

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

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

"CITY": The City of Dallas

"PROPERTY": Approximately 18,073 square feet of land located in Dallas County and being the same property more particularly described on the "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Southwest 120/96-inch Water Transmission Pipeline Project

"PROPERTY INTEREST": Fee Simple

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

"OFFER AMOUNT": \$27,111

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$1,889

"AUTHORIZED AMOUNT": \$29,000 (\$27,111, plus closing costs not to exceed \$1,889)

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

SECTION 1. That the PROJECT is a municipal and public purpose and a public use.

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

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

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT, CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Improvement Funds - Fund No. 0115, Department DWU, Unit PW40, Activity MPSA, Program No. 706623, Object 4210, Encumbrance No. CT-DWU706623CPBY - \$19,000 and out of Water Utilities Capital Improvement Fund 0115, Dept. DWU, Unit PW40, Activity MPSA, Object 4210, Program 706035CPAH, CT-DWU706035CP - \$4,700 and out of Water Utilities Capital Improvement Fund 0115, Dept. DWU, Unit PW40, Activity MPSA, Object 4210, Program 706035, CT-DWU706035CPAI - \$5,300. The OFFER AMOUNT and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

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

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


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

SECTION 8. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

SECTION 9. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

BY 
Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 22 2011


City Secretary

20' RIGHT-OF-WAY ACQUISITION FOR WATER

13,199 SQ. FT. PARCEL

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY OF DALLAS BLOCK 8309

CITY OF DALLAS, DALLAS COUNTY, TEXAS

111715

EXHIBIT A

DESCRIPTION

BEING a 13,199 square foot tract of land situated in the George Floyd Survey, Abstract No. 463, being in Block 8309 of the City of Dallas, Dallas County, Texas, and being a portion of Tracts 1 and 2 as described in that certain Warranty Deed to Clemmie Skief as recorded in Volume 2001131, Page 6282 of the Deed Records of Dallas County, Texas, and a portion of that certain called 5.00 acre tract of land described in the instrument entitled "Quitclaim" to Clemmie Skief as recorded in Instrument No. 20080226309 of the Official Public Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the southeast corner of the aforementioned Tract 2, said iron rod being in the northerly right-of-way line of Telephone Road (variable width right-of-way);

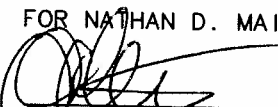
THENCE S 59°40'14" W (Tract 1 deed & "Quitclaim"-S 60°45' W, Tract 2 deed-S 60°56'20" W), with the southerly line of said Tracts 1 and 2 and said "Quitclaim" and with said northerly right-of-way line of Telephone Road, 659.91 feet to a 3/8" iron rod found for the southwest corner of said Tract 1 and said "Quitclaim";

THENCE N 30°29'46" W (Tract 1 deed & "Quitclaim"-N 29°15'W), departing said northerly right-of-way line of Telephone Road and with the westerly line of said Tract 1 and said "Quitclaim", 20.00 feet to a 12" cedar for corner;

THENCE N 59°40'14" E, departing the westerly line of said Tract 1 and said "Quitclaim", 660.03 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the easterly line of said Tract 2;

THENCE S 30°08'30" E (Tract 2 deed-S 28°29'40" E), with said easterly line of Tract 2, 20.00 feet to the POINT OF BEGINNING and containing 0.3030 acres or 13,199 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



REVIEWED BY *abc* 11/24/09

Dallas Water Utilities
Southwest Water Transmission Pipeline

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Northpark / 8090 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

AECOM

AECOM USA GROUP, INC.
17300 DALLAS PARKWAY, SUITE 1010
DALLAS, TEXAS 75248-1157
WWW.AECOM.COM
TBPE REG. NO. F-3082

NOVEMBER 10, 2009

7059-EX95.dwg

20' RIGHT-OF-WAY ACQUISITION FOR WATER

13,199 SQ. FT. PARCEL

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY OF DALLAS BLOCK 8309

CITY OF DALLAS, DALLAS COUNTY, TEXAS

111715

EXHIBIT A

NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The rights-of-way and easements granted to Lone Star Gas Company as recorded in Volume 1337, Page 251 and Volume 1337, Page 254 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) as affected by the Partial Release of Easements as recorded in Volume 80098, Page 963, D.R.D.C.T., do not affect the subject property.

The easement and right-of-way granted to Texas Power & Light Company as recorded in Volume 2797, Page 308, D.R.D.C.T., does not affect the subject property.

The easement and right-of-way to Texas Power & Light Company as described in the instrument recorded in Volume 3941, Page 54, D.R.D.C.T., is unable to be plotted due to the vague description of said easement. It is an easement for 4 poles and 3 guys.

The herein described property is subject to the terms and provisions of the instrument entitled "Agreement" as recorded in Volume 80241, Page 1450, D.R.D.C.T.

The easement and right-of-way granted to Texas Power & Light Company as recorded in Volume 89022, Page 1110, D.R.D.C.T., does not affect the subject property.

 REVIEWED BY *AKC* 11/24/09

NDM
 NATHAN D. MAIER
 CONSULTING ENGINEERS, INC.
 TBPE FIRM REG. NO. F-356
 TBPLS FIRM REG. NO. 100189-00

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Dallas Water Utilities
 Southwest Water Transmission Pipeline

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NOVEMBER 10, 2009

7059-EX95.dwg

20' RIGHT-OF-WAY ACQUISITION FOR WATER

13,199 SQ. FT. PARCEL

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY OF DALLAS BLOCK 8309

CITY OF DALLAS, DALLAS COUNTY, TEXAS

111715

EXHIBIT A



NORTH

SCALE: 1"=150'

15' EASEMENT AND RIGHT-OF-WAY
TO
DALLAS POWER & LIGHT COMPANY
AND
DALLAS WESTERN BELL TELEPHONE COMPANY
VOL. 518, PG. 1467
D.R.D.C.T.

CLEMMIE SKIEF
VOL. 2001131, PG. 6282
TRACT 1
D.R.D.C.T.
CALLED 5.00 ACRES
AND
INST. NO. 20080226309
O.P.R.D.C.T.
CALLED 5.00 ACRES

CLEMMIE SKIEF
VOL. 2001131, PG. 6282
TRACT 2
D.R.D.C.T.
CALLED 5.00 ACRES

LOT 1, BLOCK A/8309
SKIEF ADDITION
VOL. 97168, PG. 95
D.R.D.C.T.

CLEMMIE SKIEF
A SINGLE MAN
VOL. 93051, PG. 4775
D.R.D.C.T.
REMAINDER OF
CALLED 39.31 ACRES

S 30°08'30" E
20.00'
(TRACT 2 DEED-S 28°29'40" E)
1/2" IRF
W/DAMAGED CAP
330.41'

TELEPHONE ROAD
(VARIABLE WIDTH R.O.W.)
1/2" IRF

BONNIE VIEW ROAD
(VARIABLE WIDTH R.O.W.)
1/2" IRF

POINT OF BEGINNING
5/8" IRF

20' RIGHT-OF-WAY
ACQUISITION FOR WATER
13,199 SQ. FT. PARCEL
N 59°40'14" E
660.03'
S 59°40'14" W
659.91'
(TRACT 1 DEED & QUITCLAIM-S 60°45' W)
(TRACT 2 DEED-S 60°56'20" W)
5/8" IRF

LOT 2, BLOCK A/8318

VALDEZ ADDITION
VOL. 2000157, PG. 2875
D.R.D.C.T.

LOT 4
BLOCK A/8318

LOT 1, BLOCK A/8318

BLOCK 8318

LOT 1, BLOCK 4/8317
FENNER ADDITION
VOL. 99156, PG. 25
D.R.D.C.T.

LEGEND

| | |
|--------------|---|
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ. FT. | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT |
| C.L. | CENTERLINE |
| IRF | IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| IRS W/CAP | IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00" |

Dallas Water Utilities
Southwest Water Transmission Pipeline

NDM

NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

AECOM

AECOM USA GROUP, INC.
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DALLAS, TEXAS 75248-1157
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TBPE REG. NO. F-3082

Two Northpark / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / (214) 739-4741

NOVEMBER 10, 2009

7059-EX95.dwg

6.5' RIGHT-OF-WAY ACQUISITION FOR WATER

1,065 SQ. FT. PARCEL
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS BLOCK 8309
CITY OF DALLAS, DALLAS COUNTY, TEXAS

111715
EXHIBIT A

DESCRIPTION

BEING a 1,065 square foot tract of land situated in the George Floyd Survey, Abstract No. 463, being in Block 8309 of the City of Dallas, Dallas County, Texas, and being a portion of Lot 1, Block A/8309, Skief Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 97168, Page 95 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said Skief Addition being a portion of a called 39.31 acre tract as described in that certain Special Warranty Deed With Vendor's Lien to Clemmie Skief as recorded in Volume 93051, Page 4775, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the northerly right-of-way line of Telephone Road (variable width right-of-way), said corner being the southeast corner of the aforementioned Lot 1, Block A/8309 and the northeast corner of a 13.5' right-of-way dedication for street purposes as shown on the aforementioned plat of Skief Addition, from whence a 1/2" iron rod with damaged cap found in the southerly line of the aforementioned 39.31 acre tract for the southeast corner of said Skief Addition and said 13.5' right-of-way dedication bears S 30°08'30" E (plat-S 29°24'01" E), 13.50 feet;

THENCE S 59°17'30" W (plat-S 60°02'00" W), with the southerly line of said Lot 1, Block A/8309 and the northerly line of said 13.5' right-of-way dedication, 163.84 feet (plat-163.35 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for the southwest corner of said Lot 1, Block A/8309 and the northwest corner of said 13.5' right-of-way dedication, from whence a 3/8" iron rod found for the southwest corner of said 39.31 acre tract, said Skief Addition and said 13.5' right-of-way dedication bears S 30°08'30" E (plat-N 29°24'01" W), 13.50 feet;

THENCE N 30°08'30" W (plat-N 29°24'01" W), departing said northerly right-of-way line of Telephone Road and with the westerly line of said Lot 1, Block A/8309, 6.50 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 59°17'30" E, departing said westerly line of Lot 1, Block A/8309, 163.84 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the easterly line of said Lot 1, Block A/8309;

RECORDED BY DB 10/19/09

Dallas Water Utilities
Southwest Water Transmission Pipeline



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

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AECOM

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TBPE REG. NO. F-3082

OCTOBER 6, 2009

7059-EX96.dwg

6.5' RIGHT-OF-WAY ACQUISITION FOR WATER

1,065 SQ. FT. PARCEL
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS BLOCK 8309
CITY OF DALLAS, DALLAS COUNTY, TEXAS

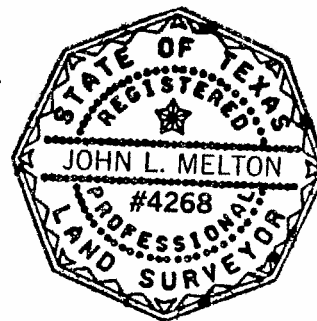
111715

EXHIBIT A

THENCE S 30°08'30" E (plat-S 29°24'01" E), with said easterly line of Lot 1, Block A/8309, 6.50 feet to the POINT OF BEGINNING and containing 0.0244 acres or 1,065 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The herein described property is subject to the terms and provisions of the instrument entitled "Affidavit To be Public" as recorded in Volume 80241, Page 1450 of the Deed Records of Dallas County, Texas. Said instrument provides for the maintenance of an on surface application on-site wastewater treatment system. The exact location of said system is unknown.

REVIEWED BY *Dec 10/19/09*

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

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TBPE REG. NO. F-3082

OCTOBER 6, 2009

7059-EX96.dwg

6.5' RIGHT-OF-WAY ACQUISITION FOR WATER

1,065 SQ. FT. PARCEL

GEORGE FLOYD SURVEY, ABSTRACT NO. 463

CITY OF DALLAS BLOCK 8309

CITY OF DALLAS, DALLAS COUNTY, TEXAS

111715

EXHIBIT A



NORTH

SCALE: 1"=150'

CLEMMIE SKIEF
VOL. 2001131, PG. 6282
TRACT 2
D.R.D.C.T.
CALLED 5.00 ACRES

LOT 1, BLOCK A/8309
SKIEF ADDITION
VOL. 97168, PG. 95
D.R.D.C.T.

CLEMMIE SKIEF
A SINGLE MAN
VOL. 93051, PG. 4775
D.R.D.C.T.
REMAINDER OF CALLED 39.31 ACRES

6.5' RIGHT-OF-WAY
ACQUISITION FOR WATER
1,065 SQ. FT. PARCEL

LOT 14, BLOCK 8280
CLAY ACRES ADDITION
VOL. 91027, PG. 2047
D.R.D.C.T.

1/2" IRF
1/2" IRF
W/PRECISE LAND
SURVEY CAP

N 30°08'30" W
6.50'

(PLAT-N 29°24'01" W)
1/2" IRS W/CAP
S 30°08'30" E-13.50'
(PLAT-N 29°24'01" W)

13.5' R.O.W. DEDICATION
FOR STREET IMPROVEMENTS
VOL. 97168, PG. 95
D.R.D.C.T.

N 59°17'30" E
163.84'

S 59°17'30" W
163.84'

POINT OF
BEGINNING

BONNIE VIEW ROAD
(VARIABLE WIDTH R.O.W.)

BLOCK 8313
D.L.H. MASTER PARCEL #42-52 (444.75 ACRES), LLC
INST. NO. 20080160853
PARCEL 45
O.P.R.D.C.T.
CALLED 53.916 ACRES

TELEPHONE ROAD
(VARIABLE WIDTH R.O.W.)

LOT 3, BLOCK A/8318

VALDEZ ADDITION
VOL. 2000157, PG. 2875
D.R.D.C.T.

LOT 2, BLOCK A/8318

LEGEND

| | |
|--------------|---|
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS |
| D.R.D.C.T. | DEED RECORDS OF DALLAS COUNTY, TEXAS |
| M.R.D.C.T. | MAP RECORDS OF DALLAS COUNTY, TEXAS |
| INST. NO. | INSTRUMENT NUMBER |
| VOL., PG. | VOLUME, PAGE |
| SQ. FT. | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| ESMT. | EASEMENT |
| C.L. | CENTERLINE |
| IRF | IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| IRS W/CAP | IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00" |

Dallas Water Utilities
Southwest Water Transmission Pipeline



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

AECOM

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OCTOBER 6, 2009

7059-EX96.dwg

EXHIBIT "A"
PAGE 1 OF 3
20' RIGHT-OF-WAY ACQUISITION FOR WATER
3,809 SQ. FT. PARCEL
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS BLOCK 8309
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Tract 3

111715

EXHIBIT A

DESCRIPTION

BEING a 3,809 square foot tract of land situated in the George Floyd Survey, Abstract No. 463, being in Block 8309 of the City of Dallas, Dallas County, Texas, and being a portion of the remainder of a called 39.31 acre tract as described in that certain Special Warranty Deed With Vendor's Lien to Clemmie Skief as recorded in Volume 93051, Page 4775 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8" iron rod found for the most southerly southeast corner of the aforementioned 39.31 acre tract, said iron rod being at the southerly end of a corner clip at the intersection of the northerly right-of-way line of Telephone Road (variable width right-of-way) and the westerly right-of-way line of Bonnie View Road (variable width right-of-way);

THENCE S 59°17'30" W (deed-S 60°02'00" W), with the southerly line of said 39.31 acre tract and said northerly right-of-way line of Telephone Road, 166.57 feet to a 1/2" iron rod with damaged cap found for the southeast corner of Skief Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 97168, Page 95, D.R.D.C.T., from whence a 3/8" iron rod found for the southwest corner of said 39.31 acre tract and said Skief Addition bears S 59°17'30" W (deed-S 60°02'00" W), 163.84 feet;

THENCE N 30°08'30" W, departing the southerly line of said 39.31 acre tract and said northerly right-of-way line of Telephone Road and with the easterly line of said Skief Addition, 20.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 59°17'30" E, departing said easterly line of Skief Addition, 161.21 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner;

THENCE N 30°22'00" E, 43.14 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner in the easterly line of said 39.31 acre tract, said easterly line being the aforementioned westerly right-of-way line of Bonnie View Road;

REVIEWED BY *dlc* 10/19/09

Dallas Water Utilities
Southwest Water Transmission Pipeline



NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

Two Hightowers / 8080 Park Lane / Suite 600
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AECOM

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TBPE REG. NO. F-3082

OCTOBER 1, 2009

7059-EX97.dwg

EXHIBIT "A"
PAGE 2 OF 3
20' RIGHT-OF-WAY ACQUISITION FOR WATER
3,809 SQ. FT. PARCEL
GEORGE FLOYD SURVEY, ABSTRACT NO. 463
CITY OF DALLAS BLOCK 8309
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Tract 3

1117 15
EXHIBIT A

THENCE S 02°48'18" W (deed-S 03°32'23" W), with the easterly line of said 39.31 acre tract and said westerly right-of-way line of Bonnie View Road, 43.22 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO 100189-00" set for corner at the northerly end of the aforementioned corner clip at the intersection of said northerly right-of-way of Telephone Road and said westerly right-of-way line of Bonnie View Road;

THENCE S 30°22'00" W (deed-S 31°06'30" W), with said corner clip, 9.98 feet (deed-9.98 feet), to the POINT OF BEGINNING and containing 0.0874 acres or 3,809 square feet of land, more or less.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, R.P.L.S. No. 4268
Registered Professional Land Surveyor



NOTES:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202. Stations DPKC, DTNA and DUNP were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

The easement and right-of-way granted to Dallas Power & Light Company and Southwestern Bell as recorded in Volume 518, Page 1467 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), does not affect the subject property.

The easement and right-of-way granted to Dallas Power & Light Company as recorded in Volume 89022, Page 1110, D.R.D.C.T., does not affect the subject property.

REVIEWED BY *Dr* 10/19/09

Dallas Water Utilities
Southwest Water Transmission Pipeline

NDM
NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
TBPFE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00

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