

**WHEREAS**, the City of Dallas owns tracts of land at 16360 University Dr., Forney, TX, 75126 which are used for the Lake Tawakoni Raw Water Transmission Pipeline; and

**WHEREAS**, First State Bank has requested an access easement on said land for the maintenance and use of a paved driveway containing a total of approximately 7,188 square feet of land, located in Kaufman County, Texas; **Now Therefore**,

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

**SECTION 1.** That upon receipt of **SEVEN THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NO/100 (\$7,188.00) DOLLARS** for the Access Easement, the City Manager is authorized to execute the Access Easement to be attested by the City Secretary upon approval as to form by the City Attorney for a total of approximately 7,188 square feet of land, located in Forney, Kaufman County, Texas.

**SECTION 2.** That the proceeds shall be deposited into the General Fund 0100, Department DWU, Unit 7005, Object 4250, Revenue Source 8428, Program No. 704041.

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

**APPROVED AS TO FORM:  
THOMAS P. PERKINS, JR.  
CITY ATTORNEY**

By: \_\_\_\_\_

*Conrad R. Valdesky*  
Assistant City Attorney

APPROVED BY  
CITY COUNCIL

DEC 12 2012

*Lucas B. Pineda*  
City Secretary

**FIELD NOTES**  
**DESCRIBING A 7,188 S.F. (0.1650 AC.) TRACT OF LAND TO BE ACQUIRED**  
**FOR AN ACCESS EASEMENT FROM THE CITY OF DALLAS**  
**KAUFMAN COUNTY, TEXAS**

BEING a 7,188 square foot (0.1650 acre) tract of land in the Ruth Peckum Survey, Abstract No. 374, in Kaufman County, Texas, being a part of a 10.44 acre tract conveyed to the City of Dallas, a municipal corporation, dated September 24, 1962, as recorded in Volume 452, Page 603, in the Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being more particularly described as follows:

COMMENCING at a PK nail set at the western most corner of said 10.44 acre tract, same being the northeast corner of a 2.02 acre tract described in a Warranty Deed to the City of Dallas, Texas, a municipal corporation, dated July 12, 1961, as recorded in Volume 442, Page 127, D.R.K.C.T., said point bears North 75 degrees 52 minutes 21 seconds East, a distance of 52.50 feet from a concrete monument with brass cap stamped "City of Dallas" in the north line of said 2.02 acre tract, also being in University Road (undedicated right-of-way);

THENCE North 75 degrees 52 minutes 21 seconds East, along the north line of said 10.44 acre tract, a distance of 160.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set at the POINT OF BEGINNING;

THENCE North 75 degrees 52 minutes 21 seconds East, continuing along said north line, a distance of 136.25 feet to a 1/2-inch iron rod with cap set;

THENCE South 45 degrees 27 minutes 12 seconds East, departing said north line, a distance of 9.06 feet to a 1/2-inch iron rod with cap set;

THENCE South 43 degrees 36 minutes 39 seconds West, a distance of 11.87 feet to a 1/2-inch iron rod with cap set;

THENCE North 45 degrees 34 minutes 59 seconds West, a distance of 7.03 feet to a 1/2-inch iron rod with cap set;

THENCE South 43 degrees 55 minutes 36 seconds West, a distance of 47.73 feet to a 1/2-inch iron rod with cap set on a curve to the right, having a radius of 80.00 feet and a central angle of 36 degrees 01 minute 22 seconds;

THENCE with said curve to the right, an arc distance of 50.30 feet (Chord Bearing South 47 degrees 47 minutes 30 seconds West - 49.47 feet), to a 1/2-inch iron rod with cap set at the point of tangency;

THENCE South 65 degrees 48 minutes 11 seconds West, a distance of 18.40 feet to a 1/2-inch iron rod with cap set at the point of curvature of a curve to the left, having a radius of 142.00 feet and a central angle of 40 degrees 20 minutes 57 seconds;

THENCE with said curve to the left, an arc distance of 26.90 feet (Chord Bearing South 60 degrees 20 minutes 32 seconds West - 26.86 feet), to a 1/2-inch iron rod with cap set at the point of reverse curvature of a curve to the right, having a radius of 140.00 feet and a central angle of 07 degrees 21 minutes 27 seconds;

THENCE with said curve to the left, an arc distance of 17.98 feet (Chord Bearing South 58 degrees 37 minutes 36 seconds West - 17.97 feet), to a 1/2-inch iron rod with cap set at the point of tangency;

FIELD NOTES APPROVED:

*DLB 5/13/12*



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THENCE South 62 degrees 18 minutes 20 seconds West, a distance of 19.18 feet to a 1/2-inch iron rod with cap set at the point of curvature of a curve to the left, having a radius of 192.50 feet and a central angle of 12 degrees 37 minutes 24 seconds;

THENCE with said curve to the left, an arc distance of 42.41 feet (Chord Bearing South 55 degrees 39 minutes 38 seconds West – 42.33 feet), to a 1/2-inch iron rod with cap set;

THENCE South 13 degrees 01 minute 16 seconds West, a distance of 17.23 feet to a 1/2-inch iron rod with cap set;

THENCE North 45 degrees 05 minutes 06 seconds West, a distance of 36.28 feet to a 1/2-inch iron rod with cap set;

THENCE North 82 degrees 31 minutes 34 seconds East, a distance of 20.04 feet to a 1/2-inch iron rod with cap set on a curve to the right, having a radius of 207.50 feet and a central angle of 12 degrees 37 minutes 24 seconds;

THENCE with said curve to the right, an arc distance of 45.72 feet (Chord Bearing North 55 degrees 59 minutes 38 seconds East – 45.62 feet), to a 1/2-inch iron rod with cap set at the point of tangency;

THENCE North 62 degrees 18 minutes 20 seconds East, a distance of 31.65 feet to a 1/2-inch iron rod with cap set;

THENCE North 50 degrees 47 minutes 59 seconds East, a distance of 8.74 feet to a 1/2-inch iron rod with cap set at the point of curvature of a curve to the left, having a radius of 10.00 feet and a central angle of 89 degrees 34 minutes 23 seconds;

THENCE with said curve to the left, an arc distance of 15.63 feet (Chord Bearing North 06 degrees 00 minutes 48 seconds East – 14.09 feet), to a 1/2-inch iron rod with cap set at the point of tangency;

THENCE North 38 degrees 46 minutes 24 seconds West, a distance of 14.42 feet to a 1/2-inch iron rod with cap set;

THENCE North 50 degrees 44 minutes 29 seconds East, a distance of 12.98 feet to a 1/2-inch iron rod with cap set;

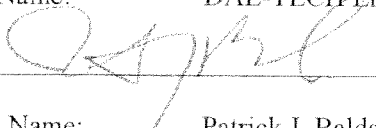
THENCE North 39 degrees 15 minutes 31 seconds West, a distance of 21.30 feet to the POINT OF BEGINNING and containing 7,188 square feet or 0.1650 acres of land, more or less.

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**KAUFMAN COUNTY, TEXAS**

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

Company Name: DAL-TECH Engineering, Inc.

By:  Date: 2-28-12

Surveyor's Name: Patrick J. Baldasaro  
Registered Professional Land Surveyor  
Texas No. 5504



DATE: FEB 23 REVISED: