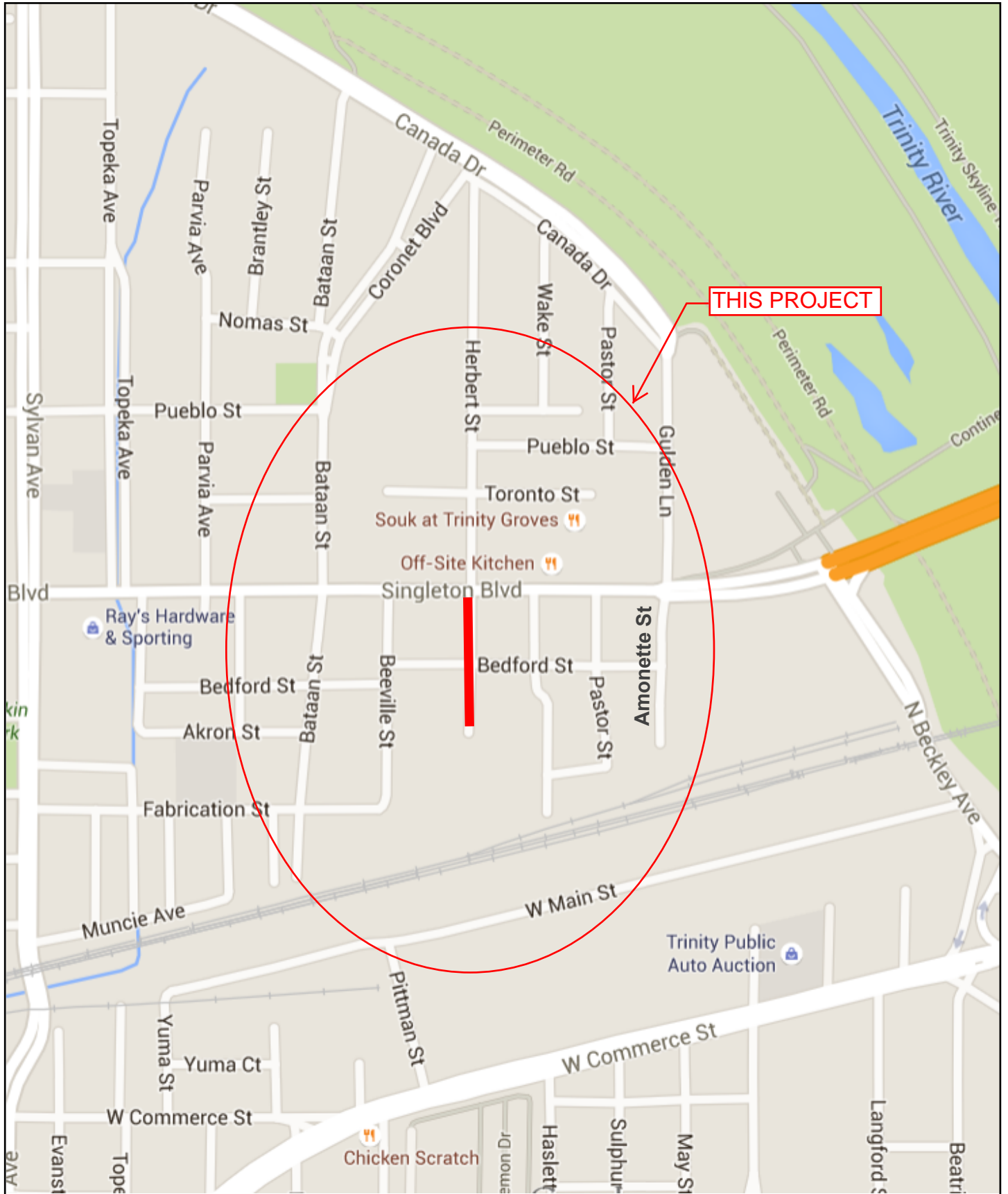
No cost consideration to the City.

MAP

Attached.

WEST DALLAS GATEWAY PROJECT

HERBERT STREET FROM SINGLETON BOULEVARD TO AKRON STREET



THIS PROJECT



MAPSCO 44Q

August 12, 2015

WHEREAS, on June 19, 2013, Resolution No. 13-1041 authorized an amendment to the City of Dallas Thoroughfare Plan to add Amonette Street, Herbert Street and Bataan Street between Singleton Boulevard and Commerce Street; and,

WHEREAS, on January 8, 2014, Resolution No. 14-0117 authorized a professional services contract with URS Corporation for West Dallas Gateway project, Phase I; and,

WHEREAS, it is now desirable to establish and approve the proposed alignment that will accommodate a two-lane undivided roadway with on-street parking within 56 feet of right-of-way for Herbert Street from Singleton Boulevard to Akron Street from its current alignment.

Now, Therefore,

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

Section 1. That the proposed alignment of Herbert Street from Singleton Boulevard to Akron Street as shown and depicted on the attached drawing numbered 221D-29, recorded in the City of Dallas, Public Works Survey Records Vault, is hereby approved.

Section 2. That the Director of Public Works is authorized to make minor changes in the street alignment as necessary for the engineering design of this project.

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.



DRAWING NO. 221 D-29

SHEET 1 OF 2

PROPOSED ROUTE ALIGNMENT
OF
HERBERT STREET
From
Singleton Boulevard
To
Akron Street

CITY OF DALLAS
DEPARTMENT OF PUBLIC WORKS
SURVEY DEPARTMENT

PLEASE NOTE:
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. THIS DRAWING REPRESENTS FIELD SURVEY, RESEARCH AND ALIGNMENT LAYOUT ONLY, AND IS PREPARED FOR DALLAS CITY COUNCIL ACTION TO ESTABLISH AND BEGIN AN APPROVED RIGHT-OF-WAY PARCEL BOUNDARY FOR THROUGHWAY ALIGNMENT.

1. All Coordinates Shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983.
2. Curb Lines and Traffic Lanes are shown for information only. Final Design will conform to "Complete Street" Design Criteria.

AGENDA ITEM # 139

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: August 12, 2015

COUNCIL DISTRICT(S): 2

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46 E, F

SUBJECT

A public hearing to receive comments on the proposed change of use and sale of approximately 1.06 acres of land, being part of Buckner Park located at 4550 Worth Street, to the Dallas Independent School District, in exchange for a cash payment based on fair market value as determined by an independent fee appraisal - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns land totaling approximately 9.37 acres at 4550 Worth Street known as Buckner Park. The park property, originally acquired in 1914, is currently developed with a playground, picnic pavilion, soccer field, tennis court, volleyball court, and a basketball court.

The Dallas Independent School District (DISD) has requested title of approximately 1.06 acres of land at Buckner Park for parking and driveway improvements to the adjacent Ignacio Zaragoza Elementary School. A sale or trade must be based on the fair market value of the land and its improvements as determined by an independent fee appraisal.

The City of Dallas Park and Recreation Department, DISD, and the surrounding community have worked together to develop a Park Development Plan that details future improvements to Buckner Park. This Park Development Plan process developed the concept on which to delineate the sale of property to DISD for parking and traffic control purposes.

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 and sale or exchange of park land. The public referendum and competitive bid requirements are not applicable for the sale or exchange of park land to an entity with eminent domain authority. The proceeds of the sale of park property must be used to acquire park land in accordance with the Texas Local Government Code, Chapter 253.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the public hearing on May 21, 2015.

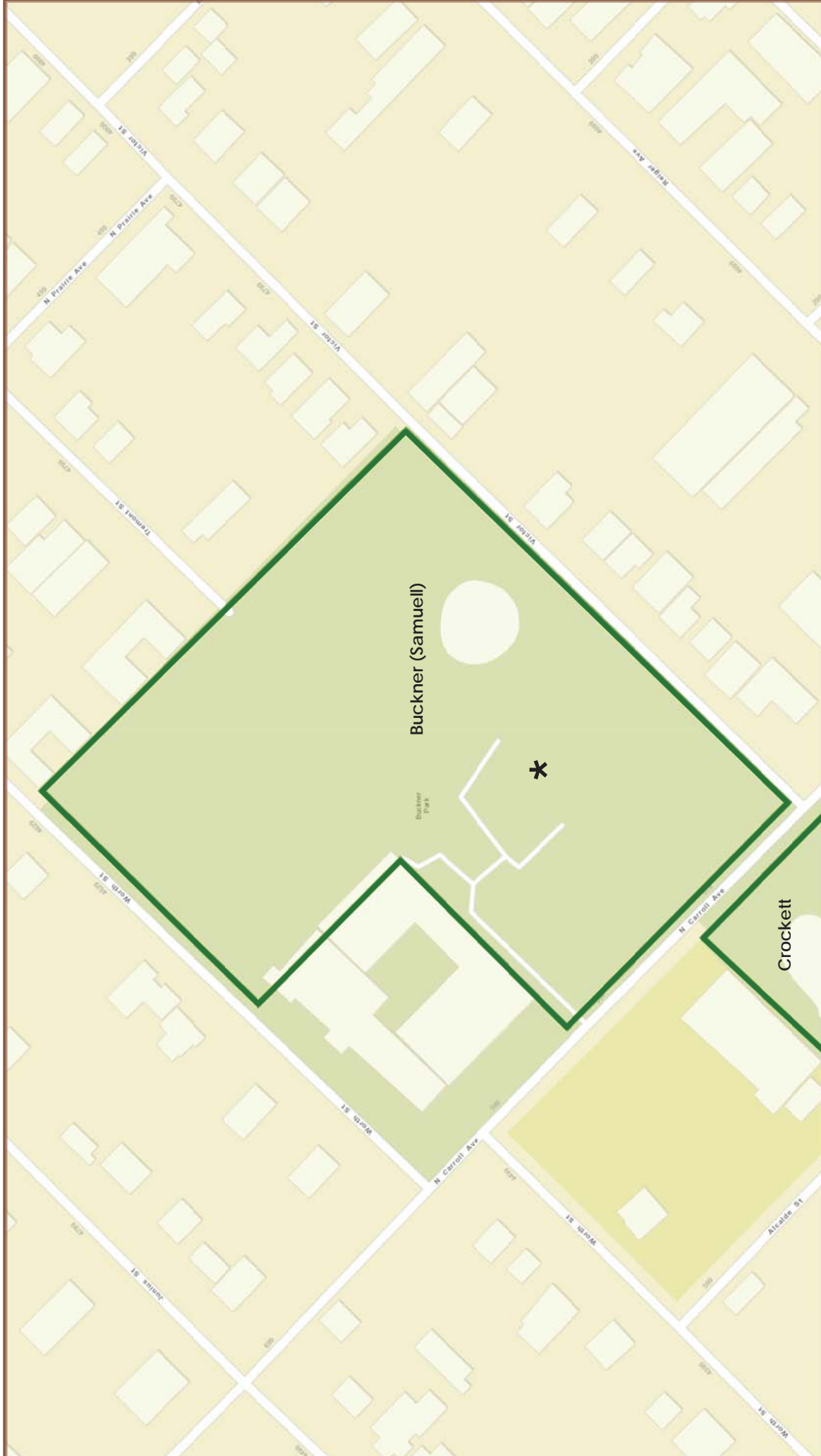
City Council authorized the public hearing on June 17, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



**Buckner Park
(4550 Worth Street)**

MapSCO
46 E F

District
2

May 21, 2015



August 12, 2015

WHEREAS, the City of Dallas owns a tract of land totaling approximately 9.37 acres located at 4550 Worth Street (the "Property"), City of Dallas, Dallas County, Texas known as Buckner Park; and

WHEREAS, the Property was acquired by the Park and Recreation Department as parkland in 1914; and

WHEREAS, a portion of the Property has been identified by the Dallas Independent School District (DISD) for improvements to the adjacent Ignacio Zaragoza Elementary School campus and must acquire approximately 1.06 acres of the Property for such use, as shown on Exhibit A and the City of Dallas Park and Recreation Board is agreeable to providing the property for this use as specified in the Buckner Park Development Plan; and

WHEREAS, in consideration for this sale, DISD will pay the fair market value as determined by an independent fee appraisal; and

WHEREAS, the law permits the sale or exchange of parkland to an entity with eminent domain authority without the public referendum requirement, otherwise mandated by the Texas Local Government Code, Chapter 253, Section 253.001, and with the proceeds of the sale or exchange which may be used only to acquire property for park purposes; and

WHEREAS, the Texas Local Government Code, Chapter 272, Section 272.001, permits the sale or exchange of land owned by a political subdivision to an entity with eminent domain authority without the bidding requirements for the sale of public land; and

WHEREAS, a public hearing was held, as required by the Texas Parks and Wildlife Code (Chapter 25, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to his use of this parkland and that all reasonable planning to minimize harm to Buckner Park has been taken.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby approves the sale of land to the Dallas Independent School District, being 1.06 acres of land out of Buckner Park, as shown in Exhibit A.

August 12, 2015

SECTION 2. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking and conveyance of parkland consisting of approximately 1.06 acres, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

SECTION 3. That the City Manager or his representative is hereby authorized to execute any and all documents necessary to sell the subject Property to the Dallas Independent School District ~~for the appraised amount of \$381,348.~~

SECTION 4. That, as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to the use of this parkland and that all reasonable and planning to minimize harm to the park has been taken.

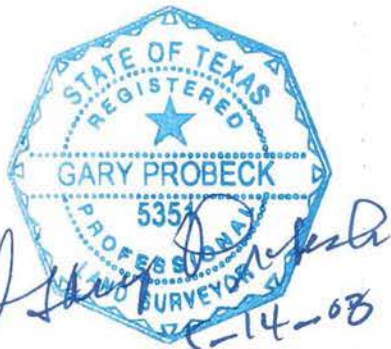
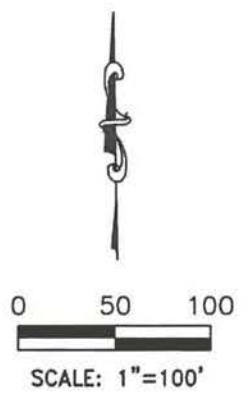
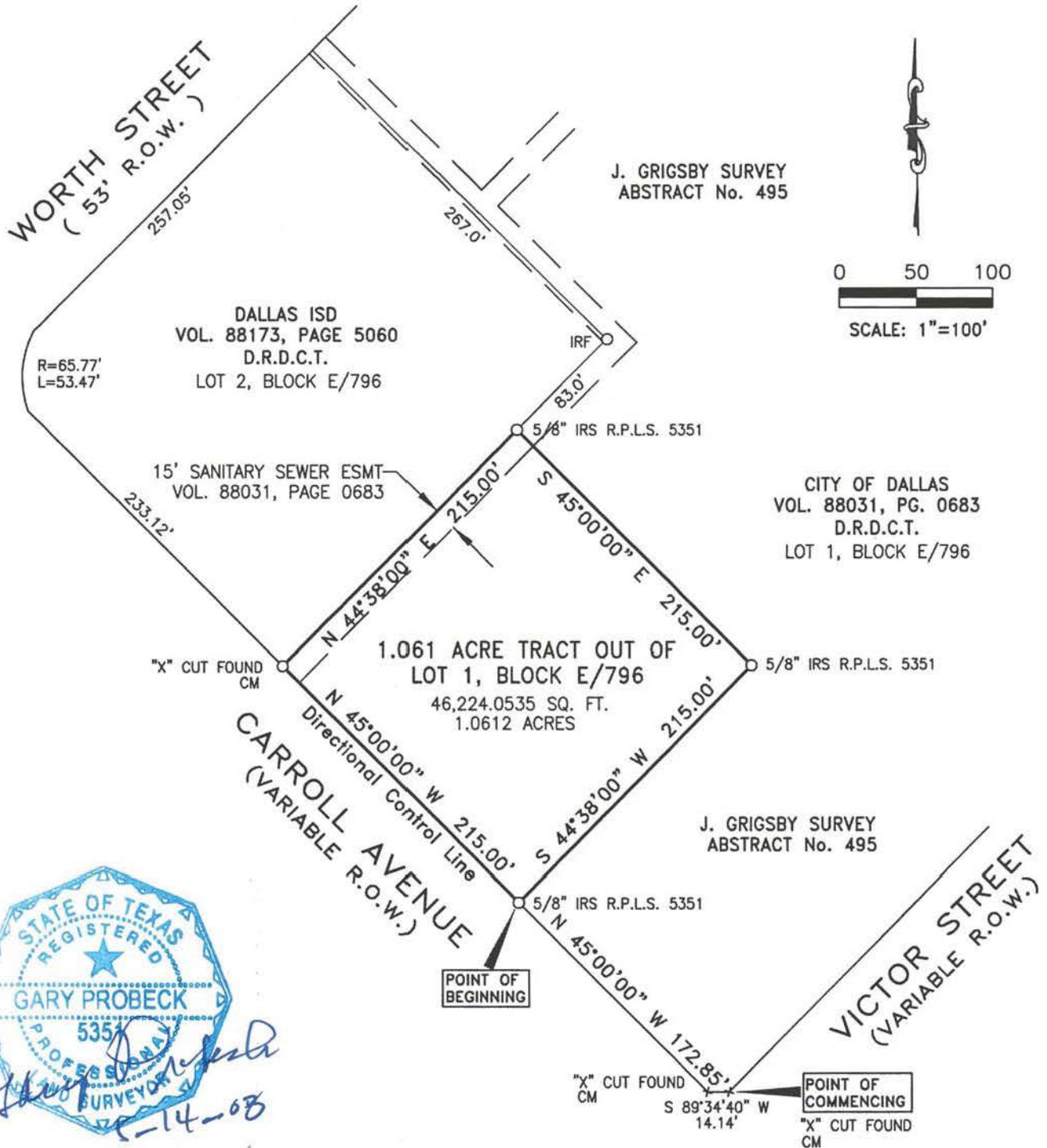
SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Exhibit A

PARCEL PLAT

1.061 ACRE TRACT OUT OF LOT 1
 DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK ADDITION
 BLOCK E/796

REVIEWED BY *[Signature]* 6/12/08



BASIS OF BEARING:
 THE BASIS OF BEARING IS THE EASTERLY RIGHT-OF-WAY LINE OF CARROLL AVENUE BEING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AS RECORDED IN VOLUME 88031, PAGE 0683, DEED RECORDS OF DALLAS COUNTY, TEXAS.

- LEGEND**
1. "IRF" INDICATES 5/8" IRON ROD FOUND.
 2. "IRS" INDICATES 5/8" IRON ROD SET.
 3. "X" INDICATES AN "X" CUT FOUND IN CONCRETE.
 4. "C.M." INDICATES CONTROL MONUMENT.

LEGAL DESCRIPTION

1.061 ACRE TRACT OUT OF LOT 1

DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK ADDITION BLOCK E/796

Being a 1.061 acre tract of land, situated in the J. Grigsby Survey, Abstract No. 495, Dallas County, Texas, said 1.061 acre tract of land being part of Lot 1, Block E/796, David Crockett Elementary School (Replacement Facility) and Buckner Park, an Addition to the City of Dallas, Dallas County, Texas, according to the Map or Plat thereof recorded in Volume 88031, Page 0683, of the Deed Records of Dallas, Dallas County, Texas, being more particularly described as follows:

COMMENCING at an "X" cut found in concrete, for the intersection of the northwesterly right of way line of Victor Street, (variable width right of way), and the northeasterly right of way line of Carroll Avenue, (variable right of way), also being the most southeasterly corner of 10 foot X 10 foot corner clip;

THENCE, South 89 degrees 34 minutes 40 seconds West, with said 10 foot X 10 foot corner clip, a distance of 14.14 feet, to an "X" cut found in the northeasterly right of way line of said Carroll Avenue;

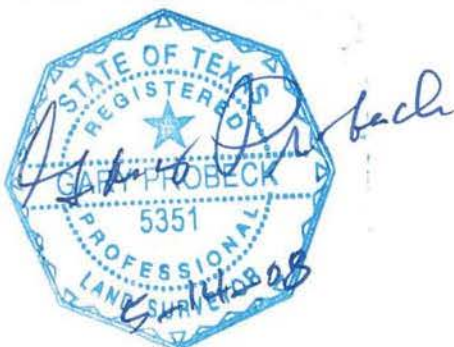
THENCE, continuing with the northeasterly right of way line of said Carroll Avenue, North 45 degrees 00 minutes 00 seconds West, a distance of 172.85 feet, to a 5/8" iron rod with orange plastic cap stamped "R.P.L.S. 5351" set for the POINT OF BEGINNING of the herein described tract of land;

THENCE, continuing with the northeasterly right of way line of said Carroll Avenue, North 45 degrees 00 minutes 00 seconds West, a distance of 215.00 feet, to an "X" cut found for the southerly corner of said Lot 2, Block E/796;

THENCE, leaving the northeasterly right of way line of said Carroll Avenue, North 44 degrees 38 minutes 00 seconds East, along the common line of said Lot 1, and Lot 2, a distance of 215.00 feet, to a 5/8" iron rod with orange plastic cap stamped "R.P.L.S. 5351" set for corner;

THENCE, leaving the common line of said Lot 1, and Lot 2, South 45 degrees 00 minutes 00 seconds East, 215.00 feet, to a 5/8" iron rod with orange plastic cap stamped "R.P.L.S. 5351" set for corner;

THENCE, South 44 degrees 38 minutes 00 seconds West, a distance of 215.00 feet, to the POINT OF BEGINNING and containing approximately 46,224.0535 square feet, or 1.0612 acres of land, more or less.



BASIS OF BEARING:

THE BASIS OF BEARING IS THE EASTERLY RIGHT-OF-WAY LINE OF CARROLL AVENUE BEING NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AS RECORDED IN VOLUME 88031, PAGE 0683, DEED RECORDS OF DALLAS COUNTY, TEXAS.

REVIEWED BY *[Signature]*

SHEET No.	LEGAL DESCRIPTION AND PARCEL PLAT	
1 of 2	CE104	1040007
Revised to	1040007	1040007
OCID	OCID	OCID

1.061 ACRE TRACT OUT OF LOT 1, BLOCK E/796	
DALLAS INDEPENDENT SCHOOL DISTRICT 4401 Victor Street Dallas, Texas	



CARRERA consulting engineers, inc.
Structural, Civil, & Construction Engineering

28.00 Meredith / Dallas, Texas 75211 | o (214) 330-0771 | f (214) 330-5167

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 12, 2015
COUNCIL DISTRICT(S): 9, 10, 13
DEPARTMENT: Office of Economic Development
CMO: Ryan S. Evans, 671-9837
MAPSCO: 27 B C E F G H J K L N P S T W; 26 Z

SUBJECT

A public hearing to receive comments concerning the renewal and expansion of the Lake Highlands Public Improvement District (District), in accordance with Chapter 372 of the Texas Local Government Code, for the specified area of the Lake Highlands Public Improvement District for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and, at the close of the public hearing authorize: **(1)** approval of a resolution renewing and expanding the Lake Highlands Public Improvement District for a period of seven years; **(2)** approval of the Service Plan for the purpose of providing supplemental public services, to be funded by assessments on real property and real property improvements in the District; and **(3)** a management contract with the Lake Highlands Improvement District Corporation, a non-profit corporation as the management entity for the Lake Highlands Public Improvement District - Financing: No cost consideration to the City

BACKGROUND

On April 1, 2015, the Lake Highlands Improvement District Corporation, representing property owners of the Lake Highlands area, presented to the City staff petitions requesting the renewal and expansion of the Lake Highlands Public Improvement District and approval of the service plan for a period of seven years with an effective date of January 1, 2016. The Lake Highland Public Improvement District was first established by the City Council on June 25, 2008.

Staff review of the signed petitions, revealed that property owners of record representing 65.3 percent of the value of the property in the specified area and representing 62.5 percent of the land area have signed the petitions requesting the renewal and expansion of the District. These benchmarks exceed the minimum requirements set in the City of Dallas Public Improvement District (PID) Policy for the City Council to consider creation of the District and exceed State requirements for sufficiency of the petition.

BACKGROUND (Continued)

Staff has also evaluated the service plan and recommended that the services be made as proposed by the proposed service plan and the plan is viable.

The proposed renewal includes an expansion of the prior service plan area. Initially during the petition process Lake Highlands Improvement District Corporation sought to include an even larger expansion area; however, based on the level of property owner support the expansion area was adjusted. The new proposed boundary is reflected in the attached map.

On June 17, 2015, the City Council authorized the public hearing for the renewal and expansion of the District to be held on August 12, 2015. Notice of the public hearing was published in the Dallas Morning News and mailings were sent to property owners of record in the District.

The City desires, by the calling and holding of such public hearing, to provide a reasonable opportunity for any owner of property located within the District to speak for or against the renewal of the District for a special assessment against each property owner of record for real property and real property improvements, exclusive of right-of-way, to provide funding for the District for the purpose of providing supplemental services and improvements.

The public improvement district is outlined in the following way:

- a. **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The proposed services and improvements to be provided in the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- b. **Estimated Cost of the Services and Improvements.** During the seven (7) year period, the estimated annual cost of the improvements and services provided by the existing and expanded District is expected to begin at approximately \$483,966 in 2016 and reach \$1,118,358 in 2022. The total estimated assessments to be collected during the entire seven (7) year term shall not exceed \$7,828,505.

The District shall not incur bonded indebtedness. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.

BACKGROUND (Continued)

- c. **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District (existing and expanded service areas) are shown on the map of the district.

- d. **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be \$0.13 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District. Once levied, this assessment rate shall not increase during the 2016 service plan year. Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefore. Any future increase in the assessment rate would also be subject to a public hearing and the City Council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code will be exempt from assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

- e. **Apportionment of Cost between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 25, 2008, City Council authorized the establishment of the Lake Highlands Public Improvement District for a period of seven years and named the Lake Highlands Improvement District Corporation as the management entity for the District, by Resolution No. 08-1866.

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

On September 10, 2014, City Council authorized the assessment rate for 2014, by Ordinance No. 29460.

On June 1, 2015, a memo was presented to the Economic Development Committee regarding the renewal and expansion of the Lake Highlands Public Improvement District.

On June 17, 2015, City Council authorized the public hearing to be held on August 12, 2015 to review the renewal of the District by Resolution No. 15-1141.

FISCAL INFORMATION

No cost consideration to the City

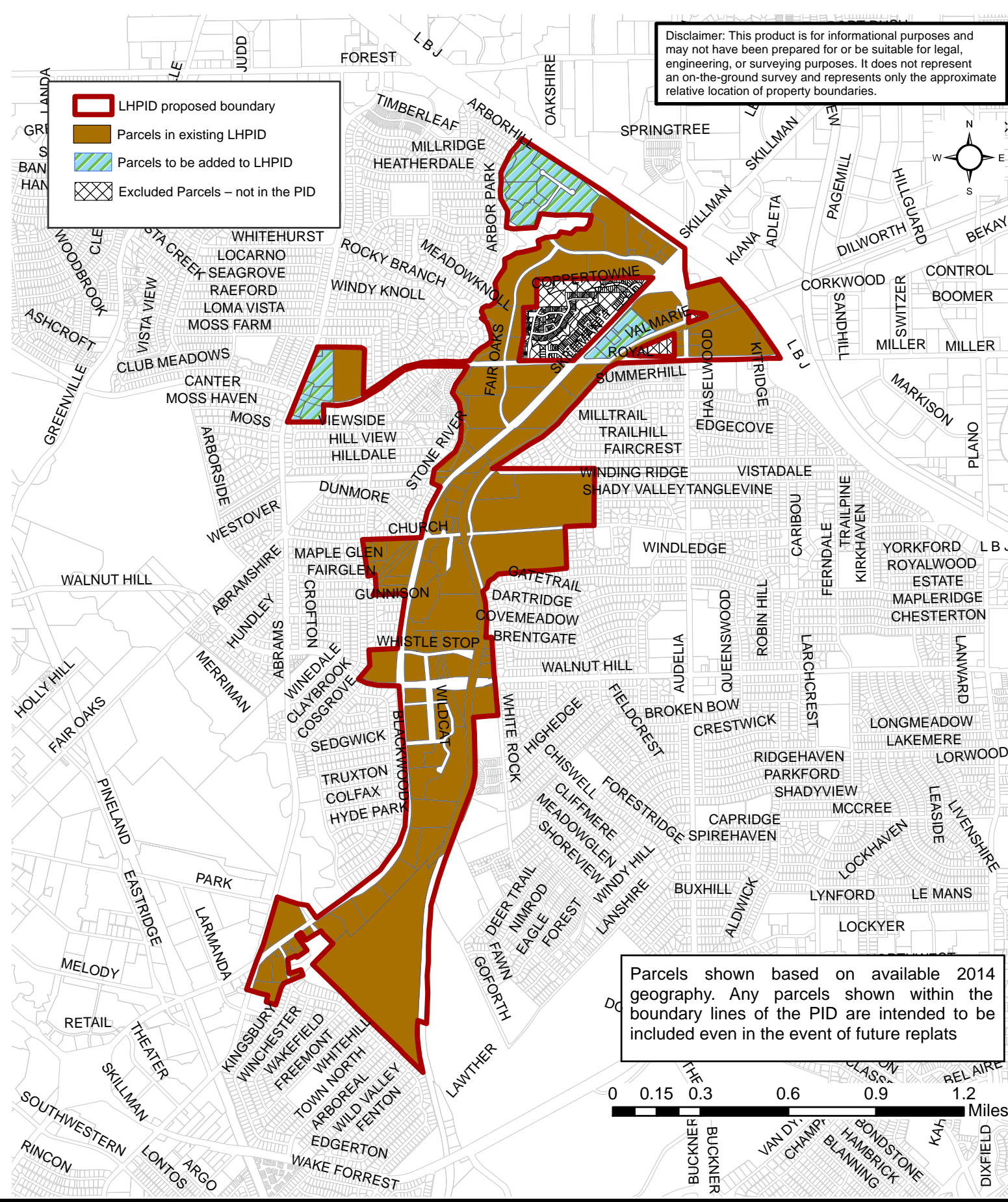
MAP

Attached.

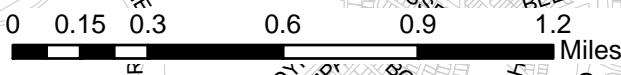
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



- LHPID proposed boundary
- Parcels in existing LHPID
- Parcels to be added to LHPID
- Excluded Parcels – not in the PID



Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats



Proposed Lake Highlands PID Boundary Map

City of Dallas
Office of Economic Development
Created 7/2015

August 12, 2015

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) allows for the creation of public improvement districts; and

WHEREAS, on June 25, 2008, City Council authorized the establishment of the Lake Highlands Public Improvement District for a period of seven years and named the Lake Highlands Improvement District Corporation as the management entity for the District by Resolution No. 08-1866; and

WHEREAS, on September 10, 2014, City Council authorized the assessment rate for 2014 by Ordinance No. 29460; and

WHEREAS, on April 1, 2015, Lake Highlands Improvement District Corporation, representing property owners of the Lake Highlands area, delivered to the City of Dallas a petition to renew and expand the Lake Highlands Public Improvement District in accordance with the parameters of Chapter 372 of the Texas Local Government Code, as shown on the attached Map of the District (**Exhibit A**); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than 50 percent of taxable real property, according to appraised value, and either of the following: more than 50 percent of the area of all taxable real property liable for assessment under the proposal, or more than 50 percent of all record owners of property liable for assessment; and

WHEREAS, City staff reviewed the petition and determined that the owners of more than 60 percent of the appraised value of the taxable real property liable for assessment, and more than 60 percent of the land area of all taxable real property liable for assessment within the District executed the petition, in accordance with the necessary thresholds for the City Council to consider creation of the District; and

WHEREAS, the Act further requires that prior to the adoption of the resolution providing for the re-establishment of the Lake Highlands Public Improvement District to provide supplemental public services to be funded by assessments on real property and real property improvements, the City Council must hold a public hearing on the advisability of the improvements; the nature of the improvement; the estimated cost of the improvement; the boundaries of the public improvement district; the method of assessment; and the apportionment of costs between the district and the municipality as a whole; and

WHEREAS, on June 17, 2015, the City Council called for a public hearing to be held on August 12, 2015, to hear comments and concerns regarding the re-establishment of the Lake Highlands Public Improvement District and stated its intent at the close of that hearing to consider a resolution renewing and expanding the Lake Highlands Public Improvement District by Resolution No. 15-1141; and

August 12, 2015

WHEREAS, after providing notices required by Section 372.009 of the Act, the City Council on August 12, 2015, conducted a public hearing on the advisability of the improvements and services, and adjourned such public hearing.

NOW, THEREFORE,

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

Section 1. That pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and evidence and testimony presented at the public hearing on August 12, 2015, hereby finds and declares:

- (a) **Nature of the Services and Improvements.** The purpose of the District is to supplement and enhance services provided within the District, but not to replace or supplant existing City services provided within the District. The proposed services and improvements to be provided in the District includes enhanced security and public safety, capital improvements, improvement of common areas, landscaping, trash/litter removal, graffiti control, marketing and promotional activities, distinctive lighting and signage, business development and recruitment to promote the area, and related expenses incurred in establishing, administering and operating the District as authorized by the Act.
- (b) **Estimated Cost; No Bonded Indebtedness.** During the seven (7) year period, the estimated annual cost of the improvements and services provided by the existing and expanded District is expected to begin at approximately \$483,966 in 2016 and reach \$1,118,358 in 2022. The total estimated assessments to be collected by the District for the entire seven (7) year term shall not exceed \$7,828,505. The service plan budget and assessment rate are subject to annual review, a public hearing and approval by the City Council.
- (c) **Boundaries.** The District is located wholly within the City of Dallas, Texas. The boundaries of the District (existing and expanded service areas) are shown on the map of the district (**Exhibit A**).
- (d) **Method of Assessment.** The proposed method of assessment, which may specify included or excluded classes of assessable property, shall be assessed according to the value of the real property and real property improvements as determined by the Dallas Central Appraisal District. The estimated annual assessment rate for 2015 will be \$0.13 per \$100.00 of appraised value as determined by the Dallas Central Appraisal District (**Exhibit C**). Once levied, this assessment rate shall not increase during the 2016 service plan year. Future annual assessment rates, however, may be increased up to a maximum of \$0.15 per \$100.00 valuation subject to an enhancement in value of property in the District and a corresponding increase in the services and improvements to be provided therefore.

August 12, 2015**Section 1. (Continued)**

Any future increase in the assessment rate would also be subject to a public hearing and the city council passing on all objections. The real property of jurisdictions and entities that have obtained an exemption from City of Dallas real property taxes pursuant to the Texas Property Code (except under the provisions of Sections 11.24 and 11.28 of the Property Tax Code) will not be subject to an assessment on that portion of the assessed value of the property exempt from City real property taxes. Property owned by persons already receiving and qualifying for 65-or-older homestead exemption under Section 11.13 (c) or (d) of the Texas Property Tax Code will be exempt from assessment. Payment of assessments by other exempt jurisdictions and entities must be established by contract.

- (e) **Apportionment of Cost between the District and the Municipality as a Whole.** The assessment is levied on the real property and real property improvements in the District according to the value of such property. Levying the assessment for the services and improvements based on the appraised value of the property results in the apportionment of the costs on the basis of special benefits accruing to the property. No assessment, however, will be levied against exempt City property in the District. City rights-of-way, railroad right-of-way, City parks and cemeteries are not specially benefitted and therefore are not subject to PID assessment.
- (f) **Annual Assessment Collection and Budget Allocation.** The District shall hold an annual meeting to review the service plan annually. The annual meeting shall be open to all property owners in a public meeting space (with written notice to all property owners in the PID at least two weeks prior to the meeting) to provide an opportunity for property owner questions, comments and input to be considered during the PID annual budget and service plan approval process.
- (g) **City Expenses and Dallas County Charges.** The District shall pay the cost of: (i) collections service fee to Dallas County and (ii) City expenses related to oversight of the PID operations.
- (h) **District Management.** The District shall be managed by the Lake Highlands Improvement District Corporation, a private nonprofit corporation created under the provisions of Section 501(c) (3) of the Internal Revenue Code. A cooperative relationship between the City and the private sector will be created whereby the City Council will review and approve annually the service plan and assessment plan, determine and levy assessments and conduct other functions as required by the Act, and the Lake Highlands Improvement District Corporation will be responsible for managing and implementing the Service Plan of the District.

August 12, 2015

Section 1. (Continued)

- (i) **Advisory Body.** An advisory body may be established to develop and recommend an improvement plan to the governing body of the municipality. In the interest of providing efficient District management, the City Council, by accepting this Petition and renewing the District, agrees not to establish a separate advisory body and agrees to assign the responsibility for development and recommendation of the annual service and improvement plans and other responsibilities of the advisory body contained in the Act to the Lake Highlands Improvement District Corporation.

- (j) **District Dissolution.** The District shall automatically dissolve on December 31, 2022, unless renewed or dissolved through the petition and approval process as provided by the Act.

Section 2. That the facts and recitations contained above in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 3. That the Lake Highlands Public Improvement is hereby authorized and established as a Public Improvement District under the Act in accordance with the findings as to the advisability of the services and improvements contained in this Resolution, with an effective date of January 1, 2016. The District shall be subject to all of the terms, conditions, limitations and reservations contained in the findings of Section 2 of this Resolution.

Section 4. That the City Secretary is directed to give notice of the authorization for the establishment of the District by publishing a copy of this Resolution once in the newspaper of general circulation in the City of Dallas. Such authorization shall take effect and the District shall be deemed to be established effective upon the publication of such notice. The District shall automatically dissolve on December 31, 2022 unless the District is renewed through the petition and approval process as provided by the Act, or the District is sooner terminated as provided by law. The power of the City to continue to levy and collect assessments within the District will cease and the District will be dissolved on the date that a petition requesting dissolution is filed with the City Secretary of the City of Dallas and the petition contains the signatures of at least enough property owners in the District to make the petition sufficient for creation of a public improvement district as provided in Section 372.005(b) of the Act.

Section 5. That the City Council authorizes that the District shall be managed through Lake Highlands Improvement District Corporation, a private nonprofit corporation established under the provisions of Section 501(c) of the Internal Revenue Code, to develop and recommend a service plan, improvement plan and assessment plan for approval by the City Council in order to promote the efficient management of the District. The Lake Highlands Improvement District Corporation shall be the entity responsible for the management of the District.

August 12, 2015





Section 6. That City Council hereby approves the Service Plan prepared by the Lake Highlands Improvement District Corporation , which is attached hereto and made part hereof and marked **(Exhibit B)** and directs the Lake Highlands Improvement District Corporation, to implement it in accordance with the Act. The Service Plan covers a period of seven (7) years and defines the annual indebtedness and projected cost for services and improvements. The Lake Highlands Improvement District Corporation, is hereby granted the ability to modify or substitute items without City Council approval within the program categories in the Service Plan, with City staff review and approval, if such changes serve the common interest of owners and tenants in the District and the increase and/or decrease in the amount of a program category does not exceed twenty percent (20%) of the budgeted amount for that category. "Program categories" in the Service Plan includes the listed improvement in **Exhibit B** that is authorized by the Act.

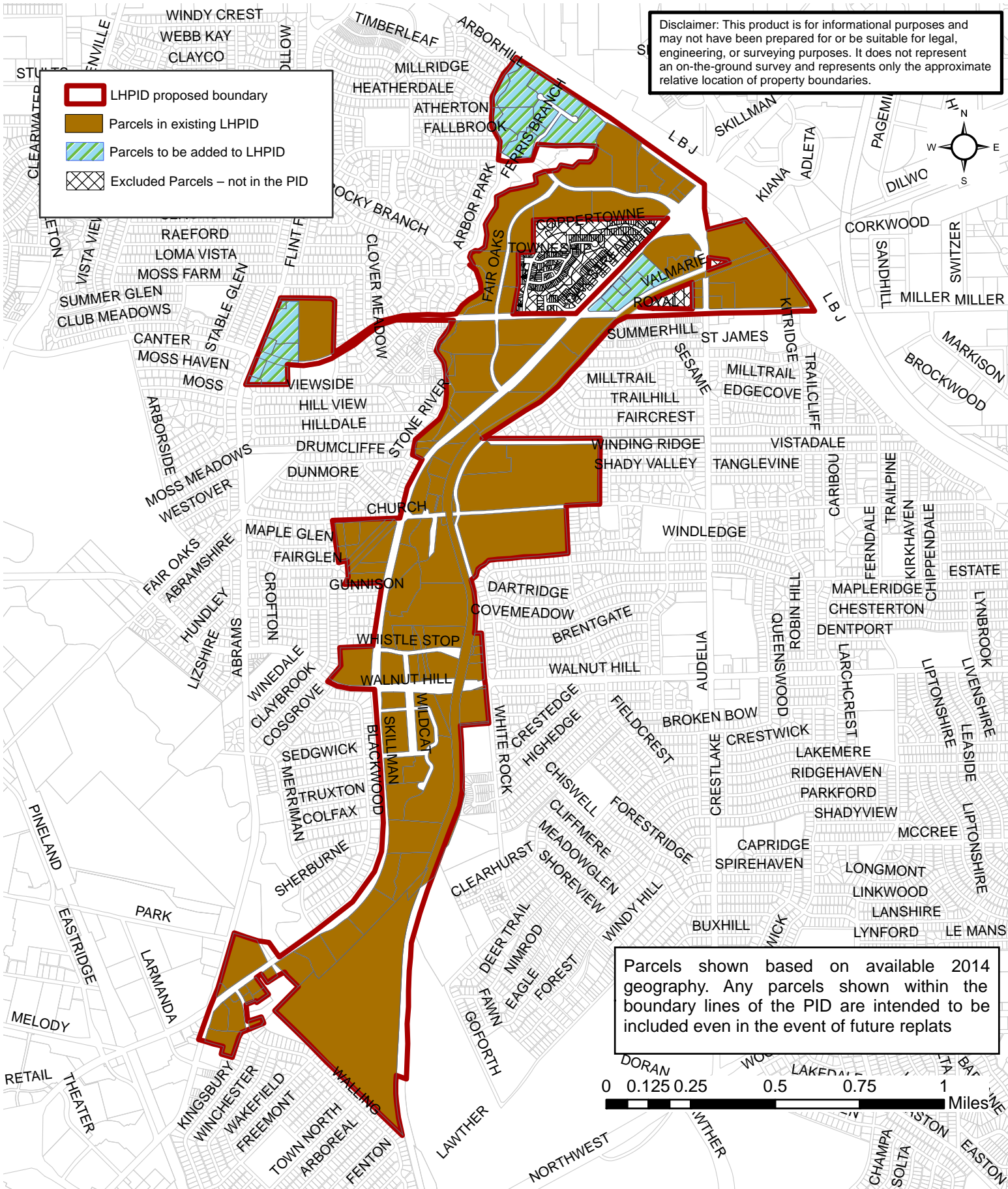
Section 7. That pursuant to the exception granted by Section 252.022(a)(9) of the Texas Local Government Code, the City Manager is hereby authorized and directed, upon approval as to form by the City Attorney, to enter into a contract with Lake Highlands Improvement District Corporation, to manage special supplemental services to be paid from the assessments collected. The contract with the Lake Highlands Improvement District Corporation shall be in accordance with the Service Plan and this Resolution and shall provide for compliance by the Lake Highlands Improvement District Corporation, with the Business Inclusion and Development Plan for participation of minorities and women providing services and improvements to the District.

Section 8. That the contract with the Lake Highlands Improvement District Corporation shall also provide for assessment collection services that the County will provide to the Lake Highlands Improvement District Corporation, for collection of the special assessments. The County shall receive a fee per account as compensation for its collection services.

Section 9. 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.

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

-  LHPID proposed boundary
-  Parcels in existing LHPID
-  Parcels to be added to LHPID
-  Excluded Parcels – not in the PID



Parcels shown based on available 2014 geography. Any parcels shown within the boundary lines of the PID are intended to be included even in the event of future replats

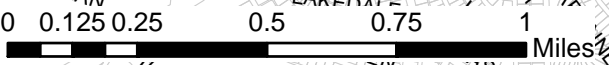


Exhibit A - Proposed Lake Highlands PID Boundary Map

**LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
EXISTING AND EXPANDED PID SEVEN YEAR SERVICE PLAN (2016-2022)**

	2016	2017	2018	2019	2020	2021	2022
INCOME							
Net Assessment	\$483,666.25	\$538,151.04	\$593,955.24	\$709,899.25	\$845,327.55	\$983,833.68	\$1,117,957.92
Interest on Cash Balance	\$300.00	\$300.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
Surplus Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Income	\$483,966.25	\$538,451.04	\$594,355.24	\$710,299.25	\$845,727.55	\$984,233.68	\$1,118,357.92
EXPENSES							
Renewal/Creation Fee							
				0%			
Public Safety ⁽¹⁾	45.00%	\$217,784.80	\$242,302.97	\$267,459.86	\$319,634.66	\$442,905.16	\$503,261.07
Improvements ⁽²⁾	33.00%	\$159,708.86	\$177,688.84	\$196,137.23	\$234,398.75	\$324,797.11	\$369,058.11
Promotion ⁽³⁾	6.00%	\$29,037.98	\$32,307.06	\$35,661.31	\$42,617.96	\$59,054.02	\$67,101.48
Administration ⁽⁴⁾	10.00%	\$48,396.63	\$53,845.10	\$59,435.52	\$71,029.93	\$98,423.37	\$111,835.79
Audit	2.00%	\$9,679.33	\$10,769.02	\$11,887.10	\$14,205.99	\$19,684.67	\$22,367.16
Insurance	4.00%	\$19,358.65	\$21,538.04	\$23,774.21	\$28,411.97	\$39,369.35	\$44,734.32
	100.00%						
Total Expenses	\$483,966.25	\$538,451.04	\$594,355.24	\$710,299.25	\$845,727.55	\$984,233.68	\$1,118,357.92
Surplus Carried Forward	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Notes:

⁽¹⁾ Regular Security Patrol, patrol vehicle lease and related expenses

⁽²⁾ Supplemental and enhanced median upkeep, non-standard ROW improvements, park improvements

⁽³⁾ Website, marketing and outreach, marketing materials, promotion, business development

⁽⁴⁾ Office supplies, administration, notice mailings

Exhibit C
LAKE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
ASSESSMENT PLAN

The cost of the services and improvements provided by the Lake Highlands Public Improvement District will be paid primarily by assessments against real properties within the Lake Highlands Public Improvement District boundaries. Annual assessments will be based on the value of real property and improvements as certified by the Dallas Central Appraisal District.

The service area is identified on the enclosed map. All properties will be assessed at a uniform rate. The proposed assessment rate for the 2015 is proposed at \$0.13 per \$100.00 of appraised value. Each subsequent year, a recommended assessment rate will be determined by the budget prepared by the management corporation. Assessment will be carried out in accordance with procedures stipulated in Chapter 372 of the Texas Local Government Code.

Properties not liable for assessment include City rights-of-way, City-owned park properties and properties not owned by the City of Dallas but have obtained an exemption from the City of Dallas real property taxes pursuant to the Texas Property Code (exempt under the provisions of Section 11.24 and 11.28 of the Property Tax Code), and property owned by persons already receiving and qualifying of for the 65-or-older homestead exemption (under Section 11.13(c) or (d) of the Texas Property Tax Code. Payment of assessment by other exempt jurisdictions must be established by contract.

The District's assessments will be collected by Dallas County or other collection agent as determined by the City of Dallas, in accordance with management contract between the City of Dallas and the Lake Highlands Improvement District Corporation, the non-profit management corporation for the District.