

10-2-13

ORDINANCE NO. 29175

A municipal setting designation ordinance prohibiting the use of designated groundwater from beneath property generally located southwest of the Trinity River, starting just northwest of Cedar Crest Boulevard and extending southeast to the southeast boundary of the Central Wastewater Treatment Plant and supporting issuance of a municipal setting designation certificate by the Texas Commission on Environmental Quality; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, Subchapter W, "Municipal Setting Designations," of Chapter 361, "Solid Waste Disposal Act," of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality to create municipal setting designations; and

WHEREAS, Section 51A-6.108, "Municipal Setting Designation Ordinance," of Article VI, "Environmental Performance Standards," of Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code authorizes municipal setting designation ordinances prohibiting the use of designated groundwater as potable water and thereby enable the Texas Commission on Environmental Quality to certify a municipal setting designation for designated property; and

WHEREAS, the city council finds that:

- (1) the eligibility criteria of Section 361.803 of the Texas Health and Safety Code have been met;
- (2) this municipal setting designation ordinance will not have an adverse effect on the current or future water resource needs or obligations of the city of Dallas;

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(3) there is a public drinking water supply system that satisfies the requirements of Chapter 341 of the Texas Health and Safety Code and that supplies or is capable of supplying drinking water to the designated property and property within one-half mile of the designated property; and

(4) this municipal setting designation ordinance is necessary because the concentration of contaminants of concern exceed ingestion protective concentration levels for human ingestion; and

WHEREAS, the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the city of Dallas, have given the required notices and have held the required public hearings regarding this municipal setting designation ordinance; Now Therefore,

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

SECTION 1. That for purposes of this municipal setting designation ordinance, the “designated property” means the property described in Exhibit A, attached to the ordinance.

SECTION 2. That for purposes of this municipal setting designation ordinance, “designated groundwater” means water below the surface of the designated property to a depth of 200 feet.

SECTION 3. That use of the designated groundwater from beneath the designated property as potable water is prohibited.

SECTION 4. That the use of the designated groundwater from beneath public rights-of-way included in the designated property as potable water is prohibited.

SECTION 5. That the following uses of or contacts with the designated groundwater are prohibited:

- (1) Human consumption or drinking.
- (2) Showering or bathing.
- (3) Cooking.
- (4) Irrigation of crops for human consumption.

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SECTION 6. That the following conditions are imposed on the designated property and designated groundwater:

- (1) The potable use of the designated groundwater from beneath the designated property is prohibited.
- (2) The potable use of the designated groundwater from beneath public rights-of-way included in the designated property is prohibited.
- (3) The portion of the designated property known as 1240 Sargent and assigned Voluntary Cleanup Program No. 2608 must receive a certificate of closure from the Texas Commission on Environmental Quality by no later than October 8, 2015.

SECTION 7. That the city council supports the application to the Texas Commission on Environmental Quality for a municipal setting designation on the designated property, with the following comments:

- (1) The Texas Commission on Environmental Quality, as the state agency chartered to protect human health and the environment, is requested to thoroughly review the conditions of the designated property and issue a certificate of completion only when all contaminants of concern, through the applicable routes of exposure, have been addressed.

SECTION 8. That the public rights-of-way immediately adjacent to the designated property must be included, at no additional cost to the city of Dallas, in the application to the Texas Commission on Environmental Quality.

SECTION 9. That a state or federal program must address the entire non-ingestion protective concentration level exceedence zone originating from sources on the designated property or migrating from the designated property no later than October 8, 2015. That within this time period, the applicant shall provide the managing director of the office of environmental quality documentation, including a certificate of completion from the Texas Commission on Environmental Quality, that it has been addressed to the satisfaction of the agency administering

the program. If it has not been addressed, the managing director of the office of environmental quality may, for good cause, take any of the following actions:

- (1) allow additional time to address the non-ingestion protective concentration level exceedence zone;
- (2) request a review by the Texas Commission on Environmental Quality or the agency administering the program;
- (3) recommend to the city council that this municipal setting designation ordinance be repealed;
- (4) request additional information or documentation from the applicant; or
- (5) pursue other actions that the managing director of the office of environmental quality believes may be warranted.

SECTION 10. That any person owning, operating, or controlling the designated property remains responsible for complying with all applicable federal and state laws and regulations; all ordinances, rules, and regulations of the city of Dallas; and all environmental regulations, and that this municipal setting designation ordinance in itself does not change any environmental assessment or cleanup requirements applicable to the designated property.

SECTION 11. That any person owning, operating, or controlling any portion of the designated property is responsible for ensuring compliance with this ordinance with respect to their portion of the designated property. Allowing use of designated ground water for potable purposes or failure to provide the managing director of the office of environmental quality with required documentation is a violation of this ordinance and may result in the ordinance being repealed for that portion of the designated property.

SECTION 12. That approval of this municipal setting designation ordinance shall not be construed to subject the city of Dallas to any responsibility or liability for any injury to persons or damages to property caused by any contaminant of concern.

SECTION 13. That within 30 days after adoption of this municipal setting designation ordinance, the applicant shall provide the managing director of the office of environmental

quality with an electronic file showing the location of the designated property and the designated groundwater in a format compatible with the city of Dallas' geographic information system.

SECTION 14. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall file a certified copy of this municipal setting designation ordinance in the deed records of the county where the designated property is located.

SECTION 15. That within 60 days after adoption of this municipal setting designation ordinance, the managing director of the office of environmental quality shall send a certified copy of this municipal setting designation ordinance to the applicant and the Texas Commission on Environmental Quality, and that the managing director of the office of environmental quality shall notify the Texas Commission on Environmental Quality 60 days prior to any amendment or repeal of this municipal setting designation ordinance.

SECTION 16. That the applicant shall provide the managing director of the office of environmental quality with a copy of the municipal setting designation certificate issued by the Texas Commission on Environmental Quality pursuant to Section 361.807 of the Texas Health and Safety Code within 30 days after issuance of the certificate.

SECTION 17. That the applicant shall provide the managing director of the office of environmental quality with a copy of the certificate of completion or other documentation issued by the Texas Commission on Environmental Quality showing that any site investigations and response actions required pursuant to Section 361.808 of the Texas Health and Safety Code have been completed to the satisfaction of the Texas Commission on Environmental Quality within the time period required. The managing director of the office of environmental quality may, for good cause, extend the time for submitting the documentation.

SECTION 18. That the applicant shall notify the managing director of the office of environmental quality in writing if the applicant determines that notice is required to be sent to an owner of other property beyond the boundaries of the designated property under Title 30

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Texas Administrative Code, Chapter 30, Section 350.55(b), and provide the name of the property owner, the property address, and a copy of the notice sent to the property owner.

SECTION 19. That a person violating a provision of this municipal setting designation ordinance, upon conviction, is punishable by a fine not to exceed \$2,000, and that the Texas Commission on Environmental Quality shall be notified of any violations.

SECTION 20. That Chapter 51A of the Dallas City Code shall remain in full force and effect, save and except as amended by this municipal setting designation ordinance.

SECTION 21. That the terms and provisions of this municipal setting designation ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 22. That this municipal setting designation 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, Interim City Attorney

By 

Assistant City Attorney

Passed _____

OCT - 8 2013

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired in**

GIS Approved

**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

BEING a 33,770,636 Square Foot (775.3 Acre) tract of land situated in the William S. Beatty Survey, Abstract Number 57, the William John Elliott Survey, Abstract Number 448, the Robert Sloan Survey, Abstract Number 1449, and the Lorenzo Van Cleve Survey, Abstract Number 1514, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, and 7725, and being part of Pontiac Street (formerly known as Eighth Street, a 100-foot-wide right-of-way), part of Cedar Crest Boulevard (a 100-foot wide right-of-way and a variable width right-of-way), all of a called 13.898 acre tract of land described as Tract 2 in Special Warranty Deed to the City of Dallas, as recorded in Volume 2001085, Page 05004 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of a called 12.996 acre tract of land described as Parcel 3 in Agreed Judgment to the City of Dallas, as recorded in Cause No. CC-01-05645-A in the County Court at Law No. 1 of Dallas County, Texas, Volume 2005118, Page 02839, D.R.D.C.T., all of a called 3.495 acre tract of land described in Deed Without Warranty to the City of Dallas, as recorded in Instrument Number 201200204158 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), all of a called 21.54 acre tract of land described as Tract 2 and all of a called 6.695 acre tract described as Tract 2-A in Warranty Deed to the City of Dallas, as recorded in Instrument Number 200900209000, O.P.R.D.C.T., all of a called 0.176 acre tract described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70162, Page 1538, D.R.D.C.T., all of a called 1.585 acre tract of land described as Tract No. 1 and all of a called 3.895 acre tract described as Tract No. 2 to the County of Dallas, as recorded in Volume 3614, Page 487, D.R.D.C.T., all of a called 2.927 acre tract of land described as Tract 1-A, all of a called 0.4485 acre tract of land described as Tract 1-B, all of called 6.414 acre tract of land described as Tract 1-C, all of a called 23.35 acre tract of land described as Tract 1-D, and all of a called 17.33 acre tract of land described as Tract 1-E in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T., part of the remainder of Block 3/5907 of FOREST AVE & EIGHTH ST. INDUSTRIAL ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 10, Page 335, D.R.D.C.T., all of a called 2.069 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70158, Page 0096, D.R.D.C.T., all of a called 2.423 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70070, Page 0463, D.R.D.C.T., all of a called 15,841 square foot tract of land described as Tract No. 1 and all of a called 105,445 square foot tract of land described as Tract No. 2 in Warranty Deed to the City of Dallas, as recorded in Volume 88197, Page 2250, D.R.D.C.T., part of Morrell Avenue (a 50-foot wide right-of-way), part of a tract of land described in deed to Burlington Northern Santa Fe Railway (formerly known as Missouri Kansas and Texas Railway Company, a 100-foot wide right-of-way), as recorded in Volume 156, Page 153, D.R.D.C.T., all of a called 47.846 acre tract of land described in Agreed Judgment to the City of Dallas, as recorded in Cause No. CC-09-09703-A in County Court at Law No. 1 Dallas County, Texas, Instrument Number 201200073935, O.P.R.D.C.T., all of Lot 1, Block A-7721 of VALCAR ENTERPRISES ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 76108, Page 0766, D.R.D.C.T., all of a called

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10.52 acre tract of land described as Tract 1 and all of a called 1.43 acre tract of land described as Tract 2 in General Warranty Deed to Darling-Delaware Company, Inc., as recorded in Volume 83166, Page 2988, D.R.D.C.T., all of a called 17.67 acre tract of land described in Deed Without Warranty to the City of Dallas, as recorded in Instrument Number 201000164671, O.P.R.D.C.T., all of a called 15.6 acre tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 2095, Page 187, D.R.D.C.T., all of a called 3.02 acre tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 69102, Page 1715, D.R.D.C.T., all of a called 102.46 acre tract of land described in Deed to the City of Dallas, as recorded in Volume 608, Page 150, D.R.D.C.T., all of the remainder of a called 5.74 acre tract of land to the City of Dallas (no deed of record found), all of a called 1.14 acre tract of land to the City of Dallas (no deed of record found), all of a called 2 acre tract of land to the City of Dallas (no deed of record found), all of a called 2 acre tract of land to the City of Dallas (no deed of record found), all of a called 2 acre tract of land to the City of Dallas (no deed of record found), all of the remainder of a called 22.7 acre tract of land to the City of Dallas (no deed of record found), all of a called 2.2 acre tract of land to the City of Dallas (no deed of record found), all of the remainder of a called 42.906 acre tract of land to the City of Dallas (no deed of record found), all of a called 20 acre tract of land to the City of Dallas (no deed of record found), all of a called 16 acre tract of land to the City of Dallas (no deed of record found), all of the remainder of a called 249.86 acre tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 3285, Page 168, D.R.D.C.T., part of Southerland Avenue/County Road No. 297 (a 45-foot wide right-of-way), part of Sargent Road/County Road No. 284 (a 40-foot wide right-of-way and a variable width right-of-way), all of Lots 1 and 2, Block 7724 of the RESUBDIVISION PART CITY BLOCK NO. 7724, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 38, Page 97, D.R.D.C.T., all of a 5-foot wide right-of-way dedication and all of a 7.5-foot wide alley dedication by plat of the RESUBDIVISION PART CITY BLOCK NO. 7724, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 38, Page 97, D.R.D.C.T., all of a called 0.4585 acre tract of land and all of a called 0.9257 acre tract of land described in General Warranty Deed to The City of Dallas, as recorded in Volume 89107, Page 2447, D.R.D.C.T., all of a called 0.4613 acre tract of land and all of a called 0.7380 acre tract of land described in General Warranty Deed to The City of Dallas, as recorded in Volume 89141, Page 0611, D.R.D.C.T., all of a called 0.6532 acre tract of land described in General Warranty Deed to The City of Dallas, as recorded in Volume 90097, Page 3253, D.R.D.C.T., all of a called 0.6495 acre tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 88244, Page 2976, D.R.D.C.T., all of a tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1662, Page 98, D.R.D.C.T., all of a called 5.1463 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1659, Page 238, D.R.D.C.T., all of a called 38.32 acre tract of land described as Tract I and all of a called 17.03 acre tract of land described as Tract II in Warranty Deed to the City of Dallas, as recorded in Volume 74188, Page 1607, D.R.D.C.T., all of a called 15.91 acre tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 71211, Page 1567, D.R.D.C.T., part of Interstate Highway 45 (a variable

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width right-of-way), all of a called 18.934 acre tract of land and all of called 4.204 acre tract of land described in Judgment to the State of Texas, as recorded in Cause No.70-5152-D in the County Court of Dallas County at Law No. 4, Dallas County, Texas, Volume 78085, Page 1724, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way line of Eleventh Street (formerly known as Bosley Avenue, a variable width right-of-way) with the northwesterly right-of-way line of said Cedar Crest Boulevard for the southeast corner of the remainder of a called 32.9185 acre tract of land described in Warranty Deed to William Joseph Ondrusek, as recorded in Volume 3655, Page 72, D.R.D.C.T., from which a found monument stamped "RPLS 2198" for witness bears North 32 degrees 53 minutes 01 second West, a distance of 9.17 feet;

THENCE North 17 degrees 39 minutes 51 seconds East, with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the easterly line of said 32.9185 acre tract, a distance of 590.64 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for the southwest corner of said 3.495 acre tract;

THENCE North 05 degrees 58 minutes 22 seconds East, departing the northwesterly right-of-way line of said Cedar Crest Boulevard, with the northwesterly line of said 3.495 acre tract and with the easterly line of said 32.9185 acre tract, passing at a distance of 118.78 feet the southeast corner of a called 2.067 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70031, Page 1766, D.R.D.C.T., and continuing with the northwesterly line of said 3.495 acre tract and with the east line of said 2.067 acre tract, in all, a total distance of 171.51 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for corner;

THENCE North 16 degrees 21 minutes 45 seconds East, continuing with the northwesterly line of said 3.495 acre tract and the east line of said 2.067 acre tract, a distance of 54.21 feet to the northeast corner of said 2.067 acre tract and the south corner of said 12.996 acre tract;

THENCE North 58 degrees 42 minutes 17 seconds West, departing the northwesterly line of said 3.495 acre tract, with the northeast line of said 2.067 acre tract and with the southwest line of said 12.996 acre tract, passing the centerline of Cedar Creek at a distance of 742.93 feet for the west corner of said 12.996 acre tract and the south corner of said 13.898 acre tract, and continuing with the northeast line of said 2.067 acre tract and with the southwest line of said 13.898 acre tract, passing at a cumulative distance of 779.61 feet the north corner of said 2.067 acre tract and the east corner of a called 2.83 acre tract of land described to Dallas Power & Light Company, as recorded in Volume 70182, Page 0696, D.R.D.C.T., and continuing with the southwest line of said 13.898 acre tract and with the northeast line of said 2.83 acre tract, in all, a total distance of 1,975.41 feet to a point for corner;

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THENCE North 53 degrees 16 minutes 17 seconds West, continuing with the southwest line of said 13.898 acre tract and with the northeast line of said 2.83 acre tract, a distance of 137.47 feet to the north corner of said 2.83 acre tract and the west corner of said 13.898 acre tract on the easterly line of a called 3.25 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 3385, Page 85, D.R.D.C.T., also being the point of curvature of a non-tangent circular curve to the left having a radius of 1,448.24 feet, whose chord bears North 31 degrees 20 minutes 49 seconds East, a distance of 346.25 feet;

THENCE Northeasterly, with the westerly line of said 13.898 acre tract, with the easterly line of said 3.25 acre tract, and with said curve, through a central angle of 13 degrees 43 minutes 53 seconds, an arc distance of 347.08 feet to the point of tangency;

THENCE North 24 degrees 28 minutes 52 seconds East, continuing with the westerly line of said 13.898 acre tract and the easterly line of said 3.25 acre tract, a distance of 106.74 feet to the southwest gradient boundary line of the Trinity River for the northeast corner of said 3.25 acre tract and the north corner of said 13.898 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Special Warranty Deed to the City of Dallas, as recorded in Volume 2001085, Page 05004, D.R.D.C.T.) and with the northerly line of said 13.898 acre tract the following courses and distances:

THENCE South 66 degrees 21 minutes 44 seconds East, a distance of 77.35 feet to a point for corner;

THENCE South 54 degrees 52 minutes 27 seconds East, a distance of 225.52 feet to a point for corner;

THENCE South 70 degrees 09 minutes 43 seconds East, a distance of 357.27 feet to a point for corner;

THENCE South 58 degrees 05 minutes 35 seconds East, a distance of 352.29 feet to a point for corner;

THENCE South 71 degrees 25 minutes 53 seconds East, a distance of 48.22 feet to the intersection of the centerline of said Cedar Creek with the southwest gradient boundary line of said Trinity River for the east corner of said 13.898 acre tract and the north corner of said 12.996 acre tract;

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THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Agreed Judgment to the City of Dallas, as recorded in Cause No. CC-01-05645-A in the County Court at Law No. 1 of Dallas County, Texas, Volume 2005118, Page 02839, D.R.D.C.T.) and with the northerly line of said 12.996 acre tract the following courses and distances:

THENCE South 71 degrees 25 minutes 53 seconds East, a distance of 423.01 feet to a point for corner;

THENCE North 81 degrees 27 minutes 53 seconds East, a distance of 325.66 feet to the intersection of the extension of the west line of said 3.495 acre tract with the southwest gradient boundary line of said Trinity river for the east corner of said 12.996 acre tract;

THENCE South 19 degrees 52 minutes 05 seconds East, continuing with the southwest gradient boundary line of said Trinity River, with the extension of the west line of said 3.495 acre tract, and with the easterly line of said 12.996 acre tract, a distance of 29.64 feet to the northwest corner of said 3.495 acre tract;

THENCE North 68 degrees 22 minutes 19 seconds East, departing the easterly line of said 12.996 acre tract, continuing with the southwest gradient boundary line of said Trinity River and with the north line of said 3.495 acre tract, a distance of 130.06 feet to the northeast corner of said 3.495 acre tract on the westerly line of said 6.695 acre tract;

THENCE North 19 degrees 52 minutes 05 seconds West, continuing with the southwest gradient boundary line of said Trinity River and with the westerly line of said 6.695 acre tract, a distance of 1.30 feet to the northwest corner of said 6.695 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Warranty Deed to the City of Dallas, as recorded in Instrument Number 200900209000, O.P.R.D.C.T.) and with the northerly line of said 6.695 acre tract the following courses and distances:

THENCE South 79 degrees 40 minutes 28 seconds East, a distance of 31.23 feet to a point for corner;

THENCE North 64 degrees 58 minutes 57 seconds East, a distance of 148.05 feet to a point for corner;

THENCE North 55 degrees 43 minutes 54 seconds East, a distance of 198.17 feet to a point for corner;

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THENCE North 65 degrees 58 minutes 48 seconds East, a distance of 279.51 feet to a point for corner;

THENCE North 86 degrees 44 minutes 22 seconds East, a distance of 79.09 feet to the intersection of the northwesterly right-of-way line of said Cedar Crest Boulevard with the southwest gradient boundary line of said Trinity River for the northeast corner of said 6.695 acre tract;

THENCE North 86 degrees 44 minutes 42 seconds East, over and across said Cedar Crest Boulevard, continuing with the southwest gradient boundary line of said Trinity River, a distance of 118.18 feet to the intersection of the southeasterly right-of-way line of said Cedar Crest Boulevard with the southwest gradient boundary line of said Trinity River for the northwest corner of said 21.54 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Warranty Deed to the City of Dallas, as recorded in Instrument Number 200900209000, O.P.R.D.C.T.) and with the northerly line of said 21.54 acre tract the following courses and distances:

THENCE North 86 degrees 44 minutes 22 seconds East, a distance of 18.31 feet to a point for corner;

THENCE South 70 degrees 34 minutes 25 seconds East, a distance of 159.92 feet to a point for corner;

THENCE South 59 degrees 25 minutes 33 seconds East, a distance of 242.14 feet to a point for corner;

THENCE South 42 degrees 03 minutes 50 seconds East, a distance of 203.50 feet to a point for corner;

THENCE South 40 degrees 20 minutes 36 seconds East, a distance of 254.62 feet to a point for corner;

THENCE South 52 degrees 56 minutes 50 seconds East, a distance of 249.76 feet to a point for corner;

THENCE South 56 degrees 50 minutes 56 seconds East, a distance of 203.80 feet to a point for corner;

THENCE South 74 degrees 33 minutes 27 seconds East, a distance of 199.33 feet to a point for corner;

Exhibit A

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THENCE North 77 degrees 52 minutes 28 seconds East, a distance of 235.35 feet to a point for corner;

THENCE North 57 degrees 25 minutes 16 seconds East, a distance of 17.63 feet to the intersection of the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway with the southwest gradient boundary line of said Trinity River for the northeast corner of said 21.54 acre tract;

THENCE South 87 degrees 46 minutes 29 seconds East, over and across said Burlington Northern Santa Fe Railway, continuing with the southwest gradient boundary line of said Trinity River, a distance of 105.12 feet to the intersection of the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway with the southwest gradient boundary line of said Trinity River for the north corner of said 47.846 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Agreed Judgment to the City of Dallas, as recorded in Cause No. CC-09-09703-A in County Court at Law No. 1 Dallas County, Texas, Instrument Number 201200073935, O.P.R.D.C.T.) and with the northeasterly line of said 47.846 acre tract the following courses and distances:

THENCE South 68 degrees 09 minutes 34 seconds East, a distance of 133.46 feet to a point for corner;

THENCE South 40 degrees 25 minutes 28 seconds East, a distance of 582.31 feet to a point for corner;

THENCE South 21 degrees 17 minutes 05 seconds East, a distance of 152.22 feet to a point for corner;

THENCE South 17 degrees 35 minutes 55 seconds West, a distance of 440.38 feet to a point for corner;

THENCE South 19 degrees 14 minutes 32 seconds West, a distance of 165.34 feet to a point for corner;

THENCE South 28 degrees 29 minutes 12 seconds East, a distance of 238.86 feet to a point for corner;

THENCE South 66 degrees 53 minutes 34 seconds East, a distance of 131.31 feet to a point for corner;

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THENCE South 81 degrees 38 minutes 18 seconds East, a distance of 134.18 feet to a point for corner;

THENCE North 78 degrees 41 minutes 14 seconds East, a distance of 360.54 feet to a point for corner;

THENCE South 83 degrees 41 minutes 23 seconds East, a distance of 142.16 feet to a point for corner;

THENCE South 67 degrees 24 minutes 16 seconds East, a distance of 217.77 feet to the east corner of said 47.846 acre tract;

THENCE South 59 degrees 10 minutes 39 seconds West, continuing with the southwest gradient boundary line of said Trinity River and with the southeast line of said 47.846 acre tract, a distance of 70.04 feet to the north corner of said 15.6 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as shown on survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant) and with the northeasterly line of said 15.6 acre tract the following courses and distances:

THENCE South 30 degrees 49 minutes 22 seconds East, a distance of 99.97 feet to a point for corner;

THENCE South 42 degrees 48 minutes 42 seconds East, a distance of 482.94 feet to a point for corner;

THENCE South 32 degrees 51 minutes 12 seconds East, a distance of 260.99 feet to the east corner of said 15.6 acre tract and the north corner of said 102.46 acre tract;

THENCE Southeasterly, continuing with the southwest gradient boundary line of said Trinity River and with the northeasterly line of said 102.46 acre tract the following courses and distances:

THENCE South 09 degrees 34 minutes 15 seconds West, a distance of 151.07 feet to a point for corner;

THENCE South 08 degrees 27 minutes 18 seconds East, a distance of 400.10 feet to a point for corner;

THENCE South 39 degrees 45 minutes 58 seconds East, a distance of 512.55 feet to a point for corner;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired in
City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

GIS Approved

THENCE South 66 degrees 35 minutes 18 seconds East, a distance of 528.30 feet to the east corner of said 102.46 acre tract and the north corner of said 249.86 acre tract;

THENCE Southeasterly, continuing with the southwest gradient boundary line of said Trinity River and with the northeasterly line of said 249.86 acre tract the following courses and distances:

THENCE South 66 degrees 35 minutes 18 seconds East , a distance of 145.83 feet to a point for corner;

THENCE South 52 degrees 49 minutes 31 seconds East, a distance of 100.68 feet to a point for corner;

THENCE South 41 degrees 33 minutes 22 seconds East, a distance of 478.22 feet to the intersection of the southwest right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of said Trinity River for the northwest corner of said 18.934 acre tract;

THENCE South 41 degrees 33 minutes 22 seconds East, over and across said Interstate Highway 45, continuing with the southwest gradient boundary line of said Trinity River and with the northeast line of said 18.934 acre tract, a distance of 480.58 feet to a point for corner;

THENCE South 38 degrees 33 minutes 22 seconds East, continuing over and across said Interstate Highway 45, with the southwest gradient boundary line of said Trinity River and with the northeast line of said 18.934 acre tract, a distance of 95.51 feet to the intersection of the northeast right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of said Trinity River for the northeast corner of said 18.934 acre tract on the northeasterly line of said 249.86 acre tract;

THENCE Southeasterly, continuing with the southwest gradient boundary line of said Trinity River and with the northeasterly line of said 249.86 acre tract the following courses and distances:

THENCE South 38 degrees 33 minutes 22 seconds East, a distance of 540.09 feet to a point for corner;

THENCE South 47 degrees 18 minutes 22 seconds East, a distance of 252.30 feet to a point for corner;

THENCE South 47 degrees 23 minutes 22 seconds East, a distance of 371.40 feet to a point for corner;

Exhibit A

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
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THENCE South 45 degrees 38 minutes 22 seconds East, a distance of 243.70 feet to a point for corner;

THENCE South 45 degrees 33 minutes 22 seconds East, a distance of 306.80 feet to a point for corner;

THENCE South 37 degrees 18 minutes 22 seconds East, a distance of 267.20 feet to a point for corner;

THENCE South 25 degrees 13 minutes 22 seconds East, a distance of 435.00 feet to a point for corner;

THENCE South 36 degrees 48 minutes 22 seconds East, a distance of 414.00 feet to a point for corner;

THENCE South 30 degrees 18 minutes 22 seconds East, a distance of 115.20 feet to a point for corner;

THENCE South 25 degrees 48 minutes 22 seconds East, a distance of 49.41 feet to the north corner of said 5.1463 acre tract;

THENCE South 25 degrees 48 minutes 22 seconds East, continuing with the southwest gradient boundary line of said Trinity River and with the east line of said 5.1463 acre tract, a distance of 100.11 feet to the east corner of said 5.1463 acre tract on the northeasterly line of said 249.86 acre tract;

THENCE Southeasterly, continuing with the southwest gradient boundary line of said Trinity River and with the northeasterly line of said 249.86 acre tract the following courses and distances:

THENCE South 25 degrees 48 minutes 22 seconds East, a distance of 38.48 feet to a point for corner;

THENCE South 01 degree 11 minutes 38 seconds West, a distance of 164.90 feet to a point for corner;

THENCE South 55 degrees 41 minutes 38 seconds West, a distance of 252.00 feet to a point for corner;

THENCE South 76 degrees 41 minutes 38 seconds West, a distance of 652.00 feet to a point for corner;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
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THENCE South 48 degrees 11 minutes 38 seconds West, a distance of 215.20 feet to a point for corner;

THENCE South 08 degrees 41 minutes 38 seconds West, a distance of 200.68 feet to the intersection of the northeast right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of said Trinity River on the northeast line of said 4.204 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Judgment to the State of Texas, as recorded in Cause No.70-5152-D in the County Court of Dallas County at Law No. 4, Dallas County, Texas, Volume 78085, Page 1724, D.R.D.C.T.), with the northeast right-of-way line of said Interstate Highway 45, and with the northeast line of said 4.204 acre tract the following courses and distances:

THENCE South 15 degrees 20 minutes 06 seconds East, a distance of 116.46 feet to a point for corner;

THENCE South 07 degrees 51 minutes 12 seconds West, a distance of 49.48 feet to a point for corner;

THENCE South 38 degrees 37 minutes 48 seconds East, a distance of 167.50 feet to the east corner of said 4.204 acre tract and the northeast corner of a called 3.367 acre tract of land described as Part 2 in Judgment of Court in Absence of Objection to the State of Texas, as recorded in Cause No. CC-68-3019-C in the County Court of Dallas County at Law No. 3 of Dallas County, Texas, Volume 68168, Page 0038, D.R.D.C.T.;

THENCE South 58 degrees 30 minutes 13 seconds West, departing the southwest gradient boundary line of said Trinity River and the northeast right-of-way line of said Interstate Highway 45, over and across said Interstate Highway 45, with the south line of said 4.204 acre tract and with the north line of said 3.367 acre tract, a distance of 326.96 feet to the south corner of said 4.204 acre tract and the northwest corner of said 3.367 acre tract on the southwest right-of-way line of said Interstate Highway 45, the northwest line of the remainder of a called 5.837 acre tract of land described as Tract II in Warranty Deed to Ed Bell Construction Co., as recorded in Volume 84072, Page 4433, D.R.D.C.T., and the southeasterly line of said 249.86 acre tract;

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THENCE South 58 degrees 30 minutes 13 seconds West, departing the southwest right-of-way line of said Interstate Highway 45, with the northwest line said 5.837 acre tract and with the southeasterly line of said 249.86 acre tract, passing at a distance of 403.53 feet the west corner of said 5.837 acre tract and the north corner of the remainder of Tract 13 of 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 14, Page 309, D.R.D.C.T., and continuing with the southeasterly line of said 249.86 acre tract and with the northwest lines of said Tract 13 and Tract 12 of said 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098 addition, respectively, a distance of 543.93 feet to the south corner of said 249.86 acre tract and the east corner of said 38.32 acre tract;

THENCE South 58 degrees 48 minutes 17 seconds West, with the southeast line of said 38.32 acre tract and with the northwest lines of said Tract 12, Tract 11, Tract, 10, Tract 9, Tract 8, and Tract 7 of said 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098 addition, respectively, a distance of 575.44 feet to the common northwest corner of said Tract 7 and northeast corner of Tract 6 of said 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098 addition;

THENCE South 58 degrees 49 minutes 51 seconds West, continuing with the southeast line of said 38.32 acre tract and with the northwest lines of said Tract 6, Tract 5, Tract 4, and Tract 3 of said 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098 addition, respectively, a distance of 432.69 feet to the common northwest corner of said Tract 3 and northeast corner of Tract 2 of said 29.86 ACRE SUBDIVISION OF PART OF BLOCK 6098 addition;

THENCE South 59 degrees 26 minutes 36 seconds West, continuing with the southeast line of said 38.32 acre tract and with the northwest lines of said Tract 2 and Lot 1, Block B/6098 of CEDAR GROVE SUBDIVISION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 50, Page 183, D.R.D.C.T., respectively, passing at a distance of 756.96 feet the west corner of said Lot 1, Block B/6098 on the northeast right-of-way line of said Sargent Road/County Road No. 284, and continuing with the southeast line of said 38.32 acre tract and with the northeast right-of-way line of said Sargent Road/County Road No. 284, in all, a total distance of 768.64 feet to a 5/8-inch found iron rod for the south corner of said 38.32 acre tract;

THENCE South 58 degrees 20 minutes 32 seconds West, departing the northeast right-of-way line of said Sargent Road/County Road No. 284, over and across said Sargent Road/County Road No. 284, a distance of 33.32 feet to a point on the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeast line of a called 3.191 acre tract of land described in Special Warranty Deed to Adam Gutow-Ellis and Matthew Ellis, as recorded in Volume 2002025, Page 00983, D.R.D.C.T.;

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GIS Approved

THENCE North 31 degrees 39 minutes 28 seconds West, with the southwest right-of-way line of said Sargent Road/County Road No. 284, a distance of 26.68 feet to the east corner of said 15.91 acre tract and the north corner of said 3.191 acre tract;

THENCE South 57 degrees 01 minute 38 seconds West, departing the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the southeast line of said 15.91 acre tract and with the northwest line of said 3.191 acre tract, a distance of 540.65 feet to the south corner of said 15.91 acre tract and the west corner of said 3.191 acre tract on the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway for the point of curvature of a non-tangent circular curve to the right having a radius of 1,860.15 feet, whose chord bears North 52 degrees 45 minutes 23 seconds West, a distance of 1,081.17 feet;

THENCE Northwesterly, with the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, with the southwest line of said 15.91 acre tract, and with said curve, through a central angle of 33 degrees 47 minutes 22 seconds, an arc distance of 1,097.00 feet to a 1/2-inch found iron rod with cap marked "PIBURN PARTNERS" for the west corner of said 15.91 acre tract and the south corner of a called 5.112 acre tract of land described as Part 3 in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 71005, Page 1997, D.R.D.C.T.;

THENCE North 72 degrees 46 minutes 32 seconds East, departing the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, with the northwest line of said 15.91 acre tract and with the southeast line of said 5.112 acre tract, a distance of 960.00 feet to a 1/2-inch found iron rod with cap marked "PIBURN PARTNERS" on the southwest right-of-way line of said Sargent Road/County Road No. 284 for the north corner of said 15.91 acre tract and the east corner of said 5.112 acre tract;

THENCE North 31 degrees 39 minutes 28 seconds West, with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said 5.112 acre tract, a distance of 288.66 feet to the northeast corner of said 5.112 acre tract;

THENCE South 66 degrees 53 minutes 24 seconds West, continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northwest line of said 5.112 acre tract, a distance of 4.43 feet to a concrete monument found for the east corner of a tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1674, Page 195, D.R.D.C.T.;

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THENCE North 31 degrees 07 minutes 09 seconds West, departing the northwest line of said 5.112 acre tract, continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said Dallas Power & Light Company tract, passing at a distance of 100.99 feet a found 3-inch aluminum disk on a 1/2-inch iron rod stamped "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230" for the east corner of Lot 1, Block A/7725 of ONCOR / COFFEE ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2004198, Page 00163, O.P.R.D.C.T. and the north corner of said Dallas Power & Light Company tract, and continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said Lot 1, Block A/7725, passing at a cumulative distance of 1,099.99 feet a found 3-inch aluminum disk on a 1/2-inch iron rod stamped "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230" for the north corner of said Lot 1, Block A/7725 on the northeast line of the remainder of a called 28.7589 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company, as recorded in Volume 2003134, Page 08114, D.R.D.C.T., and continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said 28.7589 acre tract, in all, a total distance of 2,800.61 feet to the intersection of the southwest right-of-way line of said Sargent Road/County Road No. 284 with the southeast right-of-way line of said Southerland Avenue/County Road No. 297 for the north corner of said 28.7589 acre tract;

THENCE South 59 degrees 25 minutes 16 seconds West, with the southeast right-of-way line of said Southerland Avenue/County Road No. 297 and with the northwest line of said 28.7589 acre tract, passing at a distance of 411.79 feet the west corner of said 28.7589 acre tract and the north corner of the remainder of a called 4.849 acre tract of land described as Part 1 in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 71005, Page 01997, D.R.D.C.T., and continuing with the southeast right-of-way line of said Southerland Avenue/County Road No. 297 and with the northwest line of said 4.849 acre tract, in all, a total distance of 506.03 feet to a point for corner;

THENCE North 30 degrees 34 minutes 44 seconds West, departing the southeast right-of-way line of said Southerland Avenue/County Road No. 297 and the northwest line of said 4.849 acre tract, over and across said Southerland Avenue/County Road No. 297, a distance of 45.00 feet to the intersection of the southwest right-of-way line of said Sargent Road/County Road No. 284 with the northwest right-of-way line of said Southerland Avenue/County Road No. 297 on the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway;

THENCE North 21 degrees 47 minutes 52 seconds West, with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, a distance of 497.60 feet to a point for corner;

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THENCE North 68 degrees 12 minutes 08 seconds East, departing the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, over and across said Sargent Road/County Road No. 284, a distance of 40.00 feet to the south corner of a called 1.667 acre tract of land to the Dallas Power & Light Company (no deed of record found) on the northeast right-of-way line of said Sargent Road/County Road No. 284, from which a 1/2-inch found iron rod for witness bears North 68 degrees 12 minutes 08 seconds East, a distance of 0.77 of a foot;

THENCE North 68 degrees 12 minutes 08 seconds East, departing the northeast right-of-way line of said Sargent Road/County Road No. 284 and with the southeast line of said 1.667 acre tract, a distance of 399.57 feet to the east corner of said 1.667 acre tract;

THENCE North 39 degrees 07 minutes 48 seconds West, with the northeast line of said 1.667 acre tract, a distance of 246.78 feet to the north corner of said 1.667 acre tract;

THENCE South 68 degrees 12 minutes 08 seconds West, with the northwest line of said 1.667 acre tract, a distance of 326.05 feet to the west corner of said 1.667 acre tract on the northeast right-of-way line of said Sargent Road/County Road No. 284, from which a 1-1/2-inch found iron pipe for witness bears South 68 degrees 12 minutes 08 seconds West, a distance of 1.15 feet;

THENCE South 68 degrees 12 minutes 08 seconds West, departing the northeast right-of-way line of said Sargent Road/County Road No. 284, over and across said Sargent Road/County Road No. 284, a distance of 40.00 feet to a point for corner on the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway;

THENCE North 21 degrees 47 minutes 52 seconds West, with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, passing at a distance of 705.24 feet the intersection of the prolongation of the southeast line of said 3.02 acre tract with the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, and continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, in all, a total distance of 1,144.60 feet to a point for corner;

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THENCE North 20 degrees 39 minutes 12 seconds West, continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, a distance of 165.96 feet to the intersection of the prolongation of the north line of said 3.02 acre tract and the south line of said Lot 1, Block A-7721 with the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway;

THENCE North 86 degrees 01 minute 39 seconds East, departing the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeasterly right-of-way line of said Burlington Northern Santa Fe Railway, with the prolongation of the north line of said 3.02 acre tract and the south line of said Lot 1, Block A-7721, passing at a distance of 38.54 feet the intersection of the northeast right-of-way line of said Sargent Road/County Road No. 284 with the north line of said 3.02 acre tract, with the north line of said 3.02 acre tract, in all, a total distance of 50.87 feet to the southwest corner of said Lot 1, Block A-7721 and for the point of curvature of a non-tangent circular curve to the right having a radius of 2,764.79 feet, whose chord bears North 07 degrees 38 minutes 08 seconds West, a distance of 1,141.39 feet;

THENCE Northerly, departing the north line of said 3.02 acre tract, with the west line of said Lot 1, Block A-7721, and with said curve, through a central angle of 23 degrees 49 minutes 29 seconds, an arc distance of 1,149.65 feet to the end of said curve for the west corner of said Lot 1, Block A-7721 on the southeast line of said 1.43 acre tract, from which a 1/2-inch found iron rod with cap marked "BRITTAN & CRAWFORD" for witness bears South 59 degrees 10 minutes 39 seconds West, a distance of 0.22 of a foot;

THENCE South 59 degrees 10 minutes 39 seconds West, with the southeast line of said 1.43 acre tract, a distance of 60.85 feet to the south corner of said 1.43 acre tract on the easterly right-of-way line of said Burlington Northern Santa Fe Railway for the point of curvature of a non-tangent circular curve to the right having a radius of 2,814.79 feet, whose chord bears North 04 degrees 49 minutes 02 seconds East, a distance of 123.05 feet;

THENCE Northerly, with the easterly right-of-way line of said Burlington Northern Santa Fe Railway, with the west line of said 1.43 acre tract, and with said curve, through a central angle of 02 degrees 30 minutes 17 seconds, an arc distance of 123.06 feet to a 5/8-inch found iron rod for the west corner of said 1.43 acre tract and the south corner of a called 5.8566 acre tract of land described as Tract II in Trustee's Deed to Mainland Land & Equipment Co., as recorded in Volume 95179, Page 03823, D.R.D.C.T.;

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THENCE North 59 degrees 10 minutes 39 seconds East, departing the easterly right-of-way line of said Burlington Northern Santa Fe Railway, with the northwest line of said 1.43 acre tract and with the southeast line of said 5.8566 acre tract, passing at a distance of 585.80 feet the north corner of said 1.43 acre tract and the west corner of said 10.52 acre tract, and continuing with the southeast line of said 5.8566 acre tract and with the northwest line of said 10.52 acre tract, passing at a cumulative distance of 997.14 feet the east corner of said 5.8566 acre tract and the southeast corner of the remainder of, a called 52.8953 acre tract of land described as Tract I in Trustee's Deed to Mainland Land & Equipment Co., as recorded in Volume 95179, Page 03823, D.R.D.C.T., and continuing with the northwest line of said 10.52 acre tract and with the southeast line of said 52.8953 acre tract, passing at a cumulative distance of 1,133.99 feet the north corner of said 10.52 acre tract and the west corner of said 17.67 acre tract, and continuing with the southeast line of said 52.8953 acre tract and with the northwest line of said 17.67 acre tract, in all, a total distance of 1,154.73 feet to the south corner of said 47.846 acre tract;

THENCE Northwesterly, departing the northwest line of said 17.67 acre tract, with the southwesterly line of said 47.846 acre tract the following courses and distances:

THENCE North 20 degrees 12 minutes 42 seconds East, a distance of 19.56 feet to a point for corner;

THENCE North 10 degrees 44 minutes 52 seconds East, a distance of 19.29 feet to a point for corner;

THENCE North 64 degrees 39 minutes 09 seconds West, a distance of 43.24 feet to the point of curvature of a tangent circular curve to the right having a radius of 110.00 feet, whose chord bears North 51 degrees 18 minutes 58 seconds West, a distance of 50.75 feet;

THENCE Northwesterly, with said curve, through a central angle of 26 degrees 40 minutes 22 seconds, an arc distance of 51.21 feet to the point of curvature of a tangent circular curve to the left having a radius of 400.00 feet, whose chord bears North 43 degrees 12 minutes 36 seconds West, a distance of 72.93 feet;

THENCE Northwesterly with said curve, through a central angle of 10 degrees 27 minutes 39 seconds, an arc distance of 73.03 feet to the point of tangency;

THENCE North 48 degrees 26 minutes 26 seconds West, a distance of 123.93 feet to the point of curvature of a tangent circular curve to the left having a radius of 125.00 feet, whose chord bears North 63 degrees 37 minutes 58 seconds West, a distance of 65.51 feet;

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THENCE Northwesterly, with said curve, through a central angle of 30 degrees 23 minutes 04 seconds, an arc distance of 66.29 feet to the point of curvature of a non-tangent circular curve to the right having a radius of 110.00 feet, whose chord bears North 62 degrees 26 minutes 13 seconds West, a distance of 62.07 feet;

THENCE Westerly, with said curve, through a central angle of 32 degrees 46 minutes 29 seconds, an arc distance of 62.92 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 409.62 feet, whose chord bears North 51 degrees 46 minutes 33 seconds West, a distance of 81.73 feet;

THENCE Northwesterly, with said curve, through a central angle of 11 degrees 27 minutes 01 second, an arc distance of 81.86 feet to the end of said curve;

THENCE North 56 degrees 06 minutes 04 seconds West, a distance of 10.97 feet to the point of curvature of a tangent circular curve to the right having a radius of 200.00 feet, whose chord bears North 50 degrees 26 minutes 36 seconds West, a distance of 39.43 feet;

THENCE Northwesterly, with said curve, through a central angle of 11 degrees 18 minutes 56 seconds, an arc distance of 39.50 feet to the point of tangency;

THENCE North 44 degrees 47 minutes 08 seconds West, a distance of 12.28 feet to a point for corner;

THENCE North 27 degrees 20 minutes 53 seconds West, a distance of 21.78 feet to the point of curvature of a tangent circular curve to the left having a radius of 53.83 feet, whose chord bears North 57 degrees 42 minutes 36 seconds West, a distance of 54.42 feet;

THENCE Northwesterly, with said curve, through a central angle of 60 degrees 43 minutes 26 seconds, an arc distance of 57.05 feet to the point of tangency;

THENCE North 88 degrees 04 minutes 18 seconds West, a distance of 28.65 feet to the point of curvature of a tangent circular curve to the right having a radius of 105.15 feet, whose chord bears North 74 degrees 03 minutes 46 seconds West, a distance of 50.91 feet;

THENCE Westerly, with said curve, through a central angle of 28 degrees 01 minute 04 seconds, an arc distance of 51.42 feet to the point of tangency;

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THENCE North 60 degrees 03 minutes 14 seconds West, a distance of 40.42 feet to the point of curvature of a tangent circular curve to the right having a radius of 32.98 feet, whose chord bears North 28 degrees 14 minutes 42 seconds West, a distance of 34.77 feet;

THENCE Northwesterly, with said curve, through a central angle of 63 degrees 37 minutes 04 seconds, an arc distance of 36.62 feet to the point of tangency;

THENCE North 03 degrees 33 minutes 50 seconds East, a distance of 29.54 feet to the point of curvature of a tangent circular curve to the left having a radius of 41.08 feet, whose chord bears North 25 degrees 56 minutes 15 seconds West, a distance of 40.46 feet;

THENCE Northerly, with said curve, through a central angle of 59 degrees 00 minutes 06 seconds, an arc distance of 42.30 feet to the point of tangency;

THENCE North 55 degrees 26 minutes 18 seconds West, a distance of 10.14 feet to a point for corner;

THENCE South 67 degrees 44 minutes 38 seconds West, a distance of 17.42 feet to the west corner of said 47.846 acre tract on the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and the northwest line of said 52.8953 acre tract;

THENCE South 20 degrees 10 minutes 34 seconds West, with the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and with the northwest line of said 52.8953 acre tract, a distance of 379.18 feet to a point for corner;

THENCE North 69 degrees 49 minutes 26 seconds West, departing the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and the northwest line of said 52.8953 acre tract, over and across said Burlington Northern Santa Fe Railway, a distance of 100.00 feet to a point on the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and the easterly right-of-way line of said Sargent Road/County Road No. 284;

THENCE North 69 degrees 49 minutes 26 seconds West, departing the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and the easterly right-of-way line of said Sargent Road/County Road No. 284, over and across said Sargent Road/County Road No. 284, a distance of 40.00 feet to the east corner of Tract 25, Block 7717 of HELEN T. BRYAN, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 10, Page 335, D.R.D.C.T. on the westerly line of said Sargent Road/County Road No. 284;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired in**

GIS Approved

**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE North 30 degrees 10 minutes 52 seconds West, with the westerly right-of-way line of said Sargent Road/County Road No. 284 and with the northeast lines of said Tract 25, Block 7717 and Tract 15, Block 7717 of said HELEN T. BRYAN addition, respectively, a distance of 250.56 feet to the intersection of the westerly right-of-way line of said Sargent Road/County Road No. 284 with the southeast right-of-way line of said Morrell Avenue for the north corner of said Tract 15, Block 7717;

THENCE North 19 degrees 40 minutes 52 seconds West, over and across said Morrell Avenue, a distance of 50.00 feet to a point for corner on the northwest right-of-way line of said Morrell Avenue and the southeast line of a called 4.048 acre tract of land described in Special Warranty Deed to Dallas City Packing Company, as recorded in Volume 97250, Page 03374, D.R.D.C.T.;

THENCE North 70 degrees 19 minutes 08 seconds East, with the northwest right-of-way line of said Morrell Avenue and with the southeast line of said 4.048 acre tract, a distance of 31.41 feet to the east corner of said 4.048 acre tract and the intersection of the northwest right-of-way line of said Morrell Avenue with the easterly right-of-way line of said Sargent Road/County Road No. 284 on the southwest line of said 2.927 acre tract;

THENCE North 30 degrees 10 minutes 52 seconds West, with the southwest line of said 2.927 acre tract and with the northeast line of said 4.048 acre tract, a distance of 620.00 feet to the northwest corner of said 2.927 acre tract and the north corner of said 4.048 acre tract on the southwest line of said 2.243 acre tract;

THENCE South 49 degrees 37 minutes 12 seconds West, with the northwest line of said 4.048 acre tract and with the southwest line of said 2.243 acre tract, passing at a distance of 13.50 feet the east corner of said 6.414 acre tract, departing the southwest line of said 2.423 acre tract, and continuing with the northwest line of said 4.048 acre tract and with the southeast line of said 6.414 acre tract, in all, a total distance of 274.14 feet to the south corner of said 6.414 acre tract and the east corner of Lot A, Block 4/5907 of said FOREST AVE & EIGHTH ST. INDUSTRIAL ADDITION;

THENCE North 52 degrees 24 minutes 48 seconds West, departing the northwest line of said 4.048 acre tract, with the southwest line of said 6.414 acre tract and with the northeast line of said Lot A, Block 4/5907, passing at a distance of 204.49 feet the north corner of said Lot A, Block 4/5907 on the southeast right-of-way line of Childs Street (a 60-foot wide right-of-way), and continuing with the southwest line of said 6.414 acre tract, passing at a cumulative distance of 265.84 feet the east corner of said Block 3/5907, and continuing with the southwest line of said 6.414 acre tract and with the northeast line of said Block 3/5907, in all, a total distance of 1,049.93 feet to an interior ell corner of said 6.414 acre tract;

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From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE South 18 degrees 16 minutes 12 seconds West, departing the northeast line of said Block 3/5907, over and across said Block 3/5907 and with the southeast line of said 6.414 acre tract, a distance of 527.49 feet to a south corner of said 6.414 acre tract on the southwest line of said Block 3/5907 and the northeasterly right-of-way line of said Pontiac Street;

THENCE South 49 degrees 53 minutes 56 seconds West, departing the southwest line of said Block 3/5907 and the northeasterly right-of-way line of said Pontiac Street, over and across said Pontiac Street, a distance of 100.00 feet to southwesterly right-of-way line of said Pontiac Street and the northeast line of the remainder of Lot A, Block 2/5907 of said FOREST AVE & EIGHTH ST. INDUSTRIAL ADDITION for the point of curvature of a non-tangent circular curve to the left having a radius of 170.36 feet, whose chord bears North 54 degrees 49 minutes 34 seconds West, a distance of 86.60 feet;

THENCE Northwesterly, with the southwesterly right-of-way line of said Pontiac Street, with the northeast line of said Lot A, Block 2/5907, and with said curve, through a central angle of 29 degrees 26 minutes 59 seconds, an arc distance of 87.57 feet to the point of tangency;

THENCE North 69 degrees 40 minutes 48 seconds West, continuing with the southwesterly right-of-way line of said Pontiac Street and the northeast line of said Lot A, Block 2/5907, a distance of 32.39 feet to the intersection of the southwesterly right-of-way line of said Pontiac Street with the southeasterly right-of-way line of said Cedar Crest Boulevard;

THENCE North 73 degrees 19 minutes 23 seconds West, over and across said Cedar Crest Boulevard, a distance of 110.33 feet to the intersection of the northwesterly right-of-way line of said Cedar Crest Boulevard with the south line of said Eleventh Street;

THENCE North 29 degrees 36 minutes 14 seconds East, over and across said Eleventh Street, a distance of 99.79 feet to the POINT OF BEGINNING AND CONTAINING 33,770,636 square feet or 775.3 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING THREE PARTS:

PART 1

BEING a 7,234 Square Foot (0.1661 Acre) tract of land situated in the William John Elliott Survey, Abstract Number 448, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 7720, and being all of a called 0.176 acre tract described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70162, Page 1538 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
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**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

COMMENCING at the intersection of the north right-of-way line of Eleventh Street (formerly known as Bosley Avenue, a variable width right-of-way) with the northwesterly right-of-way line of Cedar Crest Boulevard (a variable width right-of-way) for the southeast corner of the remainder of a called 32.9185 acre tract of land described in Warranty Deed to William Joseph Ondrusek, as recorded in Volume 3655, Page 72, D.R.D.C.T., from which a found monument stamped "RPLS 2198" for witness bears North 32 degrees 53 minutes 01 second West, a distance of 9.17 feet;

THENCE North 17 degrees 39 minutes 51 seconds East, with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the easterly line of said 32.9185 acre tract, a distance of 590.64 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for the southwest corner of a called 3.495 acre tract of land described in Deed Without Warranty to the City of Dallas, as recorded in Instrument Number 201200204158 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

THENCE South 51 degrees 28 minutes 14 seconds East, departing the easterly line of said 32.9185 acre tract, continuing with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the south line of said 3.495 acre tract, a distance of 59.08 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for the POINT OF BEGINNING, said point also being the southeast corner of said 3.495 acre tract and the west corner of said 0.176 acre tract;

THENCE North 17 degrees 40 minutes 16 seconds East, departing the northwesterly right-of-way line of said Cedar Crest Boulevard and with the easterly line of said 3.495 acre tract and with the northwest line of said 0.176 acre tract, a distance of 8.29 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for corner;

THENCE North 29 degrees 17 minutes 16 seconds East, continuing with the easterly line of said 3.495 acre tract and the northwest line of said 0.176 acre tract, a distance of 197.43 feet to a point for corner from which a bent 5/8-inch found iron rod for witness bears North 38 degrees 35 minutes 38 seconds West, a distance of 0.36 of a foot;

THENCE North 16 degrees 21 minutes 45 seconds East, continuing with the easterly line of said 3.495 acre tract and the northwest line of said 0.176 acre tract, a distance of 10.18 feet to the north corner of said 0.176 acre tract on the southwest line of a called 6.695 acre tract described as Tract 2-A in Warranty Deed to the City of Dallas, as recorded in Instrument Number 200900209000, O.P.R.D.C.T.;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
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THENCE South 58 degrees 43 minutes 37 seconds East, departing the easterly line of said 3.495 acre tract, with the northeast line of said 0.176 acre tract and with the southwest line of said 6.695 acre tract, a distance of 34.92 feet to the east corner of said 0.176 acre tract and the south corner of said 6.695 acre tract on the northwesterly right-of-way line of said Cedar Crest Boulevard;

THENCE South 28 degrees 56 minutes 41 seconds West, with the southeast line of said 0.176 acre tract and with the northwesterly right-of-way line of said Cedar Crest Boulevard, a distance of 219.52 feet to the south corner of said 0.176 acre tract;

THENCE North 51 degrees 28 minutes 14 seconds West, continuing with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the southwest line of said 0.176 acre tract, a distance of 32.69 feet to the POINT OF BEGINNING AND CONTAINING 7,234 square feet or 0.1661 of an acre of land, more or less.

PART 2

BEING a 426,561 Square Foot (9.793 Acre) tract of land situated in the William John Elliott Survey, Abstract Number 448, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 7719 and 7720, and being all of a called 2.069 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70158, Page 0096 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of a called 2.423 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70070, Page 0463, D.R.D.C.T., part of a tract of land described in deed to Burlington Northern Santa Fe Railway (formerly known as Missouri Kansas and Texas Railway Company, a 100-foot wide right-of-way), as recorded in Volume 156, Page 153, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at the intersection of the north right-of-way line of Eleventh Street (formerly known as Bosley Avenue, a variable width right-of-way) with the northwesterly right-of-way line of Cedar Crest Boulevard (a variable width right-of-way) for the southeast corner of the remainder of a called 32.9185 acre tract of land described in Warranty Deed to William Joseph Ondrusek, as recorded in Volume 3655, Page 72, D.R.D.C.T., from which a found monument stamped "RPLS 2198" for witness bears North 32 degrees 53 minutes 01 second West, a distance of 9.17 feet;

THENCE North 17 degrees 39 minutes 51 seconds East, with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the easterly line of said 32.9185 acre tract, a distance of 590.64 feet to a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for the southwest corner of a called 3.495 acre tract of land described in Deed Without Warranty to the City of Dallas, as recorded in Instrument Number 201200204158 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.);

Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)**Dallas Floodway Extension-Phase I MSD-UCOW**

GIS Approved

To Be Acquired in**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A7721, 7722, 7723, 7724, 7725****From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE South 51 degrees 28 minutes 14 seconds East, departing the easterly line of said 32.9185 acre tract, continuing with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the south line of said 3.495 acre tract, passing at a distance of 59.08 feet a 5/8-inch found iron rod with cap marked "CITY OF DALLAS" for the southeast corner of said 3.495 acre tract and the west corner of a called 0.176 acre tract described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 70162, Page 1538, D.R.D.C.T., and continuing with the northwesterly right-of-way line of said Cedar Crest Boulevard and with the southwest line of said 0.176 acre tract, in all, a total distance of 91.77 feet to the south corner of said 0.176 acre tract;

THENCE South 49 degrees 54 minutes 04 seconds East, departing the northwesterly right-of-way line of said Cedar Crest Boulevard, over and across said Cedar Crest Boulevard, a distance of 101.93 feet to a 5/8-inch found iron rod with aluminum cap stamped "LCI" for a west corner of a called 6.414 acre tract of land described as Tract 1-C in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T. on the southeasterly right-of-way line of said Cedar Crest Boulevard;

THENCE North 28 degrees 56 minutes 41 seconds East, with the southeasterly right-of-way line of said Cedar Crest Boulevard and with the northwest line of said 6.414 acre tract, a distance of 135.08 feet to the POINT OF BEGINNING, said point being the north corner of said 6.414 acre tract and the west corner of said 2.069 acre tract;

THENCE North 28 degrees 56 minutes 41 seconds East, continuing with the southeasterly right-of-way line of said Cedar Crest Boulevard and with the northwest line of said 2.069 acre tract, a distance of 100.08 feet to the north corner of said 2.069 acre tract and the west corner of a called 23.35 acre tract of land described as Tract 1-D in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T.;

Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)**Dallas Floodway Extension-Phase I MSD-UCOW**

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To Be Acquired in**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725****From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE South 58 degrees 43 minutes 37 seconds East, departing the southeasterly right-of-way line of said Cedar Crest Boulevard, with the northeast line of said 2.069 acre tract and with the southwest line of said 23.35 acre tract, passing at a distance of 712.92 feet the south corner of said 23.35 acre tract, the east corner of said 2.069 acre tract, the north corner of said 2.423 acre tract, and the west corner of called 17.33 acre tract of land described as Tract 1-E in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T., with the northeast line of said 2.423 acre tract and with the southwest line of said 17.33 acre tract, passing at a cumulative distance of 1,858.59 feet the south corner of said 17.33 acre tract and the west corner of a called 105,445 square foot tract of land described as Tract No. 2 in Warranty Deed to the City of Dallas, as recorded in Volume 88197, Page 2250, D.R.D.C.T., and continuing with the northeast line of said 2.423 acre tract and with the southwest line of said 105,445 square foot tract, in all, a total distance of 1,940.13 feet to the east corner of said 2.243 acre tract and the south corner of said 105,445 square foot tract on the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway;

THENCE North 20 degrees 10 minutes 34 seconds East, with the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and with the southeast line of said 105,445 square foot tract, passing at a distance of 1,349.66 feet the northeast corner of said 105,445 square foot tract and the southeast corner of a called 21.54 acre tract of land described as Tract 2 in Warranty Deed to the City of Dallas, as recorded in Instrument Number 200900209000, O.P.R.D.C.T., and continuing with the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and with the east line of said 21.54 acre tract, in all, a total distance of 1,722.01 feet to the intersection of the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway with the southwest gradient boundary line of the Trinity River for the northeast corner of said 21.54 acre tract;

THENCE South 87 degrees 46 minutes 29 seconds East, over and across said Burlington Northern Santa Fe Railway, with the southwest gradient boundary line of said Trinity River, a distance of 105.12 feet to the intersection of the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway with the southwest gradient boundary line of said Trinity River for the north corner of a called 47.846 acre tract of land described in Agreed Judgment to the City of Dallas, as recorded in Cause No. CC-09-09703-A in County Court at Law No. 1 Dallas County, Texas, Instrument Number 201200073935, O.P.R.D.C.T.;

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THENCE South 20 degrees 10 minutes 34 seconds West, departing the southwest gradient boundary line of said Trinity River, with the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and with the northwest line of said 47.846 acre tract, passing at a distance of 1,950.17 feet the west corner of said 47.846 acre tract on the northwest line of the remainder of a called 52.8953 acre tract of land described as Tract I in Trustee's Deed to Mainland Land & Equipment Co., as recorded in Volume 95179, Page 03823, D.R.D.C.T., and continuing with the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and with the northwest line of said 52.8953 acre tract, in all, a total distance of 2,329.36 feet to a point for corner;

THENCE North 69 degrees 49 minutes 26 seconds West, departing the southeasterly right-of-way line of said Burlington Northern Santa Fe Railway and the northwest line of said 52.8953 acre tract, over and across said Burlington Northern Santa Fe Railway, a distance of 100.00 feet to a point for corner on the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and the easterly right-of-way line of Sargent Road/County Road No. 284 (a 40-foot wide right-of-way);

THENCE North 20 degrees 10 minutes 34 seconds East, with the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and with the easterly right-of-way line of said Sargent Road/County Road No. 284, passing at a distance of 18.80 feet a 1/2-inch found iron rod for the south corner of a called 0.4485 acre tract of land described as Tract 1-B in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T., departing the easterly right-of-way line of said Sargent Road/County Road No. 284, and continuing with the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and with the southeast line of said 0.4485 acre tract, passing at a cumulative distance of 430.22 feet the northeast corner of said 0.4485 acre tract and the southeast corner of a called 15,841 square foot tract of land described as Tract No. 1 in Warranty Deed to the City of Dallas, as recorded in Volume 88197, Page 2250, D.R.D.C.T., and continuing with the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway and with the southeast line of said 15,841 square foot tract, in all, a total distance of 473.05 feet to the south corner of said 2.423 acre tract and the northeast corner of said 15,841 square foot tract;

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THENCE North 58 degrees 43 minutes 37 seconds West, departing the northwesterly right-of-way line of said Burlington Northern Santa Fe Railway, with the southwest line of said 2.423 acre tract and with the northeast line of said 15,841 square foot tract, passing at a distance of 81.53 feet the northwest corner of said 15,841 square foot tract and the east corner of a called 2.927 acre tract of land described as Tract 1-A in Judgment in the Absence of Objections to the City of Dallas, as recorded in Cause No. CC-09-05825-E in County Court at Law No. 5 of Dallas County, Texas, Instrument Number 201000031431, O.P.R.D.C.T., , and continuing with the southwest line of said 2.423 acre tract and with the northeast line of said 2.927 acre tract, in all, a total distance of 731.98 feet to the northwest corner of said 2.927 acre tract and the north corner of a called 4.048 acre tract of land described in Special Warranty Deed to Dallas City Packing Company, as recorded in Volume 97250, Page 03374, D.R.D.C.T.;

THENCE South 49 degrees 37 minutes 12 seconds West, continuing with the southwest line of said 2.423 acre tract and with the northwest line of said 4.048 acre tract, a distance of 13.50 feet to the east corner of said 6.414 acre tract;

THENCE North 47 degrees 51 minutes 37 seconds West, departing the northwest line of said 4.048 acre tract, and continuing with the southwest line of said 2.423 acre tract and with the northeast line of said 6.414 acre tract, a distance of 67.99 feet to the southeast corner of said 2.069 acre tract;

THENCE North 58 degrees 43 minutes 37 seconds West, departing the southwest line of said 2.423 acre tract, and continuing with the northeast line of said 6.414 acre tract and with the southwest line of said 2.069 acre tract, a distance of 1,152.68 feet to the POINT OF BEGINNING AND CONTAINING 426,561 square feet or 9.793 acres of land, more or less.

PART 3

BEING a 1,378,906 Square Foot (31.66 Acre) tract of land situated in the Lorenzo Van Cleve Survey, Abstract Number 1514 and the Robert Sloan Survey, Abstract Number 1449, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 7722, 7723, and 7724, and being all of a tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1662, Page 98 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of a called 5.1463 acre tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1659, Page 238, D.R.D.C.T., part of Interstate Highway 45 (a variable width right-of-way), all of a called 18.934 acre tract of land and all of called 4.204 acre tract of land described in Judgment to the State of Texas, as recorded in Cause No. 70-5152-D in the County Court of Dallas County at Law No. 4, Dallas County, Texas, Volume 78085, Page 1724, D.R.D.C.T., and being more particularly described as follows:

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From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

COMMENCING at the intersection of the southwest right-of-way line of Sargent Road/County Road No. 284 (a variable width right-of-way) with the southeast right-of-way line of Southerland Avenue/County Road No. 297 (a 45-foot wide right-of-way) for the north corner of the remainder of a called 28.7589 acre tract of land described in Special Warranty Deed to Oncor Electric Delivery Company, as recorded in Volume 2003134, Page 08114, D.R.D.C.T.;

THENCE South 31 degrees 07 minutes 09 seconds East, with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said 28.7589 acre tract, passing at a distance of 1,700.63 feet a found 3-inch aluminum disk on a 1/2-inch iron rod stamped "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230" for the north corner of Lot 1, Block A/7725 of ONCOR / COFFEE ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 2004198, Page 00163 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said Lot 1, Block A/7725, passing at a cumulative distance of 2,699.63 feet a found 3-inch aluminum disk on a 1/2-inch iron rod stamped "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230" for the east corner of said Lot 1, Block A/7725 and the north corner of a tract of land described in Warranty Deed to Dallas Power & Light Company, as recorded in Volume 1674, Page 195, D.R.D.C.T., continuing with the southwest right-of-way line of said Sargent Road/County Road No. 284 and with the northeast line of said Dallas Power & Light Company tract, as recorded in Volume 1674, Page 195, in all, a total distance of 2,707.59 feet to a point for corner;

THENCE North 58 degrees 52 minutes 51 seconds East, departing the southwest right-of-way line of said Sargent Road/County Road No. 284 and the northeast line of said Dallas Power & Light Company tract, as recorded in Volume 1674, Page 195, over and across said Sargent Road/County Road No. 284, a distance of 40.00 feet to the POINT OF BEGINNING, said point being the west corner of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98 and the south corner of a called 17.03 acre tract of land described as Tract II in Warranty Deed to the City of Dallas, as recorded in Volume 74188, Page 1607, D.R.D.C.T. on the northeast right-of-way line of said Sargent Road/County Road No. 284;

THENCE North 66 degrees 53 minutes 02 seconds East, departing the northeast right-of-way line of said Sargent Road/County Road No. 284, with the northwest line of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98 and with the southeast line of said 17.03 acre tract, passing at a distance of 1,813.62 feet the north corner of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98, the east corner of said 17.03 acre tract, and the west corner of said 5.1463 acre tract, with the northwest line of said 5.1463 acre tract, in all, a total distance of 2,599.69 feet to the southwest corner of said 18.934 acre tract on the southwest right-of-way line of said Interstate Highway 45;

Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)**Dallas Floodway Extension-Phase I MSD-UCOW**

GIS Approved

To Be Acquired in**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725****From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE North 15 degrees 20 minutes 06 seconds West, departing the northwest line of said 5.1463 acre tract, with the southwest right-of-way line of said Interstate Highway 45 and with the northwest line of said 18.934 acre tract, a distance of 3,437.25 feet to the intersection of the southwest right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of the Trinity River for the northwest corner of said 18.934 acre tract;

THENCE South 41 degrees 33 minutes 22 seconds East, over and across said Interstate Highway 45, with the southwest gradient boundary line of said Trinity River (as shown on survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant) and with the northeast line of said 18.934 acre tract, a distance of 480.58 feet to a point for corner;

THENCE South 38 degrees 33 minutes 22 seconds East, continuing over and across said Interstate Highway 45, with the southwest gradient boundary line of said Trinity River and with the northeast line of said 18.934 acre tract, a distance of 95.51 feet to the intersection of the northeast right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of said Trinity River for the northeast corner of said 18.934 acre tract;

THENCE South 15 degrees 20 minutes 06 seconds East, departing the southwest gradient boundary line of said Trinity River, with the northeast right-of-way line of said Interstate Highway 45 and with the northeast line of said 18.934 acre tract, a distance of 2,884.19 feet to the southeast corner of said 18.934 acre tract on the northwest line of said 5.1463 acre tract;

THENCE North 66 degrees 53 minutes 02 seconds East, departing the northeast right-of-way line of said Interstate Highway 45, with the northwest line of said 5.1463 acre tract, a distance of 1,197.00 feet to the north corner of said 5.1463 acre tract on the southwest gradient boundary line of said Trinity River;

THENCE South 25 degrees 48 minutes 22 seconds East, with the southwest gradient boundary line of said Trinity River (as shown on survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant) and with the east line of said 5.1463 acre tract, a distance of 100.11 feet to the east corner of said 5.1463 acre tract;

THENCE South 66 degrees 53 minutes 02 seconds West, departing the southwest gradient boundary line of said Trinity River, with the southeast line of said 5.1463 acre tract, a distance of 1,215.37 feet to the northeast corner of said 4.204 acre tract on the northeast right-of-way line of said Interstate Highway 45;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired In
City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

GIS Approved

THENCE South 15 degrees 20 minutes 06 seconds East, departing the southeast line of said 5.1463 acre tract, with the northeast line of said 4.204 acre tract and with the northeast right-of-way line of said Interstate Highway 45, a distance of 369.43 feet to the intersection of the northeast right-of-way line of said Interstate Highway 45 with the southwest gradient boundary line of said Trinity River on the northeast line of said 4.204 acre tract;

THENCE Southeasterly, with the southwest gradient boundary line of said Trinity River (as described in said Judgment to the State of Texas, as recorded in Cause No. 70-5152-D in the County Court of Dallas County at Law No. 4, Dallas County, Texas, Volume 78085, Page 1724, D.R.D.C.T.), with the northeast right-of-way line of said Interstate Highway 45, and with the northeast line of said 4.204 acre tract the following courses and distances:

THENCE South 15 degrees 20 minutes 06 seconds East, a distance of 116.46 feet to a point for corner;

THENCE South 07 degrees 51 minutes 12 seconds West, a distance of 49.48 feet to a point for corner;

THENCE South 38 degrees 37 minutes 48 seconds East, a distance of 167.50 feet to the southeast corner of said 4.204 acre tract and the northeast corner of a called 3.367 acre tract of land described as Part 2 in Judgment of Court in Absence of Objection to the State of Texas, as recorded in Cause No. CC-68-3019-C in the County Court of Dallas County at Law No. 3 of Dallas County, Texas, Volume 68168, Page 0038, D.R.D.C.T.;

THENCE South 58 degrees 30 minutes 13 seconds West, departing the southwest gradient boundary line of said Trinity River and the northeast right-of-way line of said Interstate Highway 45, over and across said Interstate Highway 45, with the south line of said 4.204 acre tract and with the north line of said 3.367 acre tract, a distance of 326.96 feet to the southwest corner of said 4.204 acre tract and the northwest corner of said 3.367 acre tract on the southwest right-of-way line of said Interstate Highway 45;

THENCE North 10 degrees 18 minutes 37 seconds West, with the southwest right-of-way line of said Interstate Highway 45 and with the southwest line of said 4.204 acre tract, a distance of 197.36 feet to a point for corner;

THENCE North 15 degrees 20 minutes 06 seconds West, continuing with the southwest right-of-way line of said Interstate Highway 45 and the southwest line of said 4.204 acre tract, a distance of 545.46 feet to the northwest corner of said 4.204 acre tract on the southeast line of said 5.1463 acre tract;

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired in**

GIS Approved

**City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

THENCE South 66 degrees 53 minutes 02 seconds West, departing the southwest right-of-way line of said Interstate Highway 45, with the southwest line of said 5.1463 acre tract, passing at a distance 759.61 feet the south corner of said 5.1463 acre tract, the east corner of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98, and north corner of a called 38.32 acre tract of land described as Tract I in Warranty Deed to the City of Dallas, as recorded in Volume 74188, Page 1607, D.R.D.C.T., with the northwest line of said 38.32 acre tract and with the southeast line of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98, in all, a total distance of 2,571.95 feet to the west corner of said 38.32 acre tract and the south corner of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98 on the northeast right-of-way line of said Sargent Road/County Road No. 284;

THENCE North 31 degrees 07 minutes 44 seconds West, with the northeast right-of-way line of said Sargent Road/County Road No. 284 and with the southwest line of said Dallas Power & Light Company tract, as recorded in Volume 1662, Page 98, a distance of 100.99 feet to the POINT OF BEGINNING AND CONTAINING 1,378,906 square feet or 31.66 acres of land, more or less.

AREA SUMMARY TABLE

Gross MSD Boundary	=	775.3 acres (33,770,636 square feet)
Save and Except Part 1	=	0.1661 acres (7,234 square feet)
Save and Except Part 2	=	9.793 acres (426,561 square feet)
Save and Except Part 3	=	31.66 acres (1,378,906 square feet)
Net MSD Boundary	=	733.7 acres (31,957,935 square feet)

Exhibit A

**Field Notes Describing a 31,957,935 Square Foot (733.7 Acre)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired in
City Blocks 4651, 4652, 7718, 7719, 7720, 7721, A7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas, and Darling-Delaware Company, Inc.**

NOTES:

There was no deed of record found for the remainder of a called 5.74 acre tract of land, a called 1.14 acre tract of land, a called 2 acre tract of land, a called 2 acre tract of land, a called 2 acre tract of land, the remainder of a called 22.7 acre tract of land, a called 2.2 acre tract of land, the remainder of a called 42.906 acre tract of land, a called 20 acre tract of land, and a called 16 acre tract of land, all to the City of Dallas and totaling 10 tracts of land. The 10 tracts of land are shown on the City of Dallas Plat Books Blocks 7721, 7722, 7723, 7724, and 7725. It is apparent that the City of Dallas has record title to these tracts of land as shown on the survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant.

There was no deed of record found for the called 1.667 acre tract of land to the Dallas Power & Light Company. The called acreage and dimensions as shown on the survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant in conjunction with found monumentation were used to calculate the dimensions of this tract of land.

This property description is accompanied by a parcel plat of even date.

Bearings are referenced to the Texas Coordinate System of 1983, North Central Zone and tied to TxDOT GPS monuments R0570127, R0570130, R0570157, RE570834 and Trinity Lakes monuments GPS-01, GPS-10, GPS-53, GPS-66. Coordinates shown are grid values and may be converted to surface by multiplying by the Dallas County TxDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document was prepared under 22 TAC § 663.21 does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Heath W. Brown 9-13-2013
Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
(214) 346-6326
TBPLS Firm #10029600



29175

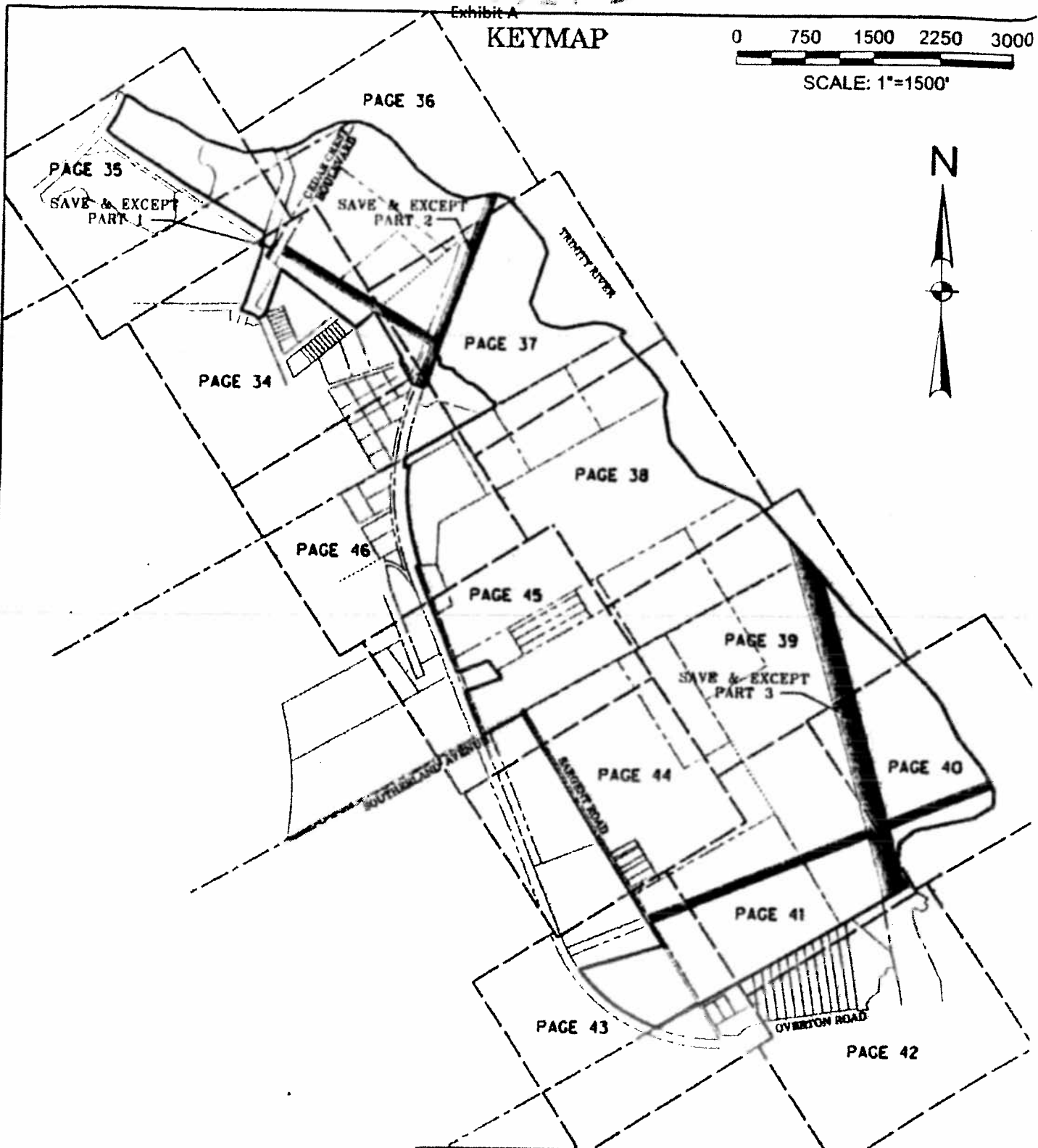
131786

Exhibit A

KEYMAP

0 750 1500 2250 3000

SCALE: 1"=1500'



LEGEND

- PAGE OUTLINE & MATCHLINE
- MSD BOUNDARY
- SAVE & EXCEPT PARTS

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
 Dallas Floodway Extension-Phase I MSD-UCOW
 To Be Acquired In
 City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
 A7721, 7722, 7723, 7724, 7725
 From the City of Dallas, County of Dallas,
 and Darling-Delaware Company, Inc.



HALFF

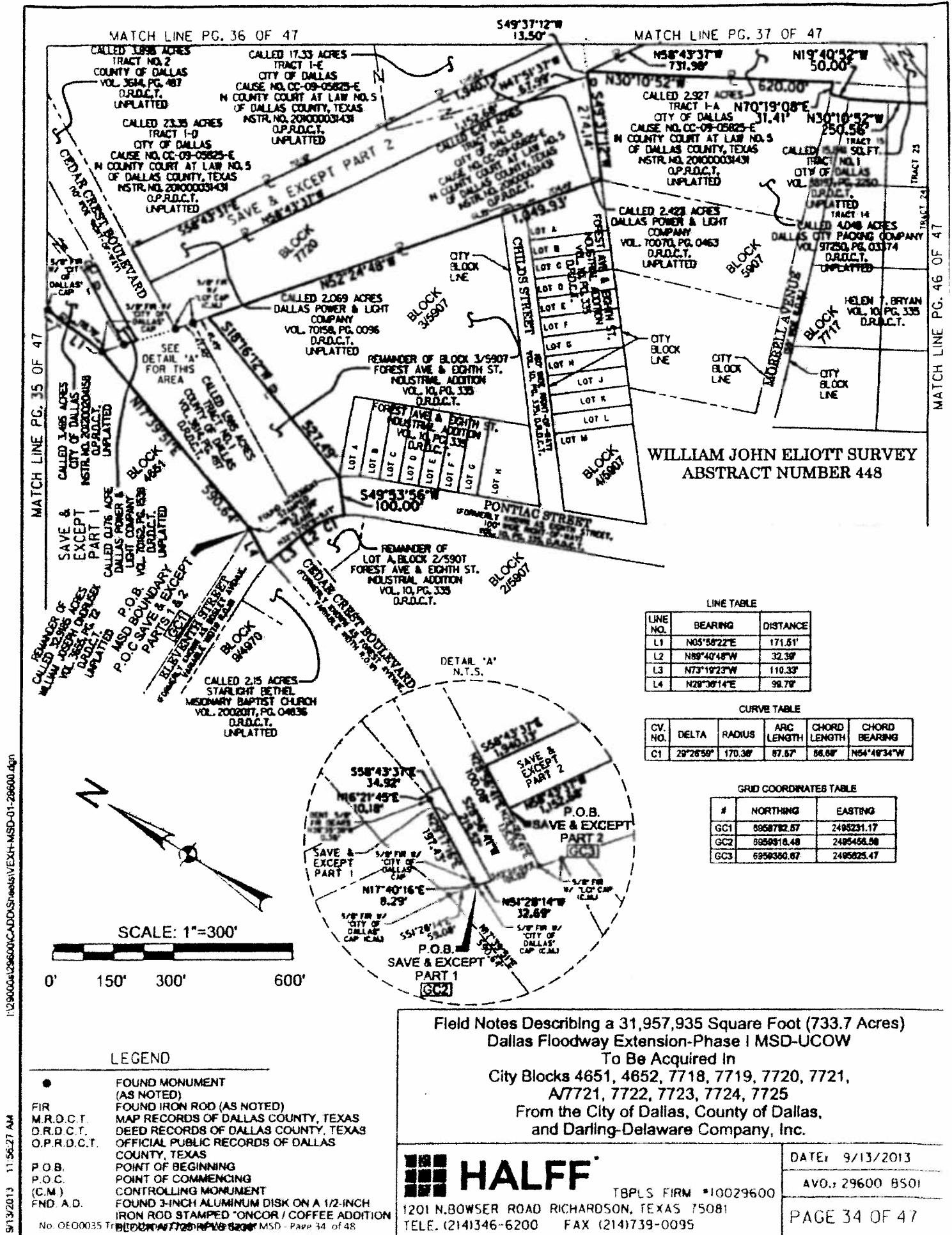
TBPLS FIRM #10029600

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214) 346-6200 FAX (214) 739-0095

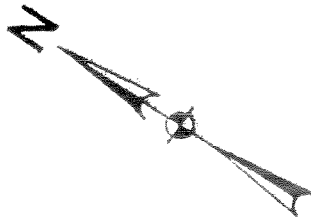
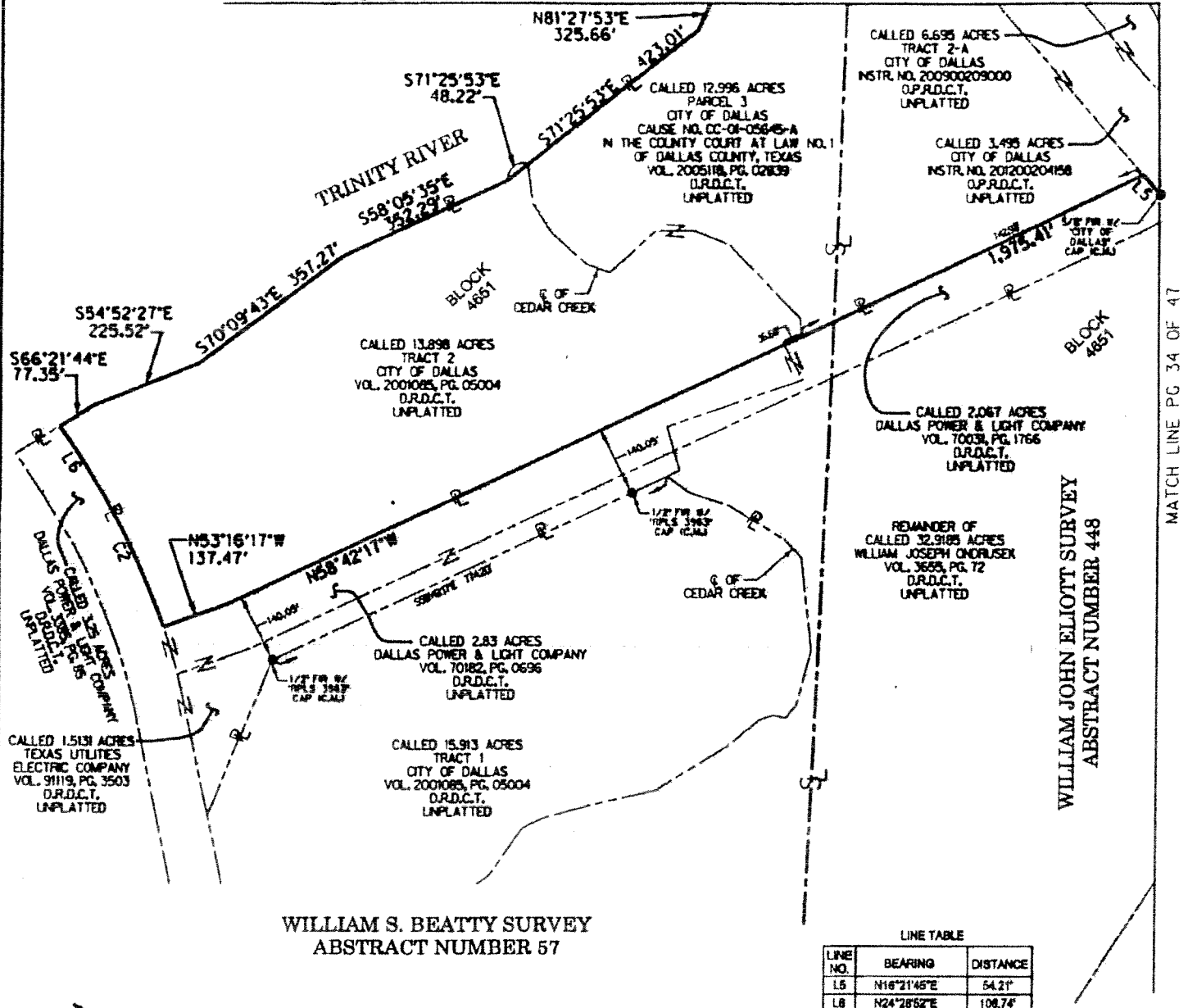
DATE: 9/13/2013

AVO. 29600 BS01

PAGE 33 OF 47



MATCH LINE PG 36 OF 47



SCALE: 1"=300'

0' 150' 300' 600'

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION"

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired In
City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
A7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas,
and Darling-Delaware Company, Inc.

**HALFF**

TBPLS FIRM #10029600

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214) 346-6200 FAX (214) 739-0095

DATE: 9/13/2013

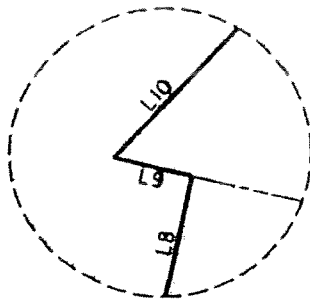
AVO.: 29600 B501

PAGE 35 OF 47

MATCH LINE PG 34 OF 47

SCALE: 1"=300'

0' 150' 300' 600'



DETAIL "A"

N.T.S.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L7	S18°52'06"E	29.64'
L8	N68°22'19"E	130.06'
L9	N18°52'05"W	1.30'
L10	S79°40'28"E	31.23'
L11	N84°58'57"E	148.03'
L12	N57°28'18"E	17.63'

WILLIAM S. BEATTY SURVEY
ABSTRACT NUMBER 57N86°44'22"E
18.31'N86°44'42"E
118.18'N86°44'22"E
79.09'SEE
DETAIL "A"

CALLLED 12.996 ACRES
PARCELS 3
CITY OF DALLAS
CAUSE NO. CC-01-05645-A
IN THE COUNTY COURT
AT LAW NO. 1
OF DALLAS COUNTY, TEXAS
VOL. 2005118, PG. 02839
O.P.R.D.C.T.
UNPLATTED

N81°27'53"E
325.66'

MATCH LINE PG. 35 OF 47

TRINITY RIVER

CALLLED 21.54 ACRES
TRACT 2
CITY OF DALLAS
INSTR. NO. 200900209000
O.P.R.D.C.T.
UNPLATTED

BLOCK
7720

CEDAR CREST BOULEVARD

BLOCK
7720

CALLLED 6.688 ACRES
TRACT 2-A
CITY OF DALLAS
INSTR. NO. 200900209000
O.P.R.D.C.T.
UNPLATTED

CALLLED 1.458 ACRES
CITY OF DALLAS
INSTR. NO. 201000204158
O.P.R.D.C.T.
UNPLATTED

BLOCK
4651WILLIAM JOHN ELLIOTT SURVEY
ABSTRACT NUMBER 448

CALLLED 23.35 ACRES
TRACT 1-D
CITY OF DALLAS
CAUSE NO. CC-09-05825-E
IN COUNTY COURT AT LAW NO. 5
OF DALLAS COUNTY, TEXAS
INSTR. NO. 201000031431
O.P.R.D.C.T.
UNPLATTED

CALLLED 17.33 ACRES
TRACT 1-E
CITY OF DALLAS
CAUSE NO. CC-09-05825-E
IN COUNTY COURT
AT LAW NO. 5
OF DALLAS COUNTY, TEXAS
INSTR. NO. 201000031431
O.P.R.D.C.T.
UNPLATTED

MATCH LINE PG. 34 OF 47

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION"

No. OEQ0035 TBPLS FIRM #10029600

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired In

City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
A7721, 7722, 7723, 7724, 7725

From the City of Dallas, County of Dallas,
and Darling-Delaware Company, Inc.



HALFF

TBPLS FIRM #10029600

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214) 346-6200 FAX (214) 739-0095

DATE: 9/13/2013

AVO.: 29600 BS01

PAGE 36 OF 47

MATCH LINE PG. 37 OF 47

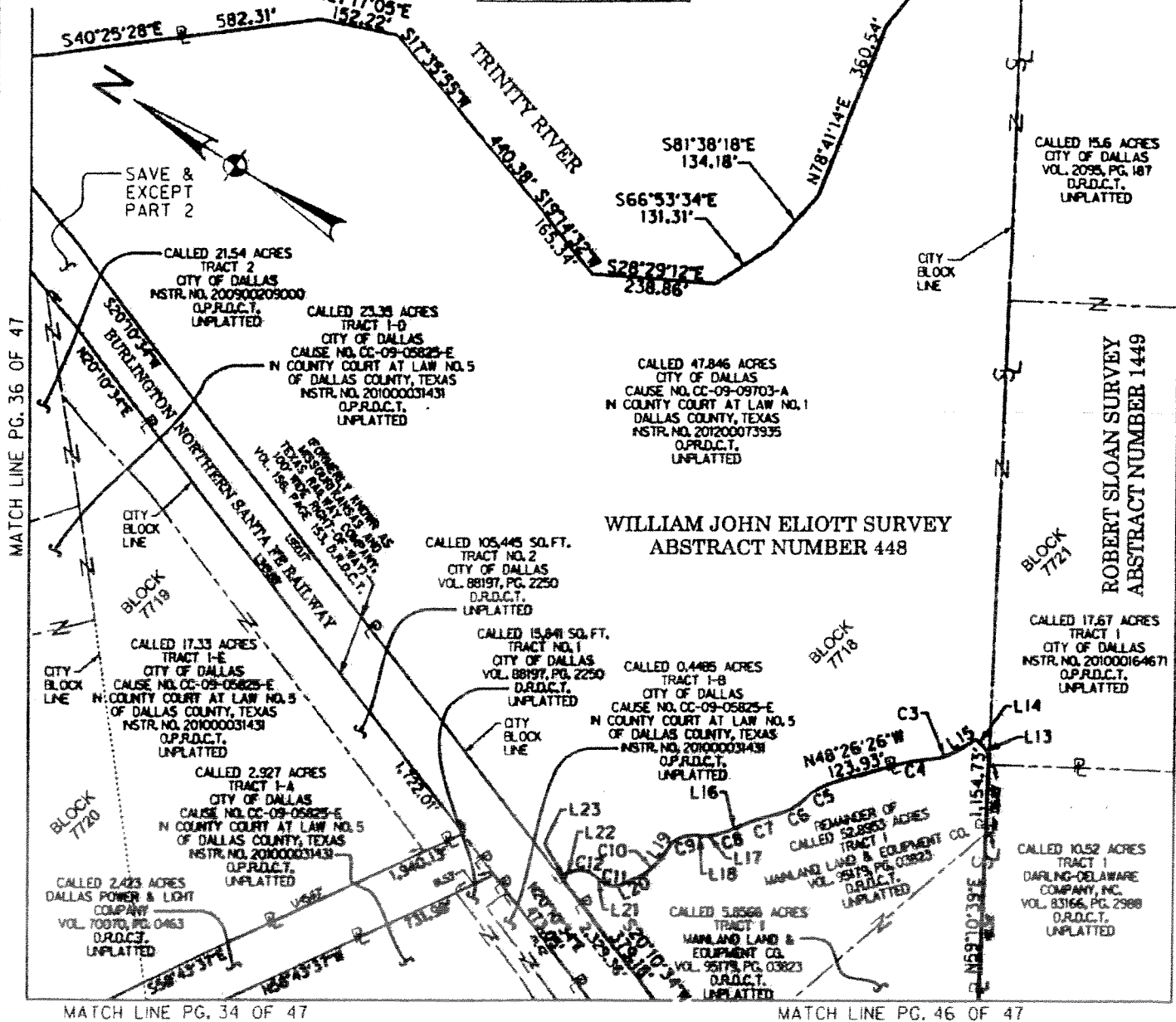
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CURVE TABLE

LINE TABLE

SCALE: 1"=300'



●	FOUND MONUMENT (AS NOTED)
FIR	FOUND IRON ROD (AS NOTED)
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
(C.M.)	CONTROLLING MONUMENT
FND. A.D.	FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH

From the City of Dallas, County of Dallas,
and Darling-DeLaware Company, Inc.



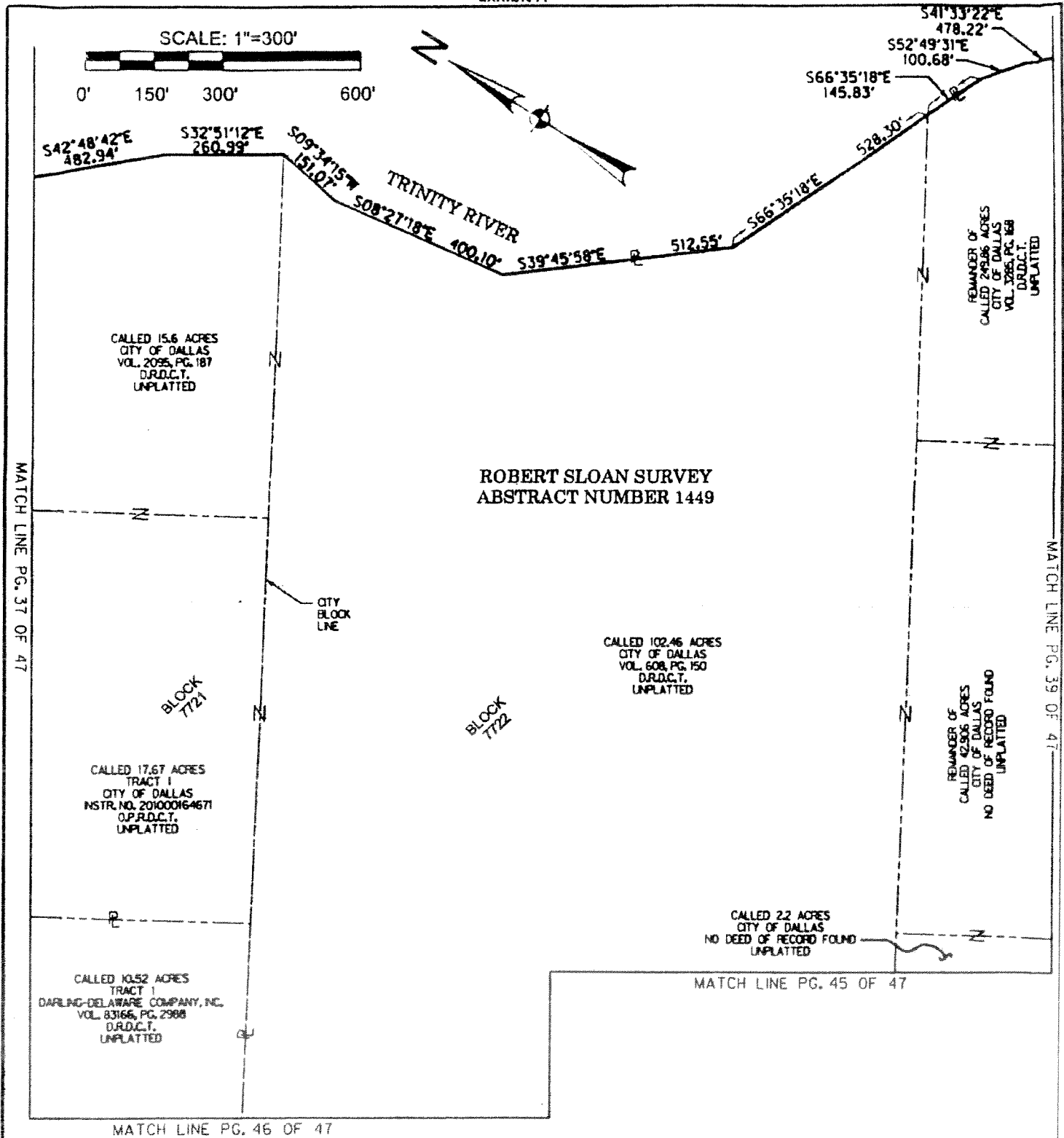
1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

PAGE 37 OF 47

29175

131786

Exhibit A



LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION"

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired In

City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
A/7721, 7722, 7723, 7724, 7725

From the City of Dallas, County of Dallas,
and Darling-Delaware Company, Inc.



HALFF

TBPLS FIRM #10029600

1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081

TELE. (214)346-6200 FAX (214)739-0095

DATE: 9/13/2013

AVO.: 29600 BS01

PAGE 38 OF 47

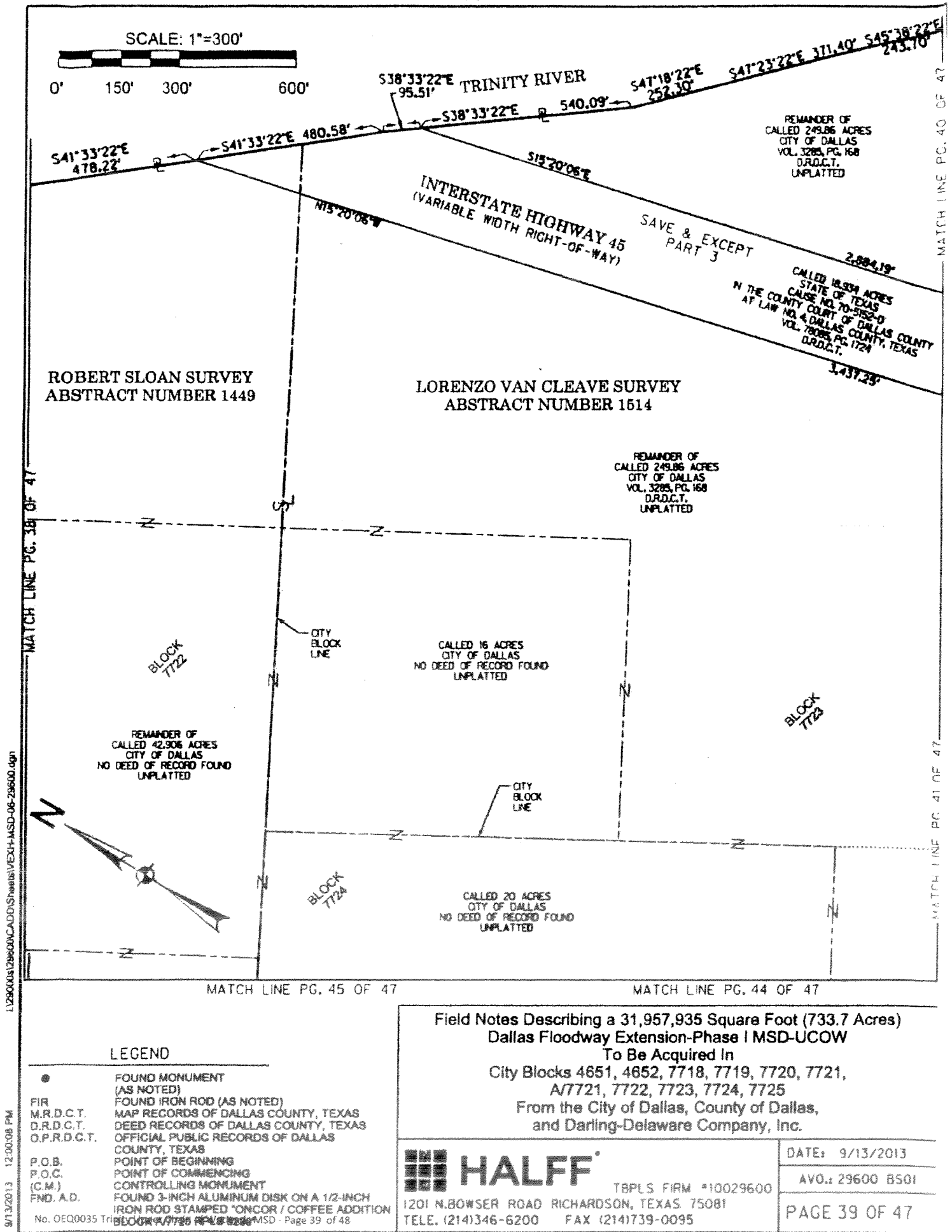
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29175

131786

Exhibit A



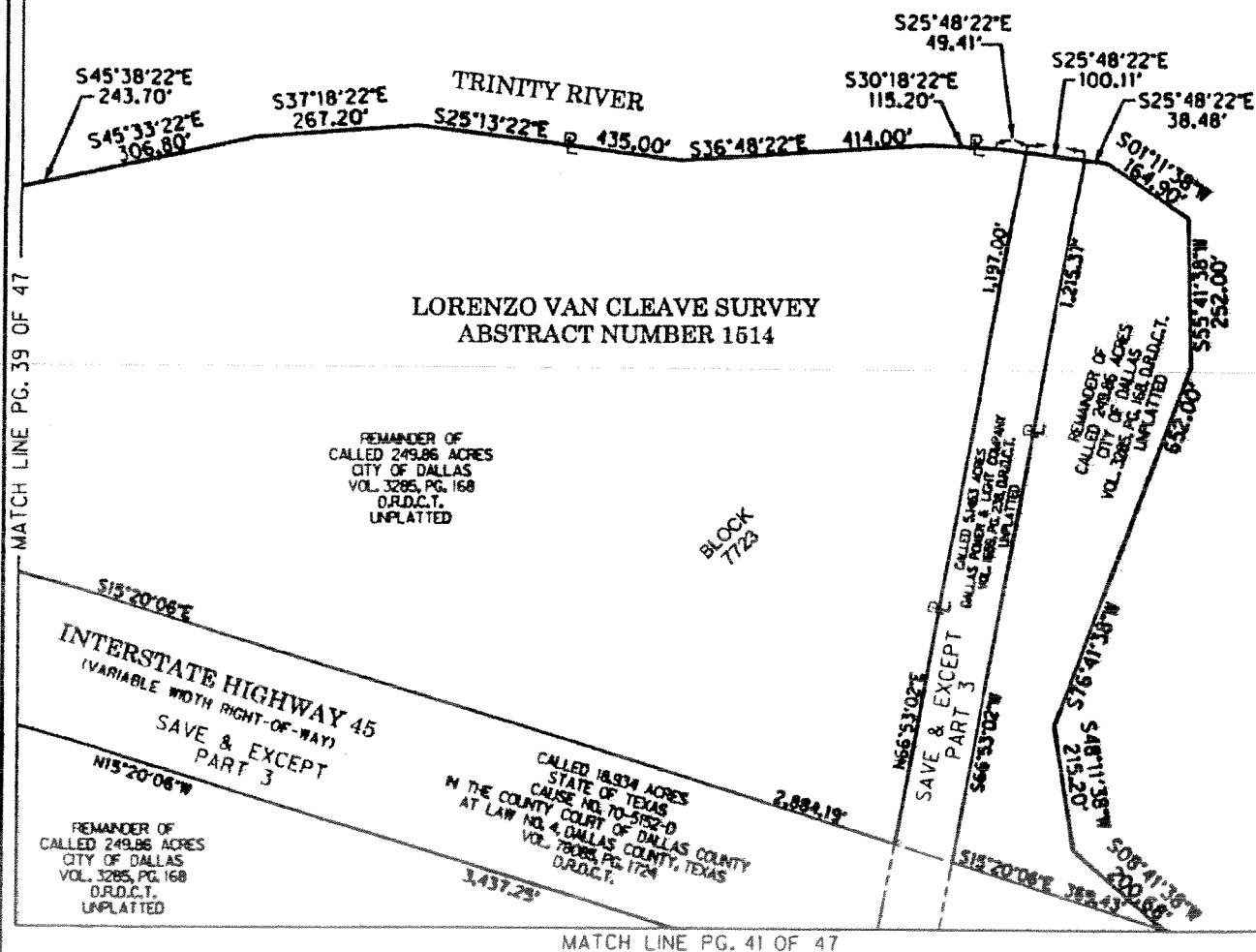
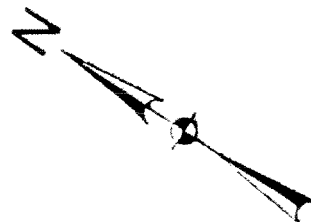
29175

131786

Exhibit A

SCALE: 1"=300'

0' 150' 300' 600'



LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230"

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
 Dallas Floodway Extension-Phase I MSD-UCOW
 To Be Acquired In
 City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
 A/7721, 7722, 7723, 7724, 7725
 From the City of Dallas, County of Dallas,
 and Darling-Delaware Company, Inc.



HALFF

TBPLS FIRM #10029600

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214) 346-6200 FAX (214) 739-0095

DATE: 9/13/2013

AVO.: 29600 BS01

PAGE 40 OF 47

29175

131786

Exhibit A

MATCH LINE PG. 40 OF 47

LORENZO VAN CLEAVE SURVEY
ABSTRACT NUMBER 1514

BLOCK
7723

REMAINDER OF
CALLED 249.86 ACRES
CITY OF DALLAS
VOL. 3285, PG. 168
D.R.D.C.T.
UNPLATTED

CITY
BLOCK
LINEBLOCK
7724

MATCH LINE PG. 44 OF 47

CALLLED 17.03 ACRES
TRACT I
CITY OF DALLAS
VOL. 74188, PG. 1607
D.R.D.C.T.
UNPLATTED

SAVE & EXCEPT
PART 3

CALLLED 38.32 ACRES
TRACT I
CITY OF DALLAS
VOL. 74188, PG. 1607
D.R.D.C.T.
UNPLATTED

S15°20'06"E
116.46'

S07°51'12"W
49.48'N75°20'06"W
1497.25'S38°37'48"E
167.50'S44°46'19"E
197.38'

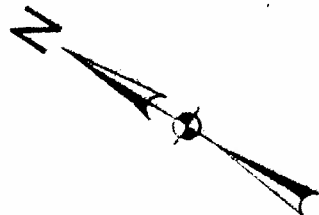
CALLLED 4204 ACRES
STATE OF TEXAS
CAUSE NO. 10-5152-D
IN THE COUNTY COURT OF DALLAS COUNTY
AT LAW NO. 4, DALLAS COUNTY, TEXAS
VOL. 78085, PG. 1724
D.R.D.C.T.

REMAINDER OF
CALLED 5.837 ACRES
TRACT I
ED BELL CONSTRUCTION CO.
VOL. 84072, PG. 4433
D.R.D.C.T.
UNPLATTED

REMAINDER OF
CALLED 249.86 ACRES
CITY OF DALLAS
VOL. 3285, PG. 168
D.R.D.C.T.
UNPLATTED

S58°48'17"W
575.44'S58°49'51"W
432.69'CITY
BLOCK
LINE

MATCH LINE PG. 43 OF 47



SCALE: 1"=300'

0' 150' 300' 600'

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230"

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
Dallas Floodway Extension-Phase I MSD-UCOW

To Be Acquired In

City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
A/7721, 7722, 7723, 7724, 7725

From the City of Dallas, County of Dallas,
and Darling-Delaware Company, Inc.



HALFF

TBPLS FIRM #10029600

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081

TELE. (214) 346-6200

FAX (214) 739-0095

DATE: 9/13/2013

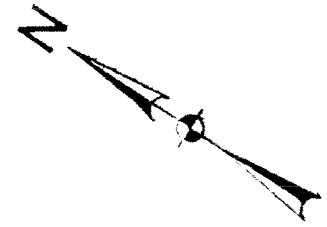
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PAGE 41 OF 47

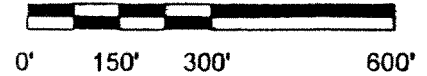
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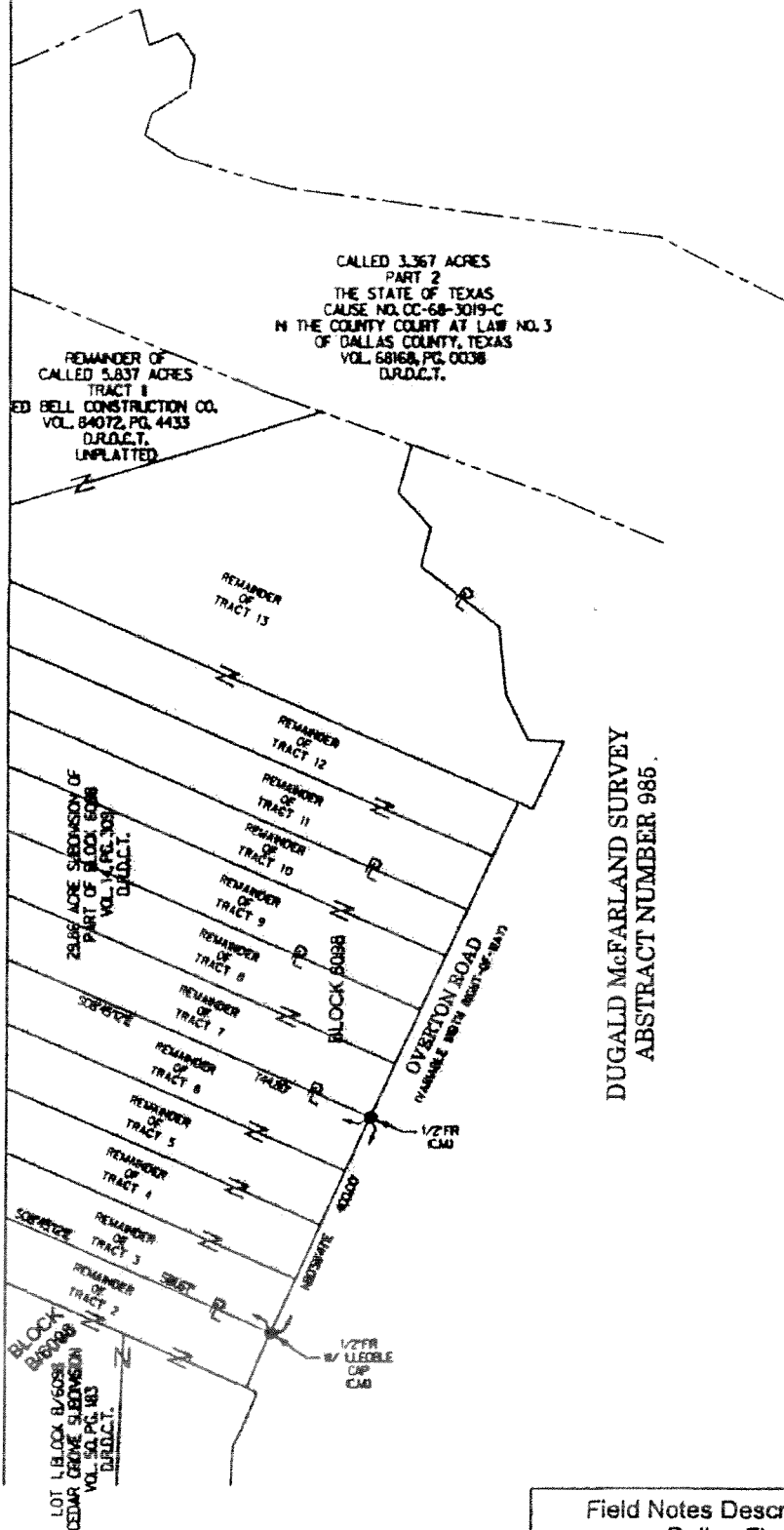
No. 0900035 Tripp, Upper / Main of Wetlands MSD - Page 41 of 48



SCALE: 1"=300'



MATCH LINE PG. 41 OF 47

DUGALD McFARLAND SURVEY
ABSTRACT NUMBER 985

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION BLOCK A/7725 RPLS 5230"

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
Dallas Floodway Extension-Phase I MSD-UCOW
To Be Acquired In
City Blocks 4651, 4652, 7718, 7719, 7720, 7721,
A/7721, 7722, 7723, 7724, 7725
From the City of Dallas, County of Dallas,
and Darling-Delaware Company, Inc.



HALFF

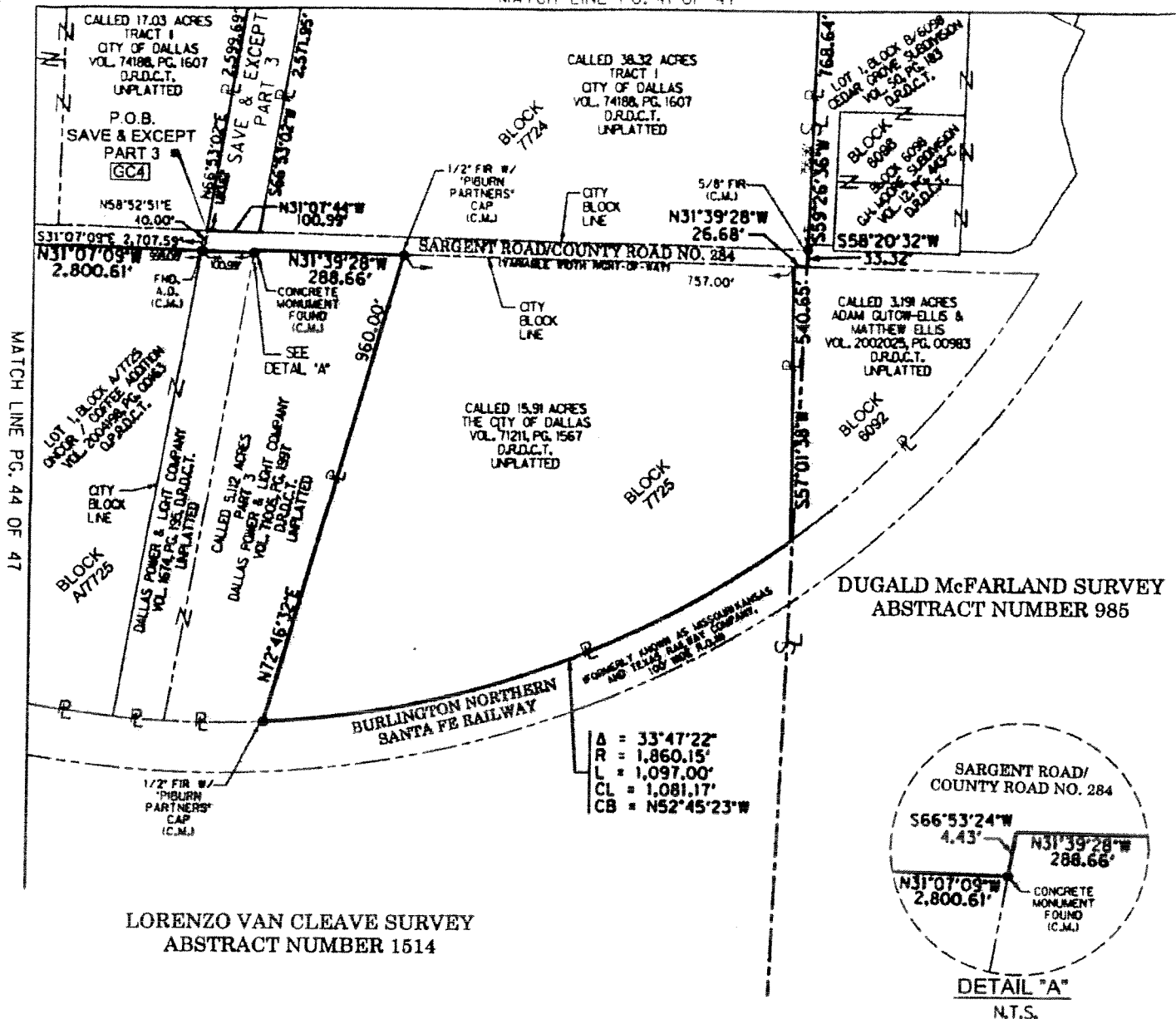
TBPLS FIRM #10029600

1201 N.BOWSER ROAD RICHARDSON, TEXAS 75081
TELE. (214)346-6200 FAX (214)739-0095

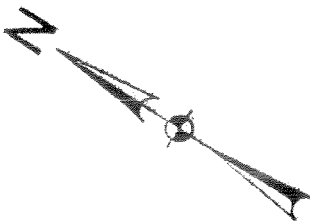
DATE: 9/13/2013

AVO.: 29600 B501

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LORENZO VAN CLEAVE SURVEY
ABSTRACT NUMBER 1514



SCALE: 1"=300'

0' 150' 300' 600'

LEGEND

- FOUND MONUMENT
(AS NOTED)
FOUND IRON ROD (AS NOTED)
FIR MAP RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS
O.P.R.D.C.T. COUNTY, TEXAS

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH
IRON ROD STAMPED "ONCOR / COFFEE ADDITION
BLOCK A7725 RPLS 5230"

#	NORTHING	EASTING
GC4	8951868.17	2499819.53

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
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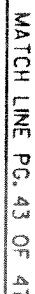
DATE: 9/13/2013

AYO.: 29600 BSOI

PAGE 43 OF 47

MATCH LINE PG. 39 OF 47

MATCH LINE PG. 41 OF 47



● FOUND MONUMENT
(AS NOTED)
FOUND IRON ROD (AS NOTED)
MAP RECORDS OF DALLAS COUNTY, TEXAS
DEED RECORDS OF DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS OF DALLAS
COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
(C.M.) CONTROLLING MONUMENT
FND. A.D. FOUND ROD STAMPED "ONCOR / COFFEE ADDITION
BLOCK 47726 REELS 8 2322"

HALFF

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DATE: 9/13/2013

AVO. 29600 B501

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Exhibit A

MATCH LINE PG. 38 OF 47

MATCH LINE PG. 39 OF 47

ROBERT SLOAN SURVEY
ABSTRACT NUMBER 1449BLOCK
7722CALLED 102.46 ACRES
CITY OF DALLAS
VOL. 608, PG. 150
D.R.D.C.T.
UNPLATTEDCALLED 3.02 ACRES
CITY OF DALLAS
VOL. 69402, PG. 1715
D.R.D.C.T.
UNPLATTEDCALLED 2.2 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDCALLED 1.4 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDCALLED 2 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDCALLED 2 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDCALLED 2 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDREMAINDER OF
CALLED 5.74 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDREMAINDER OF
CALLED 22.7 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDCALLED 20 ACRES
CITY OF DALLAS
NO DEED OF RECORD FOUND
UNPLATTEDLORENZO VAN CLEAVE SURVEY
ABSTRACT NUMBER 1514REMAINDER OF
CALLED 249.86 ACRES
CITY OF DALLAS
VOL. 3285, PG. 168
D.R.D.C.T.
UNPLATTEDREMAINDER OF
CALLED 28.7589 ACRES
ONCOR ELECTRIC
DELIVERY COMPANY
VOL. 2003134, PG. 08114
D.R.D.C.T.
UNPLATTEDREMAINDER OF
CALLED 4.849 ACRES
PART 1
DALLAS POWER & LIGHT COMPANY
VOL. 71005, PG. 01997
D.R.D.C.T.
UNPLATTEDCALLED 19.156 ACRES
WONDERVIEW PROPERTIES, LLC
INSTR. NO. 20070283080
O.P.R.D.C.T.
UNPLATTEDCALLED 37.075 ACRES
SOUTHERLAND 37 LLC
INSTR. NO. 200600421740
O.P.R.D.C.T.
UNPLATTEDCALLED 17,001 ACRES
TRACT II
DALLAS AREA RAPID TRANSIT
CAUSE NO. CC-95-03121-E
IN THE COUNTY COURT AT LAW NO. 5
DALLAS COUNTY, TEXAS
VOL. 98213, PG. 6864
D.R.D.C.T.
UNPLATTEDCALLED 1567 ACRES
DALLAS POWER & LIGHT COMPANY
NO DEED OF RECORD FOUND
UNPLATTED(FORMERLY KNOWN AS
MISSOURI KANSAS AND
TEXAS RAILWAY COMPANY,
100' WIDE R.O.W.)

SCALE: 1"=300'

0' 150' 300' 600'

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (C.M.) CONTROLLING MONUMENT
- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR (COFFEE ADDITION)

Field Notes Describing a 31,957,935 Square Foot (733.7 Acres)
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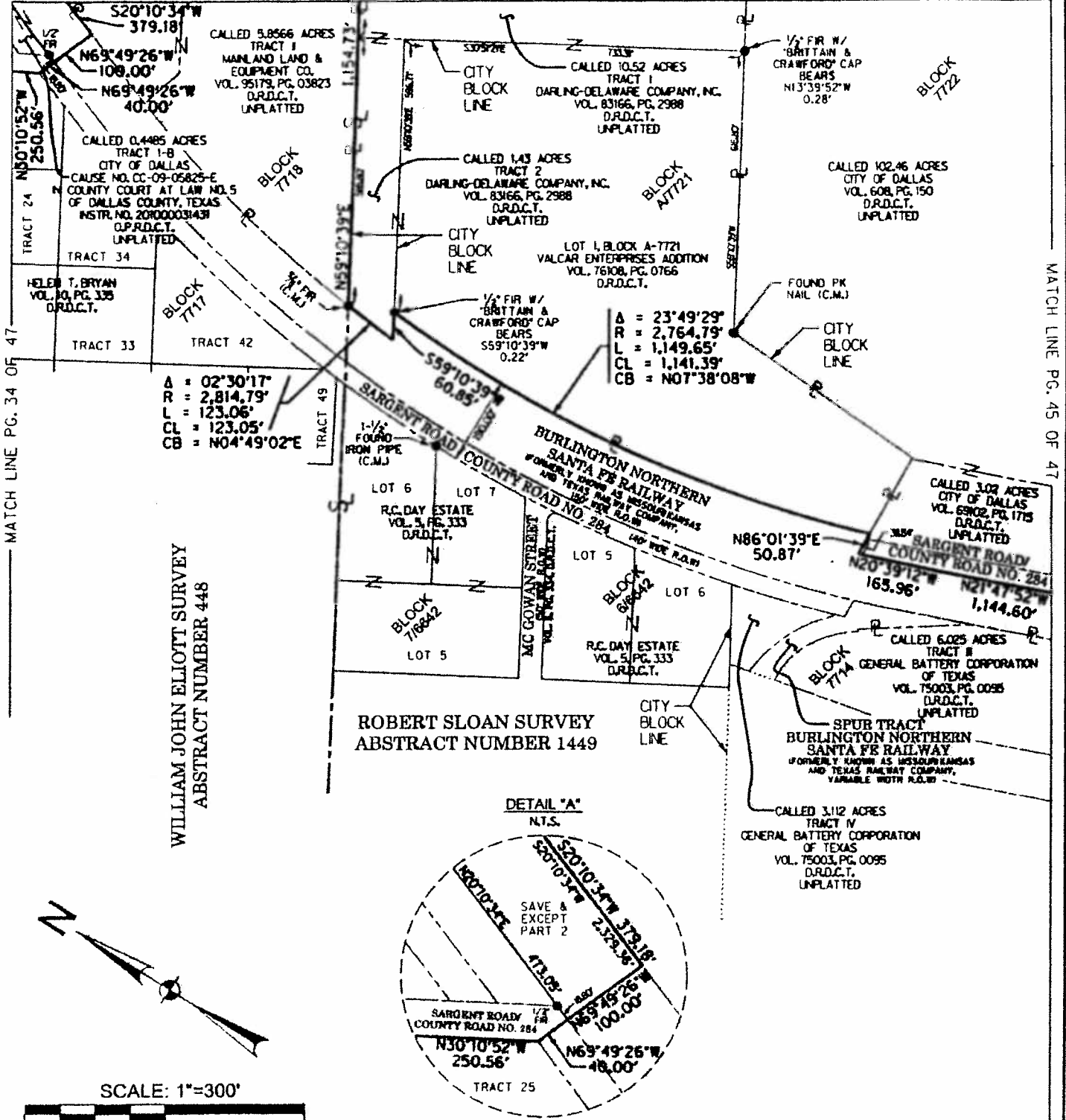
AVO.: 29600 BS01

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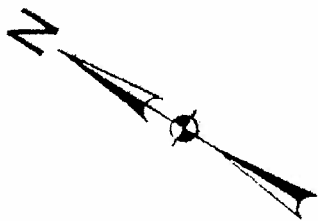
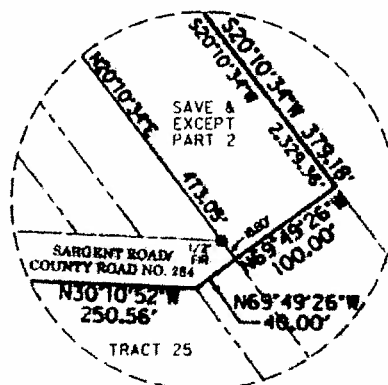
SEE DETAIL "A"
FOR THIS AREA

MATCH LINE PG. 37 OF 47

MATCH LINE PG. 38 OF 47



DETAIL "A"
N.T.S.



SCALE: 1"=300'

0' 150' 300' 600'

LEGEND

- FOUND MONUMENT (AS NOTED)
- FIR FOUND IRON ROD (AS NOTED)
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
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- FND. A.D. FOUND 3-INCH ALUMINUM DISK ON A 1/2-INCH IRON ROD STAMPED "ONCOR / COFFEE ADDITION BLOCK 7725 RPLS 5230"

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DATE: 9/13/2013

AVO.: 29600 BS01

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AREA SUMMARY TABLE

CALCULATED AREA	ACRES	SQUARE FEET
GROSS MSD BOUNDARY	775.3	33,770,636
SAVE & EXCEPT PART 1	0.1661	7,234
SAVE & EXCEPT PART 2	9.793	426,561
SAVE & EXCEPT PART 3	31.66	1,378,906
NET MSD BOUNDARY	733.7	31,957,935

NOTES:

There was no deed of record found for the remainder of a called 5.74 acre tract of land, a called 1.14 acre tract of land, a called 2 acre tract of land, a called 2 acre tract of land, the remainder of a called 22.7 acre tract of land, a called 2.2 acre tract of land, the remainder of a called 42.906 acre tract of land, a called 20 acre tract of land, and a called 16 acre tract of land, all to the City of Dallas and totaling 10 tracts of land. The 10 tracts of land are shown on the City of Dallas Plat Books Blocks 7721, 7722, 7723, 7724, and 7725. It is apparent that the City of Dallas has record title to these tracts of land as shown on the survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant.

There was no deed of record found for the called 1.667 acre tract of land to the Dallas Power & Light Company. The called acreage and dimensions as shown on the survey prepared on March 12, 1964 for the Sargent Switch Sewage Disposal Plant in conjunction with found monumentation were used to calculate the dimensions of this tract of land.

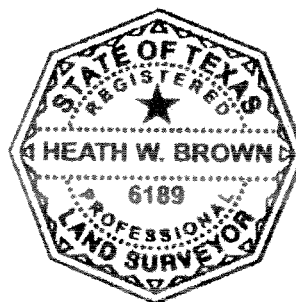
This property description is accompanied by a parcel plat of even date.

Bearings are referenced to the Texas Coordinate System of 1983, North Central Zone and tied to TxDOT GPS monuments R0570127, R0570130, R0570157, RE570834 and Trinity Lakes monuments GPS-01, GPS-10, GPS-53, GPS-66. Coordinates shown are grid values and may be converted to surface by multiplying by the Dallas County TxDOT scale factor of 1.000136506. Distances shown are reported in U.S. survey feet.

I, Heath W. Brown, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this document was prepared under 22 TAC § 663.21 does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Heath W. Brown 9-13-2013

Heath W. Brown
Registered Professional Land Surveyor
Texas No. 6189
Halff Associates, Inc.,
1201 North Bowser Rd.
Richardson, Texas 75081
(214) 346-6326
TBPLS Firm #10029600



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Exhibit A

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