

August 26, 2015

**WHEREAS**, the City of Dallas owns land in Dallas known as Crockett Park, Fair Park, and Juanita J. (J.J.) Craft Park which were acquired for park purposes and have been maintained as parkland; and

**WHEREAS**, the Trinity Watershed Management (TWM) department has requested the use of 430,503 square feet (9.88 acres) of subsurface area, as described in Exhibit A, for the installation of a thirty-foot diameter drainage relief tunnel; and

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

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

**WHEREAS**, City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Crockett Park, Fair Park, and J. J. Craft Park.

**Now, Therefore,**

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

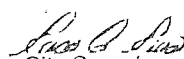
**SECTION 1.** That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers at 11:00 a.m. on September 22, 2015.

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

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

APPROVED BY  
CITY COUNCIL

AUG 26 2015

  
City Secretary

## Exhibit A

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])  
 OFFICIAL CITY OF DALLAS BLOCK F/797  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 TO BE RESERVED FROM THE CITY OF DALLAS

**BEING** a 4,681 square foot (0.1075 acre) tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the city of Dallas, Dallas County, Texas, Official City of Dallas Block F/797 same being a portion of that certain tract of land conveyed the City of Dallas, by deed recorded in Volume 88173, Page 5068, Deed Records, Dallas County, Texas, (D.R.D.C.T.), same being a portion of Lot 2, Block F/797, platted as Tract 2, same being of DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK, an addition to the City of Dallas as recorded in Volume 88031, Page 683, D.R.D.C.T., and being more particularly described as follows:

**BEGINNING** at a PK nail found (controlling monument) at the northwesterly corner of said Lot 2, same being the southeasterly corner of Lot 1, Block F/797 of said addition, and being in the northeasterly line of Alcalde Street (Variable Width R.O.W.), having coordinates of N:6976007.01, E:2499660.07;

**THENCE** North 44 degrees 34 minutes 15 seconds East, departing the northeasterly line of said Alcalde Street, along the common lot line of said Lots 1 and 2, for a distance of 22.42 feet to the beginning of a curve to the right, having a radius of 1,430.00 feet and a chord which bears South 41 degrees 36 minutes 02 seconds East, for 262.50 feet, having coordinates of N:6976022.98, E:2499675.80 (not monumented);

**THENCE** southeasterly, along said curve to the right, through a central angle of 10 degrees 31 minutes 56 seconds, over and across said Lot 2, for an arc distance of 262.87 feet to the northerly line of a Right-of-Way dedication at the intersection of the northwesterly line of Victor Street (80' R.O.W.) with the northeasterly line of aforementioned Alcalde Street, also being the southerly line of said Lot 2, having coordinates of N:6975826.72, E:2499850.06 (not monumented);

**THENCE** South 89 degrees 40 minutes 29 seconds West, along the north line of said dedication, also being the southerly line of said lot 2, for a distance of 7.59 feet to a 1/2" capped iron rod found (controlling monument), same being on the northeasterly line of said Alcalde Street, having coordinates of N:6975826.67, E:2499842.47;

**THENCE** North 45 degrees 19 minutes 31 seconds West, along the northeasterly line of said Alcalde Street, also being the southwesterly line of said Lot 2, for a distance of 256.54 feet to the POINT OF BEGINNING and containing 4,681 square feet or 0.1075 acres of land, more or less.



# Exhibit A


151548

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])  
OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FROM THE CITY OF DALLAS

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

A plat of even survey date herewith accompanies this description.

I, Dustin D. Davison, a Registered Professional Land Surveyor, do hereby certify that the legal description Hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

  
Dustin D. Davison, R.P.L.S.  
Texas Registration No. 6451



# 151548 Exhibit A

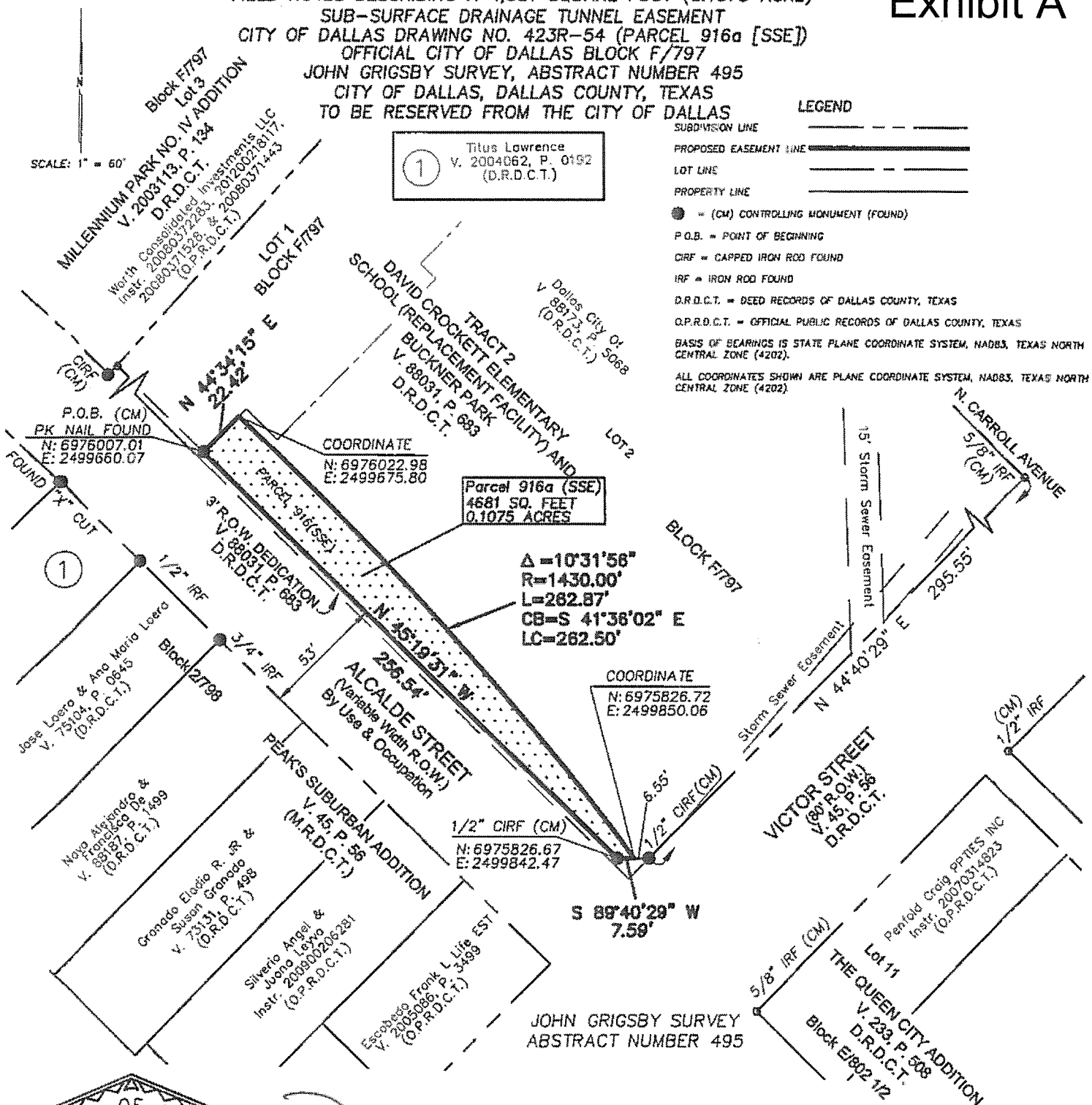
FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916a [SSE])  
 OFFICIAL CITY OF DALLAS BLOCK F/797  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 TO BE RESERVED FROM THE CITY OF DALLAS

SCALE: 1" = 60'

① Titus Lawrence  
 V. 2004062, P. 0192  
 (D.R.D.C.T.)

### LEGEND

- SUBDIVISION LINE
- PROPOSED EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- = (CM) CONTROLLING MONUMENT (FOUND)
- P.O.B. = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
- ALL COORDINATES SHOWN ARE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).



*Dustin D. Davison* 6/3/15

Dustin D. Davison, R.P.L.S.  
 Registration No. 6451

# ARS

## Engineers, Inc.

12801 N. Central Expressway Suite 1250  
 Dallas, Texas 75243  
 (214) 738-3152 Fax (214) 738-3169

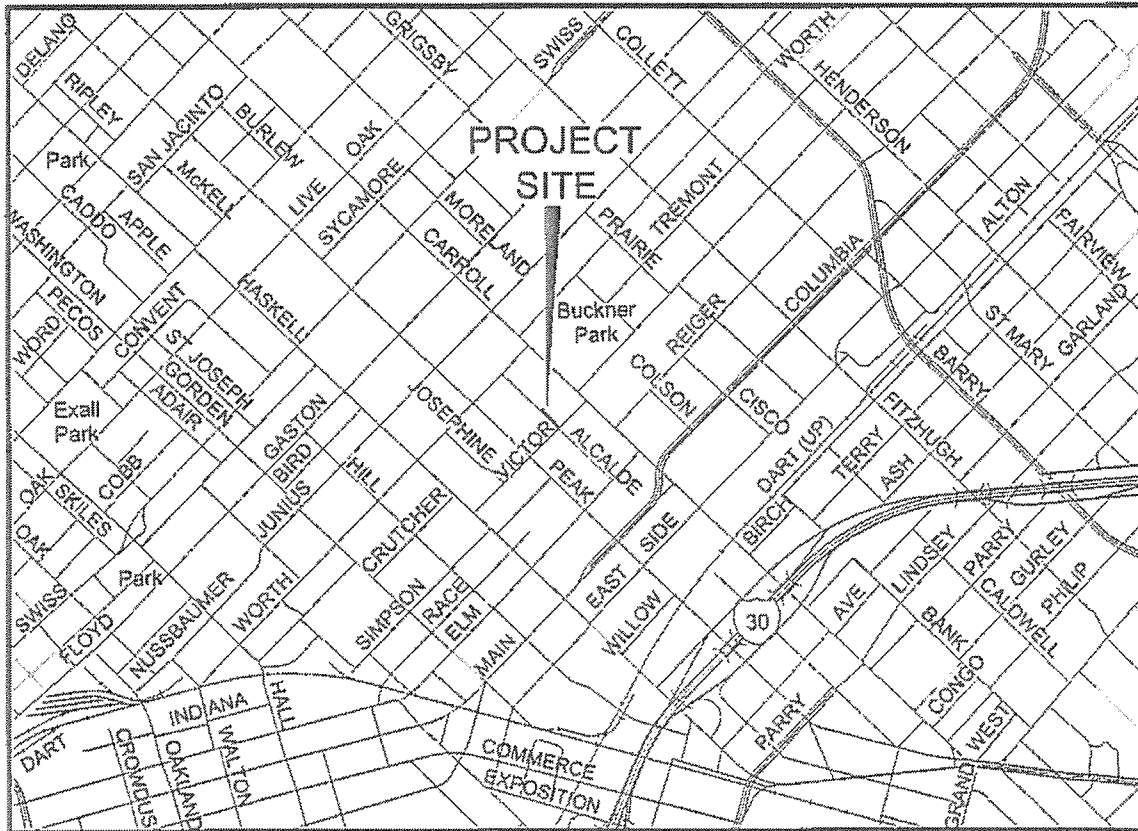
PROJECT NO. 30107002

Filename: P:\30107002 MillCreek-HV\Parcel Maps\916916-SSE.dwg  
 Date: Wednesday, June 03, 2015 Time: 1:31 PM Plotted by: Dustin Davison  
 Page: 3 of 3

Engineering Firm #F-819 Surveying Firm #101319-00

FIELD NOTES DESCRIBING A 4,681 SQUARE FOOT (0.1075 ACRE)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 9160 [SSE])  
OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FROM THE CITY OF DALLAS

MAPSCO: 046-E



LOCATION MAP  
NOT TO SCALE

**ARS**

**Engineers, Inc.**

12801 N. Central Expressway Suite 1250  
Dallas, Texas 75243  
(214) 739-3152 Fax (214) 739-3169

PROJECT NO 30107002

Filename: P:\30107002 MillCreek-HV\Parcel Maps\916\916-SSE.dwg

Date: Wednesday, June 03, 2015 Time: 3:31 PM Plotted by: Dustin Davison

Engineering Firm #F-819 Surveying Firm #101319-00

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500 ACRE)  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])  
OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

**BEING** a 21,769 square foot (0.500 acre) tract of land, situated in the John Grigsby Survey, Abstract Number 495, in the city of Dallas, Dallas County, Texas, Official City of Dallas Block F/797 same being a portion of that certain tract of land conveyed the City of Dallas, by deed recorded in Volume 88173, Page 5068, Deed Records, Dallas County, Texas, (D.R.D.C.T.), same being a portion of Lot 2, Block F/797, platted as Tract 2, same being of DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK, an addition to the City of Dallas as recorded in Volume 88031, Page 683, D.R.D.C.T., and being more particularly described as follows:

NOTE: Corners are not monumented due to the depth and nature of the hereon described Sub-Surface Drainage Tunnel Easement.

**COMMENCING** at a 1/2 inch iron rod found for the north corner of said Lot 2, same being the most easterly corner of Lot 1, of said addition, and further being on the southwesterly line of Carroll Avenue (60' R.O.W.) as evidenced by plat of The Queen City Addition, recorded in Volume 233, Page 508, Deed Records, Dallas County, Texas, having coordinates of N:6976237.71, E:2499859.38;

**THENCE** South 45 degrees 24 minutes 06 seconds East, along the northeasterly line of said Lot 1 and the southwesterly line of said Carroll Avenue, for a distance of 72.62 feet to the POINT OF BEGINNING of the herein described tract of land, having coordinates of N:6976186.72, E:2499911.09 (not monumented);

**THENCE** South 45 degrees 24 minutes 06 seconds East, continuing along the northeasterly line of said Lot 1 and the southwesterly line of said Carroll Avenue, for a distance of 204.44 feet to the northerly corner of a R.O.W. Dedication as evidenced in aforementioned DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK addition, at the intersection of the southwesterly line of said Carroll Avenue with the northwesterly line of Victor Street (called 80' R.O.W.), having coordinates of N:6976043.28, E:2500056.64 (not monumented);

**THENCE** South 00 degrees 11 minutes 16 seconds East, along the westerly line of said R.O.W. Dedication as evidenced in said DAVID CROCKETT ELEMENTARY SCHOOL (REPLACEMENT FACILITY) AND BUCKNER PARK addition, for a distance of 14.09 feet to the most easterly corner of said Lot 2, having coordinates of N:6976029.11, E:2500056.69 (not monumented);

**THENCE** South 44 degrees 40 minutes 29 seconds East, along the northwesterly line of aforementioned Victor Street and the southeasterly line of said Lot 2, for a distance of 251.18



FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500 ACRE)  
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OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

feet to the most southerly corner of the herein described tract of land, having coordinates of N:6975850.52, E:2499880.11 (not monumented);

THENCE North 26 degrees 44 minutes 55 seconds East, departing said northwesterly line of Victor Street and over and across said Lot 2, for a distance of 100.00 feet, having coordinates of N:6975939.81, E:2499925.11 (not monumented);

THENCE North 03 degrees 15 minutes 05 seconds West, continuing over and across said Lot 2, for a distance of 247.35 feet to the **POINT OF BEGINNING** and containing 21,769 square feet or 0.500 acres of land, more or less.

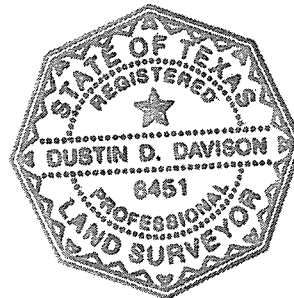
Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNC 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES.

A plat of even survey date herewith accompanies this description.

I, Dustin D. Davison, a Registered Professional Land Surveyor, do hereby certify that the legal description Hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

 6.18.15

Dustin D. Davison, R.P.L.S.  
Texas Registration No. 6451



# 151548 Exhibit A

FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500) ACRE  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])  
OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

SCALE: 1" = 60'

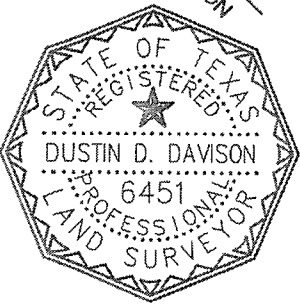
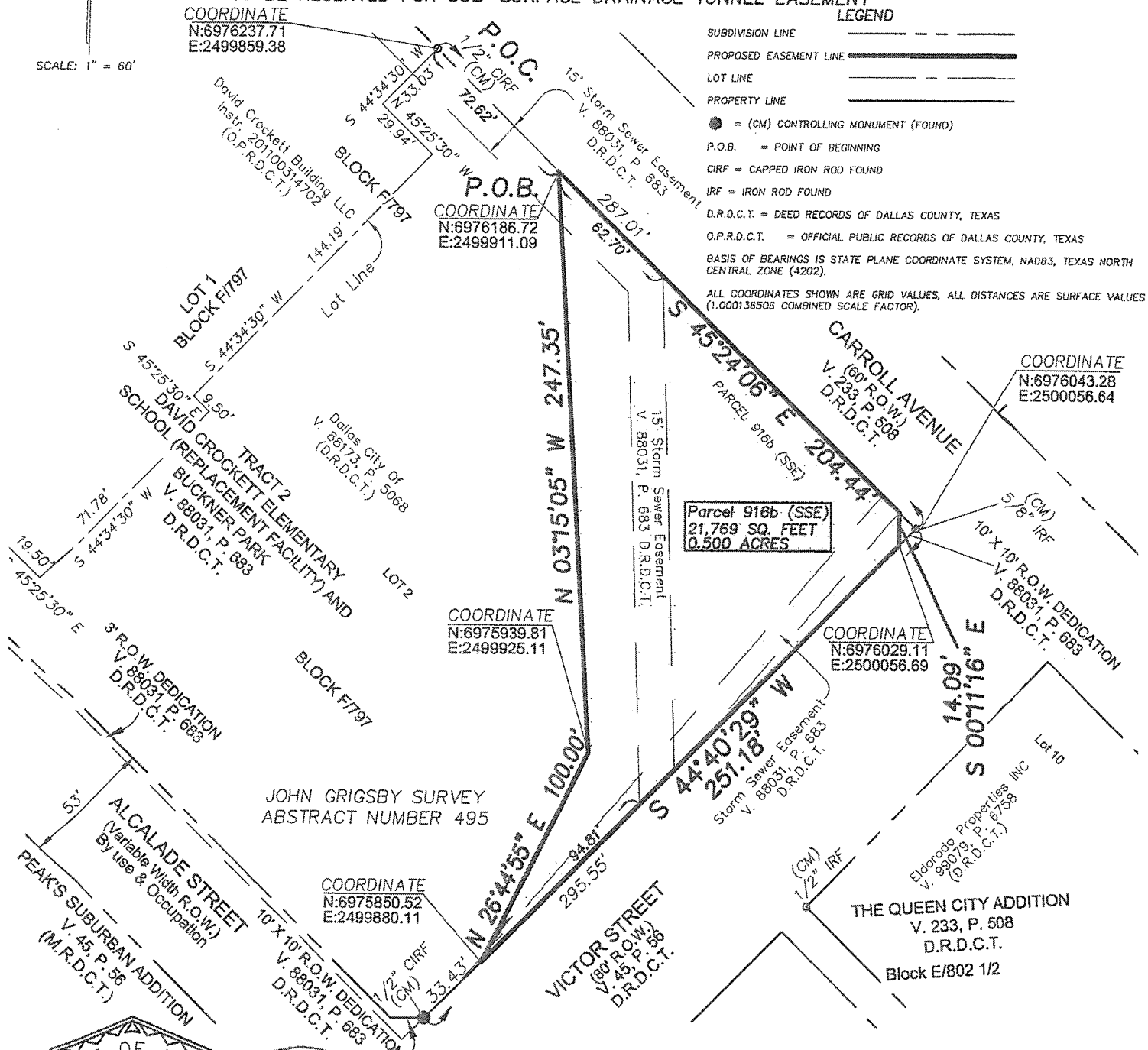
COORDINATE  
N:6976237.71  
E:2499859.38

**LEGEND**

- SUBDIVISION LINE
- PROPOSED EASEMENT LINE
- LOT LINE
- PROPERTY LINE

- = (CM) CONTROLLING MONUMENT (FOUND)
- P.O.B. = POINT OF BEGINNING
- CIRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

BASIS OF BEARINGS IS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).  
ALL COORDINATES SHOWN ARE GRID VALUES, ALL DISTANCES ARE SURFACE VALUES (1.000138505 COMBINED SCALE FACTOR).



*Dustin D. Davison* 6/18/15

Dustin D. Davison, R.P.L.S.  
Registration No. 6451



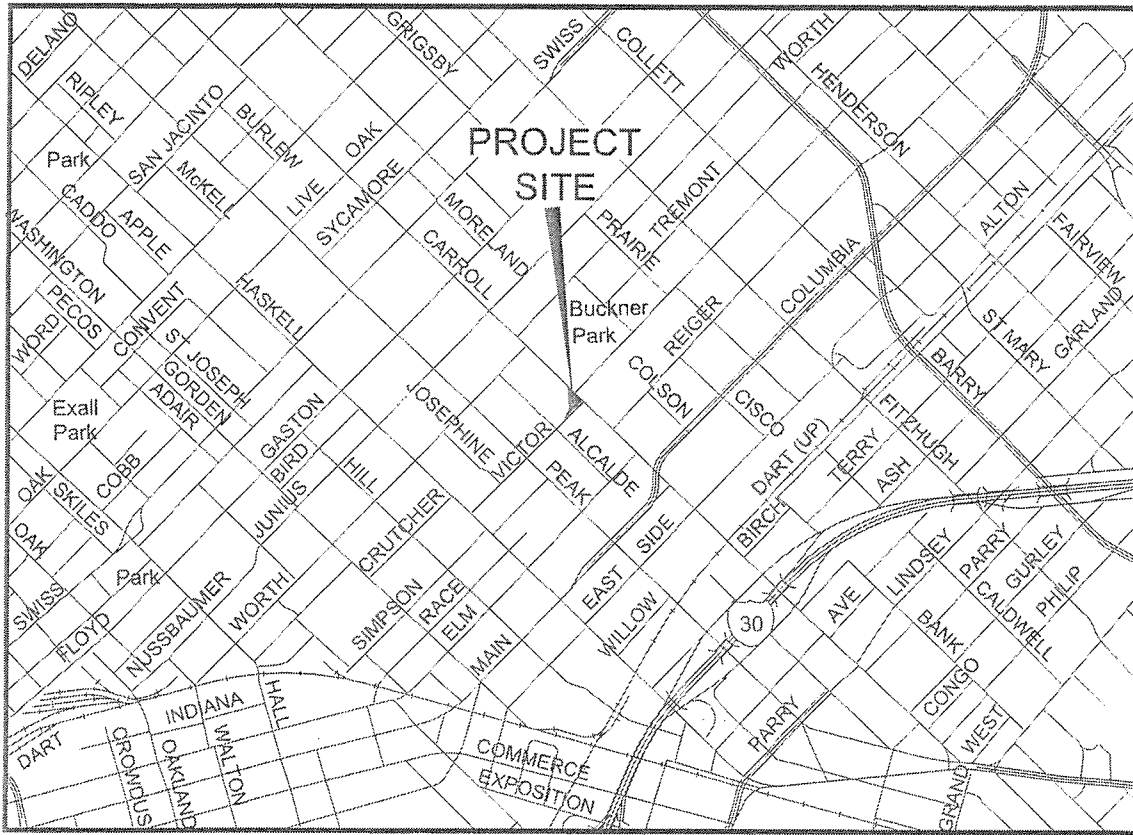
12801 N. Central Expressway Suite 1250  
Dallas, Texas 75243  
(214) 739-3152 Fax (214) 739-3189

Engineering Firm #F-819 Surveying Firm #101319-00



FIELD NOTES DESCRIBING A 21,769 SQUARE FOOT (0.500) ACRE)  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 916b [SSE])  
OFFICIAL CITY OF DALLAS BLOCK F/797  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
TO BE RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL EASEMENT

MAPSCO: 046-E



LOCATION MAP  
NOT TO SCALE

**ARS**

**Engineers, Inc.**

12801 N. Central Expressway Suite 1250  
Dallas, Texas 75243  
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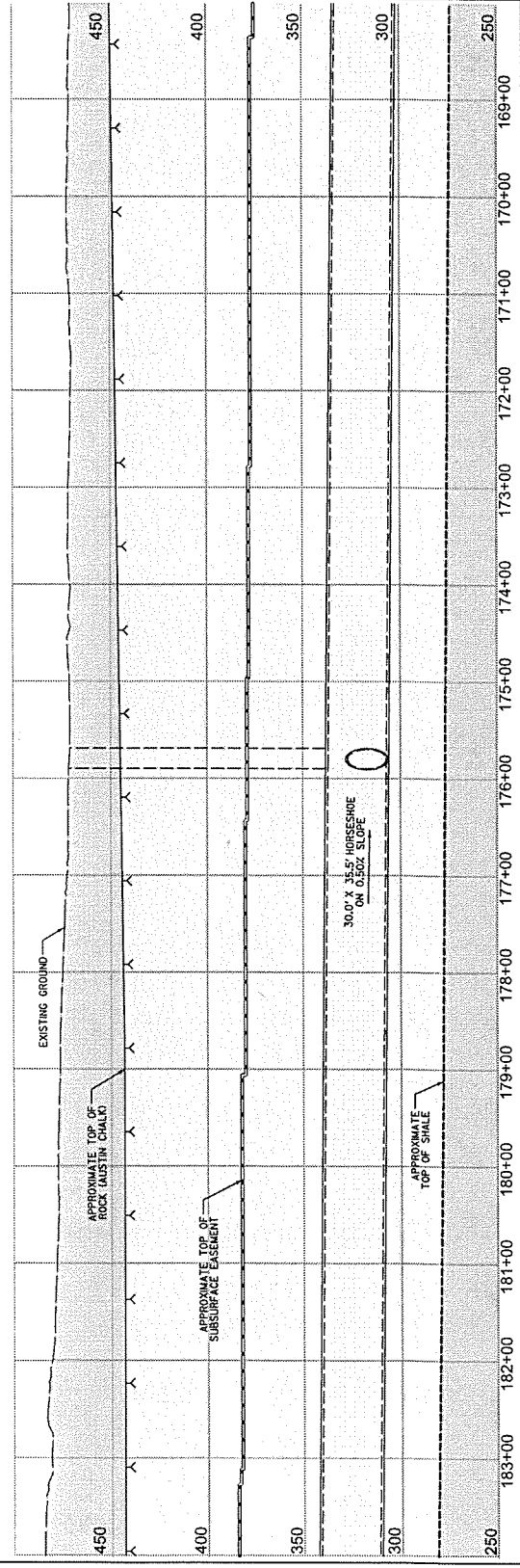
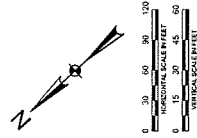
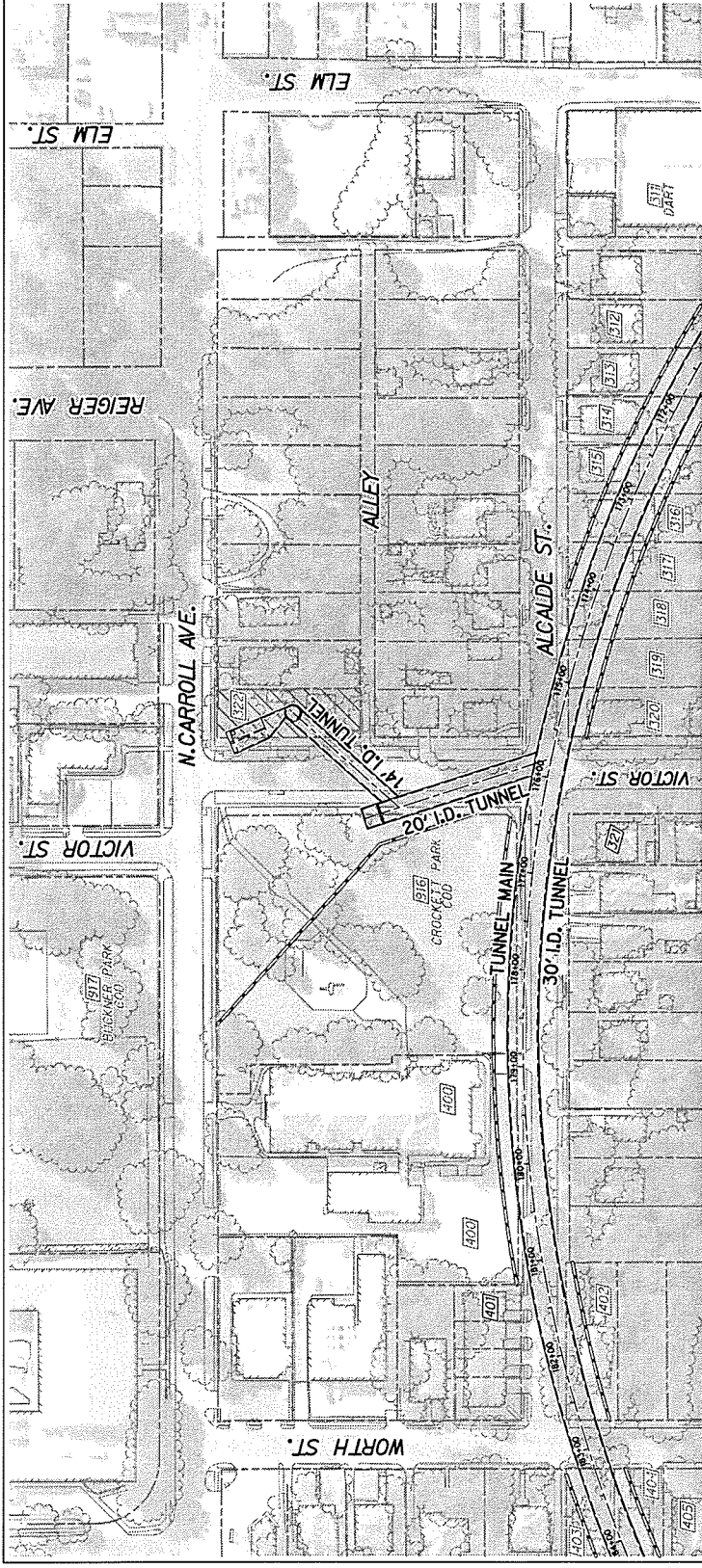


Exhibit A

|  |       |       |       |          |
|--|-------|-------|-------|----------|
|  |       |       |       |          |
| TUNNEL ALIGNMENT MAP<br>CROCKETT PARK<br>PROFILE                                   |       |       |       |          |
| MILL CREEK/PEAKS BRANCH<br>DRAINAGE RELIEF PROJECT<br>TRINITY WATERSHED MANAGEMENT |       |       |       |          |
| CITY OF DALLAS, TEXAS  |       |       |       |          |
| DESIGN DRAWN   | DATE  | SCALE | NOTES | FILE NO. |
| HALFF  | HALFF | 2005  | NOTED | 42105780 |

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)  
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING a 44,362 square foot (1.018 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 2A, Official City of Dallas Block Number C/812 of Texas State Fairgrounds Addition, as shown on plat thereof recorded in Volume 88084, Page 613, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being part of that tract of land described in deed to The Dallas State Fair and Exposition Association, as recorded in Volume 75, Page 303, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING on the north line of said Lot 2A, Block C/812, and the south line of that tract of land described in Deed without Warranty to the State Fair of Texas, Inc., as recorded in Instrument No. 20080349139 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), having coordinates of N=6,971,441.1662 feet, E=2,505,104.6907 feet, from which the northwest corner of said Lot 2A, Block C/812, and the northeast angle point on the northeast right-of-way line of that tract of land described as Reserved for Street Purposes (a variable width right-of-way), shown on and by said plat of Texas State Fairgrounds Addition, bears North 79 degrees 29 minutes 37 seconds West, a distance of 71.40 feet, and a found PK nail (controlling monument) on said south line of the State Fair tract in Instrument No. 20080349139 and the north line of Lot 1A, Block C/812, of said Texas State Fairgrounds Addition, bears North 79 degrees 29 minutes 37 seconds West, a distance of 814.67 feet;

THENCE South 79 degrees 29 minutes 37 seconds East, with the north line of said Lot 2A, Block C/812, and the south line of said State Fair of Texas tract, a distance of 55.69 feet to a coordinate of N=6,971,431.0124 feet, E=2,505,159.4421 feet;

THENCE South 15 degrees 37 minutes 31 seconds East, departing the north line of said Lot 2A, Block C/812, and the south line of said State Fair of Texas tract, over and across said Lot 2A, a distance of 11.67 feet to a coordinate of N=6,971,419.7735 feet, E=2,505,162.5856 feet, and the beginning of a non-tangent circular curve to the right having a radius of 4,345.00 feet, whose chord bears South 72 degrees 37 minutes 21 seconds East, a distance of 449.43 feet;

THENCE Easterly, over and across said Lot 2A, and along said curve, through a central angle of 05 degrees 55 minutes 45 seconds, an arc distance of 449.63 feet to a coordinate of N=6,971,285.5622 feet, E=2,505,591.4470 feet, on the northeast line of said Lot 2A and on the southwest line of that tract of land described in Special Warranty Deed to the State Fair of Texas, Inc., as recorded in Volume 98068, Page 3380, D.R.D.C.T., said coordinate being on the beginning of a non-tangent circular curve to the right having a radius of 459.12 feet, whose chord bears South 48 degrees 17 minutes 47 seconds East, a distance of 8.52 feet;



FIELD NOTES APPROVED:

DER 6-12-15

# Exhibit A

151548

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)  
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE Southeasterly, with said northeast line of Lot 2A and the southwest line of said State Fair of Texas tract, and along said curve, through a central angle of 01 degree 03 minutes 46 seconds, an arc distance of 8.52 feet to the northeast corner of said Lot 2A and the southeast corner of said State of Texas tract, having a coordinate of N=6,971,279.8975 feet, E=2,505,597.8043 feet, and being on the northwest line of Lot 5, Block 2 (2/1435 Official City of Dallas Block Number), Breezy Hill Addition as shown on map or plat thereof recorded in Volume 1, Page 326, D.R.D.C.T.;

THENCE South 41 degrees 55 minutes 55 seconds West, with the southeast line of said Lot 2A, Block C/812, and the northwest line of Lots 5, 4, and 3 in Block 2/1435 of said Breezy Hill Addition, a distance of 93.54 feet to a coordinate of N=6,971,210.3163 feet, E=2,505,535.3029 feet and the beginning of a non-tangent circular curve to the left having a radius of 4,255.00 feet, whose chord bears North 72 degrees 37 minutes 42 seconds West, a distance of 388.04 feet;

THENCE Westerly, departing the southwest line of said Lot 2A, Block C/812, and the northwest line of said Lot 3, Block 2/1435, and with said curve, over and across said Lot 2A, through a central angle of 05 degrees 13 minutes 37 seconds, an arc distance of 388.17 feet to the southwest line of said Lot 2A, Block C/812, and the northeast right-of-way line of said Reserved for Street Purposes tract, and having coordinates of N=6,971,326.1579 feet, E=2,505,165.0128 feet;

THENCE North 45 degrees 33 minutes 08 seconds West, with the southwest line of said Lot 2A, Block C/812, and said northwest right-of-way line, a distance of 176.26 feet to a coordinate of N=6,971,449.5685 feet, E=2,505,039.1998 feet, and the beginning of a non-tangent circular curve to the right having a radius of 4,345.00 feet, whose chord bears South 76 degrees 48 minutes 13 seconds East, a distance of 69.41 feet;

THENCE Easterly, departing the southwest line of said Lot 2A, Block C/812, and said northwest right-of-way line, and along said curve, over and across said Lot 2A, through a central angle of 00 degrees 54 minutes 55 seconds, an arc distance of 69.42 feet to a coordinate of N=6,971,433.7240 feet, E=2,505,106.7723 feet;

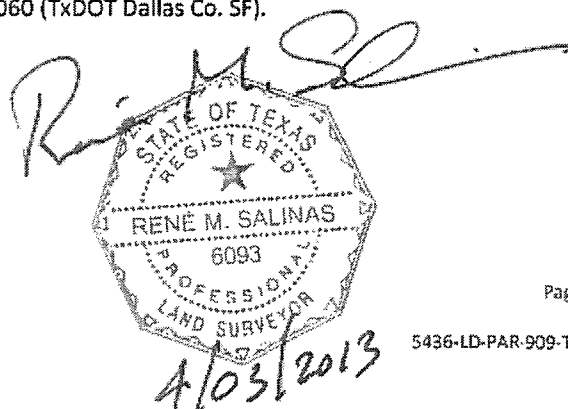
THENCE North 15 degrees 37 minutes 31 seconds West, over and across said Lot 2A, a distance of 7.73 feet to the POINT OF BEGINNING AND CONTAINING 44,362 square feet or 1.0184 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

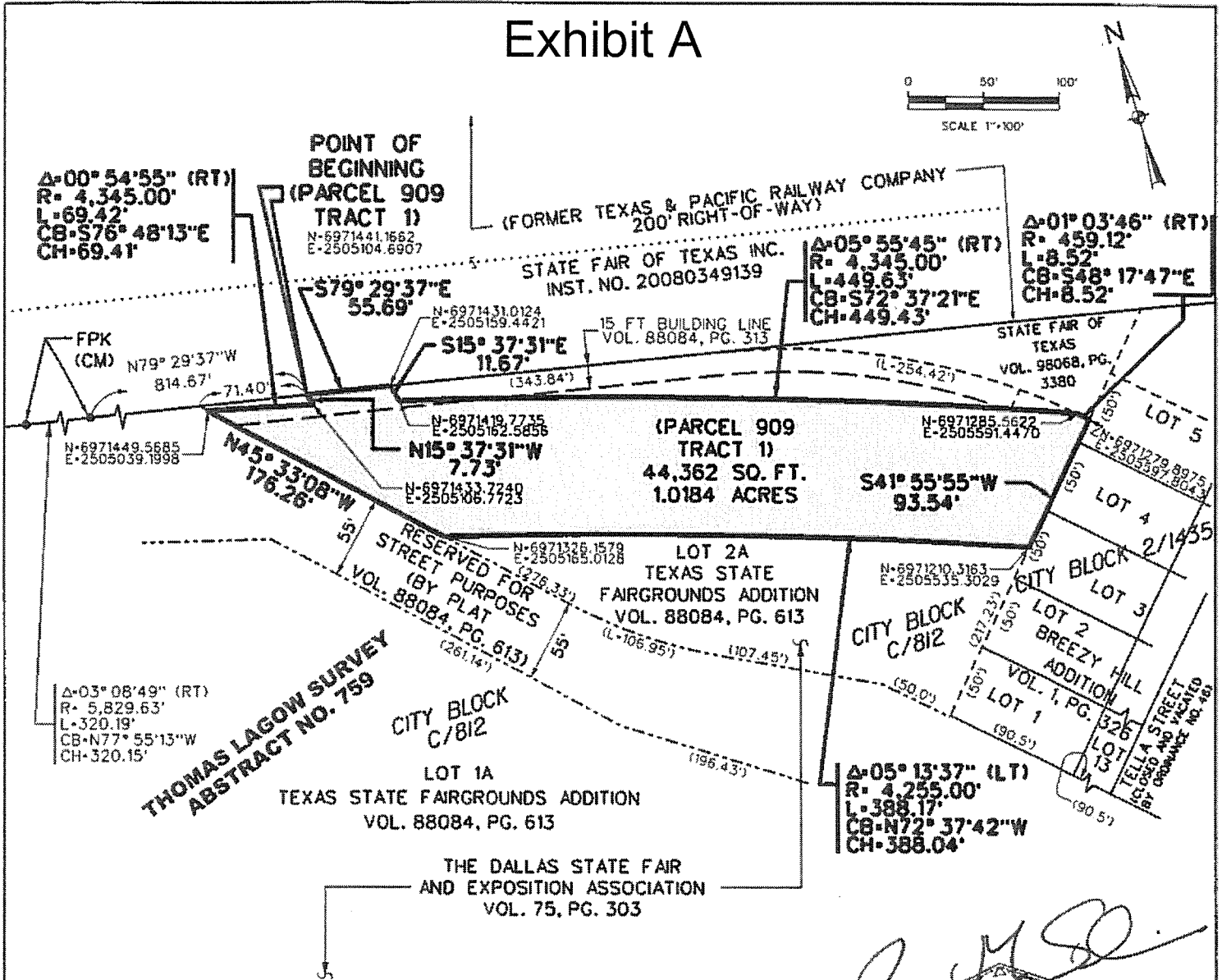
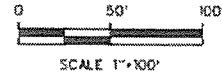


FIELD NOTES APPROVED:

*RMS* 6-12-15



# Exhibit A



**LEGEND:**

- FPK FOUND "PK" NAIL
- FIRC FOUND IRON ROD W/CAP
- FIR FOUND IRON ROD
- SIR SET IRON ROD W/ YELLOW "GLD" CAP
- ROW RIGHT-OF-WAY
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT
- PLAT LINE
- LOT LINE
- ..... DEED LINE
- STREET RESERVATION LINE

**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)  
 BEING A 44,362 SQ. FT. (1.018 AC.) PART OF  
 THE DALLAS STATE FAIR AND  
 EXPOSITION ASSOCIATION TRACT,  
 AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812  
 TEXAS STATE FAIRGROUNDS ADDITION,  
 IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

*R. M. Salinas*  
  
 4/03/2013



**Garcia Land Data, Inc.**

T 214-987-0149 6210 Campbell Rd., Ste. 110  
 F 214-987-4026 Dallas, TX 75248-1388

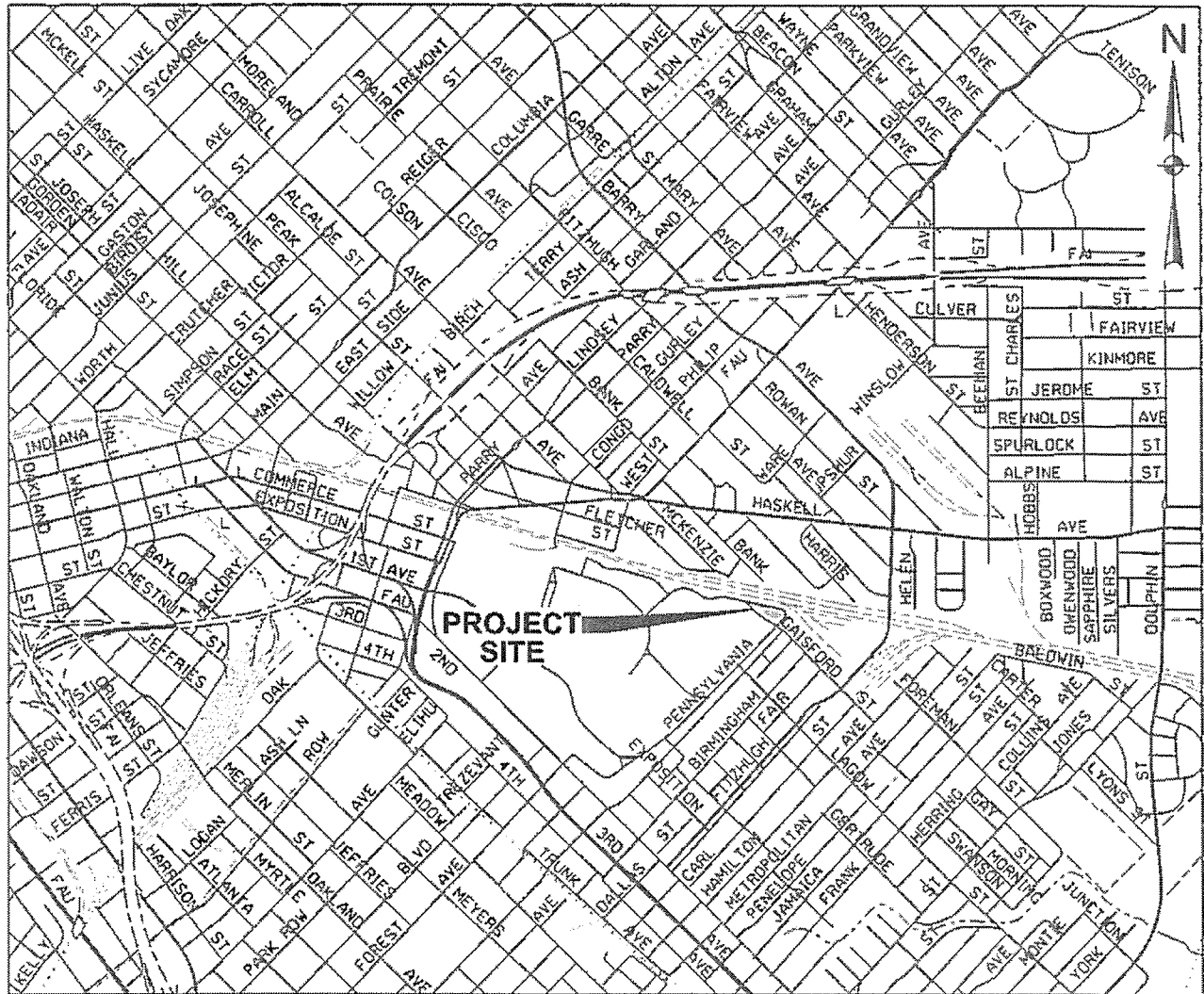
DATE: 6/11/15

PROJ: 5436 (909)

PAGE 3 OF 3

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 1)  
BEING A 44,362 SQ. FT. (1.018 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 2A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 46-K,L



**LOCATION MAP**  
NOT TO SCALE

# Exhibit A

151548

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 273,363 square foot (6.276 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, and in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, said tract being part of Lot 1A, Official City of Dallas Block Number C/812 of Texas State Fairgrounds Addition, as shown on plat thereof recorded in Volume 88084, Page 613, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and also being part of that tract of land described in deed to The Dallas State Fair and Exposition Association, as recorded in Volume 75, Page 303, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the easterly northeast corner of said Lot 1A, Block C/812 and having a coordinate of N=6,971,356.8213 feet, E=2,505,055.2125 feet, said corner being on an angle point on the southwest right-of-way line of that tract of land described as Reserved for Street Purposes (a variable width right-of-way), as shown on and by said plat of Texas State Fairgrounds Addition;

THENCE South 45 degrees 33 minutes 08 seconds East, with a northeast line of said Lot 1A, Block C/812, and with said southwest right-of-way line, a distance of 6.19 feet to a coordinate of N=6,971,352.4841 feet, E=2,505,059.6342 feet, and the beginning of a non-tangent circular curve to the left having a radius of 4,255.00 feet, whose chord bears North 78 degrees 06 minutes 08 seconds West, a distance of 207.58 feet;

THENCE Westerly, departing said northeast line and said southwest right-of-way line, and along said curve, over and across said Lot 1A, Block C/812, through a central angle of 02 degrees 47 minutes 44 seconds, an arc distance of 207.60 feet to a coordinate of N=6,971,395.2745 feet, E=2,504,856.5396 feet;

THENCE North 79 degrees 30 minutes 00 seconds West, continuing over and across said Lot 1A, Block C/812, a distance of 631.95 feet to a coordinate of N=6,971,510.4228 feet, E=2,504,235.2552 feet, and the point of curvature of a tangent circular curve to the right having a radius of 5,045.00 feet, whose chord bears North 76 degrees 30 minutes 00 seconds West, a distance of 528.07 feet;

THENCE Westerly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 06 degrees 00 minutes 00 seconds, an arc distance of 528.31 feet to a coordinate of N=6,971,633.6814 feet, E=2,503,721.8461 feet;



FIELD NOTES APPROVED:

*2/22 6-12-15*

Page 1 of 8  
6.11.2015

5436-LD-PAR-909-T2.DOCX

## Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE North 73 degrees 30 minutes 00 seconds West, continuing over and across said Lot 1A, Block C/812, a distance of 1,202.14 feet to a coordinate of N=6,971,975.0613 feet, E=2,502,569.3668 feet, and the point of curvature of a tangent circular curve to the right having a radius of 2,545.00 feet, whose chord bears North 63 degrees 32 minutes 25 seconds West, a distance of 880.33 feet;

THENCE Westerly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 19 degrees 55 minutes 09 seconds, an arc distance of 884.78 feet to the end of said curve having a coordinate of N=6,972,367.2549 feet, E=2,501,781.3567 feet, and being on the common northerly line of said Lot 1A, Block C/812, and the southerly line of that tract of land described in Deed to Dallas Area Rapid Transit (DART), as recorded in Volume 90177, Page 4230, D.R.D.C.T., and from which a found 1/2 inch iron rod (controlling monument) for an ell corner on said common line bears South 45 degrees 32 minutes 27 seconds East, a distance of 0.85 feet;

THENCE North 45 degrees 32 minutes 27 seconds West, with said common line, a distance of 31.20 feet to a 1/2-inch found iron rod and a coordinate of N=6,972,389.1015 feet, E=2,501,759.0936 feet, said iron rod being on an ell corner of said Lot 1A, Block C/812 of Texas State Fairgrounds Addition and said DART tract;

THENCE South 73 degrees 26 minutes 57 seconds East, continuing with said common line, a distance of 286.03 feet to a coordinate of N=6,972,307.6316 feet, E=2,502,033.2399 feet and the beginning of a non-tangent circular curve to the left having a radius of 2,455.00 feet, whose chord bears South 66 degrees 19 minutes 24 seconds East, a distance of 613.39 feet;

THENCE Southeasterly, departing said common line, and along said curve, over and across said Lot 1A, Block C/812, through a central angle of 14 degrees 21 minutes 11 seconds, an arc distance of 615.00 feet to a coordinate of N=6,972,061.3433 feet, E=2,502,594.9247 feet, and the end of said curve;

THENCE South 73 degrees 30 minutes 00 seconds East, continuing over and across said Lot 1A, Block C/812, a distance of 1,202.14 feet to a coordinate of N=6,971,719.9634 feet, E=2,503,747.4040 feet, and the point of curvature of a tangent circular curve to the left having a radius of 4,955.00 feet, whose chord bears South 76 degrees 30 minutes 00 seconds East, a distance of 518.65 feet;

THENCE Easterly, continuing over and across said Lot 1A, Block C/812, and along said curve, through a central angle of 06 degrees 00 minutes 00 seconds, an arc distance of 518.89 feet to a coordinate of N=6,971,598.9036 feet, E=2,504,251.6541 feet;



FIELD NOTES APPROVED:

*DER 6-12-15*

Page 2 of 8  
6.11.2015

5436-LD-PAR-909-T2.DOCX



# Exhibit A

151548

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

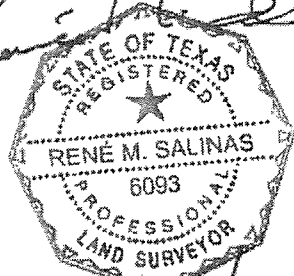
THENCE South 79 degrees 30 minutes 00 seconds East, continuing over and across said Lot 1A, Block C/812, a distance of 471.22 feet to a coordinate of N=6,971,513.0425 feet, E=2,504,714.9191 feet, being on the common northeast line of said Lot 1A, Block C/812, and the aforementioned southwest right-of-way line of said Reserved for Street Purposes tract;

THENCE South 22 degrees 47 minutes 12 seconds East, with said common line, a distance of 21.09 feet to a coordinate of N=6,971,493.5999 feet, E=2,504,723.0868 feet;

THENCE South 08 degrees 40 minutes 16 seconds West, continuing with said common line, a distance of 46.59 feet to a coordinate of N=6,971,447.5487 feet, E=2,504,716.0638 feet;

THENCE South 75 degrees 01 minute 24 seconds East, continuing with said common line, a distance of 351.12 feet to the POINT OF BEGINNING AND CONTAINING 273,363 square feet or 6.2756 acres of land, more or less.

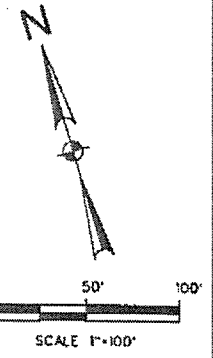
BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

*René M. Salinas*  
  
*4/03/2013*



FIELD NOTES APPROVED:  
*PER 6-12-15*

Exhibit A



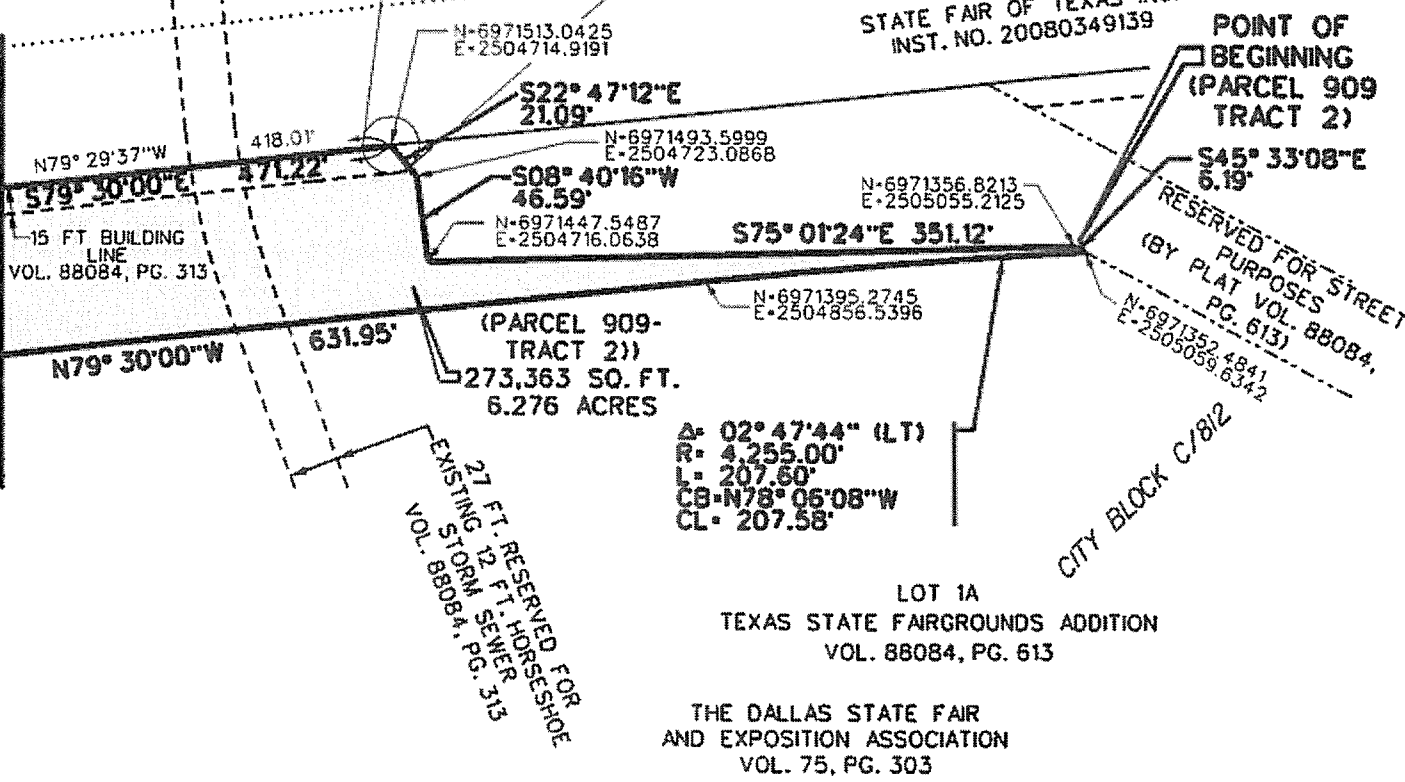
THOMAS LAGOW SURVEY  
ABSTRACT NO. 759

(FORMERLY TEXAS AND  
PACIFIC RAILWAY COMPANY  
RIGHT-OF-WAY)

STATE FAIR OF TEXAS INC.  
INST. NO. 20080349139

POINT OF  
BEGINNING  
(PARCEL 909-  
TRACT 2)

MATCH MARK SHT 05 OF 08



A= 02° 47' 44" (LT)  
R= 4.255.00'  
L= 207.60'  
CB= N78° 05' 08" W  
CL= 207.58'

- LEGEND:
- FPK FOUND "PK" NAIL
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MON. MONUMENT
  - (CM) CONTROLLING MONUMENT

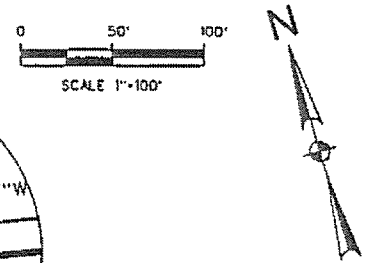
- NOTES:
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
  2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
  3. ALL DISTANCES ARE SURFACE VALUES.
  4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
  5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
BEING A 273,363 SQ. FT. (6.276 AC.) PART OF  
THE DALLAS STATE FAIR AND  
EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812  
TEXAS STATE FAIRGROUNDS ADDITION,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**Garcia Land Data, Inc.**  
7 214-987-0149 6216 Campbell Rd., Ste. 110  
F 214-987-4926 Dallas, TX 75248-1388

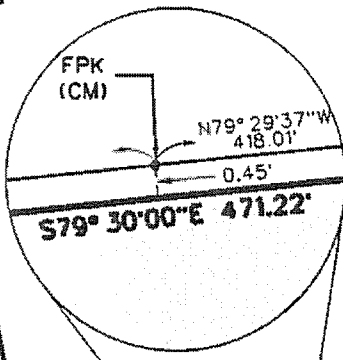
DATE: 6/08/15  
PROJ: 5436  
PAGE 4 OF 8

Exhibit A



THOMAS LAGOW SURVEY  
ABSTRACT NO. 759

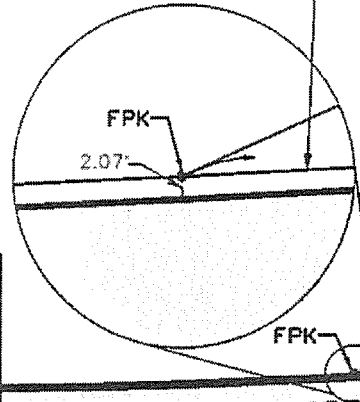
$\Delta$ -03° 08' 49" (RT)  
R= 5,829.63'  
L= 320.19'  
CB-N77° 55' 13" W  
CH= 320.15'



(FORMERLY TEXAS AND  
PACIFIC RAILWAY COMPANY  
RIGHT-OF-WAY)

$\Delta$  06° 00' 00" (LT)  
R= 4,955.00'  
L= 518.89'  
CB-S76° 30' 00" E  
CL= 518.65'

STATE FAIR OF TEXAS, INC.  
INST. NO. 20080349139



FPK (CM) N79° 29' 37" W 418.01'  
S79° 30' 00" E 471.22'

N-6971598.9036  
E-2504251.6541

15 FT BUILDING LINE  
VOL. 88084, PG. 313

N79° 30' 00" W 631.95'

N-6971510.4228  
E-2504235.2552

(PARCEL 909-  
TRACT 2)  
273,363 SQ. FT.  
6.276 ACRES

$\Delta$  06° 00' 00" (RT)  
R= 5,045.00'  
L= 528.31'  
CB-N76° 30' 00" W  
CL= 528.07'

LOT 1A  
TEXAS STATE FAIRGROUNDS ADDITION  
VOL. 88084, PG. 613

CITY BLOCK C/812

THE DALLAS STATE FAIR  
AND EXPOSITION ASSOCIATION  
VOL. 75, PG. 303

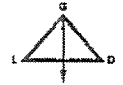
MATCH MARK SHT 06 OF 08

MATCH MARK SHT 04 OF 08

- LEGEND:
- FPK FOUND "PK" NAIL
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - FPK FOUND P-K NAIL
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MDN. MONUMENT
  - (CM) CONTROLLING MONUMENT

- NOTES:
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
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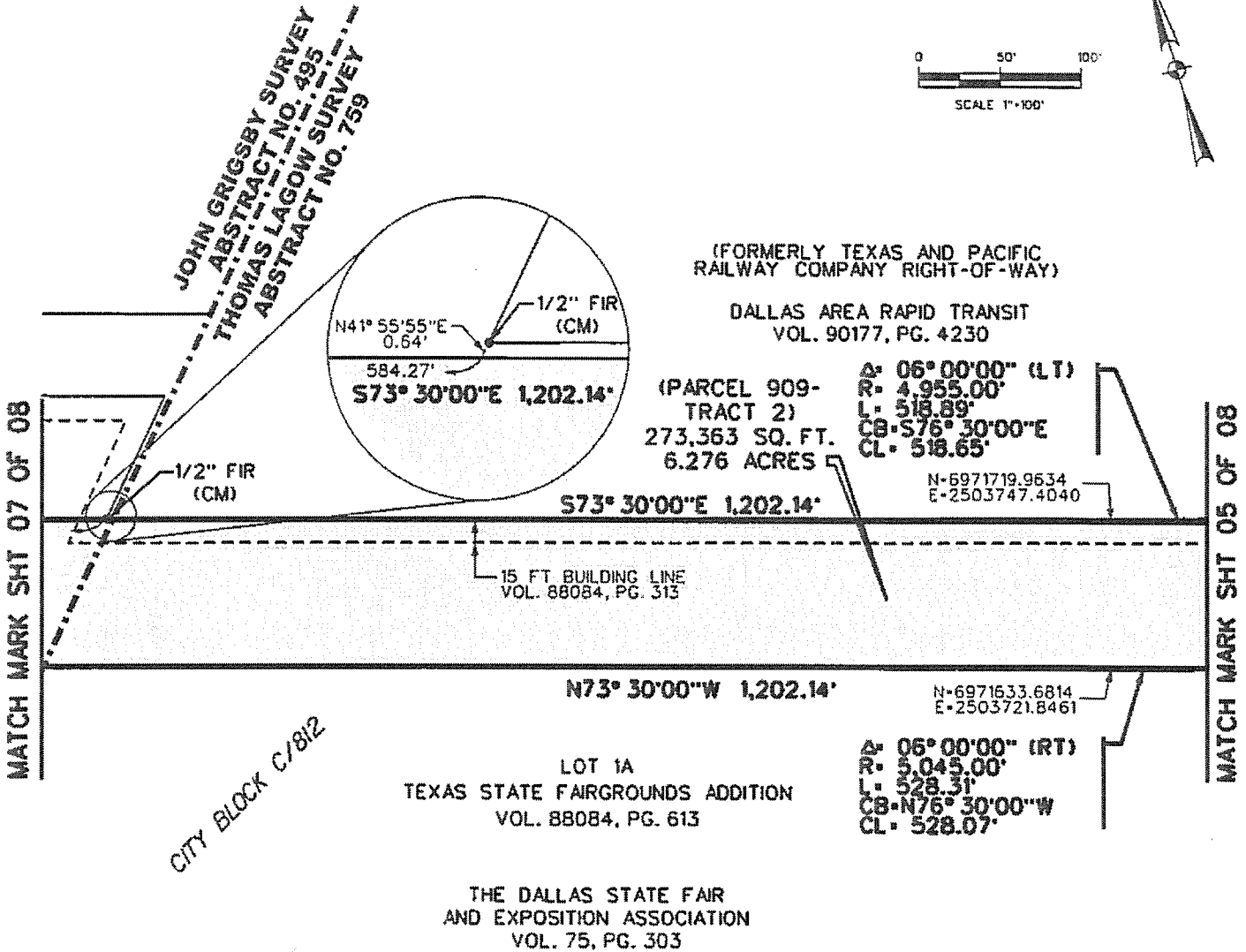
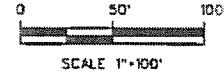
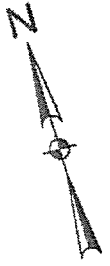
RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
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AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**Garcia Land Data, Inc.**  
T 214-987-0149 6218 Campbell Rd., Ste. 110  
F 214-987-1026 Dallas, TX 75248-1388

DATE: 6/08/15  
PROJ: 5436  
PAGE 5 OF 8

Exhibit A



- LEGEND:
- FPK FOUND "PK" NAIL
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MON. MONUMENT
  - (CM) CONTROLLING MONUMENT

- NOTES:
1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
  2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
  3. ALL DISTANCES ARE SURFACE VALUES.
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  5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
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 CITY OF DALLAS, DALLAS COUNTY, TEXAS



**Garcia Land Data, Inc.**

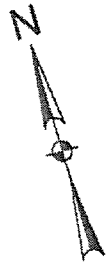
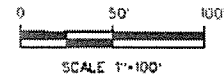
T 214-987-0149 6210 Campbell Rd., Ste. 110  
 F 214-987-8026 Dallas, TX 75248-1388

DATE: 5/08/15

PROJ: 5436

PAGE 6 OF 8

# Exhibit A

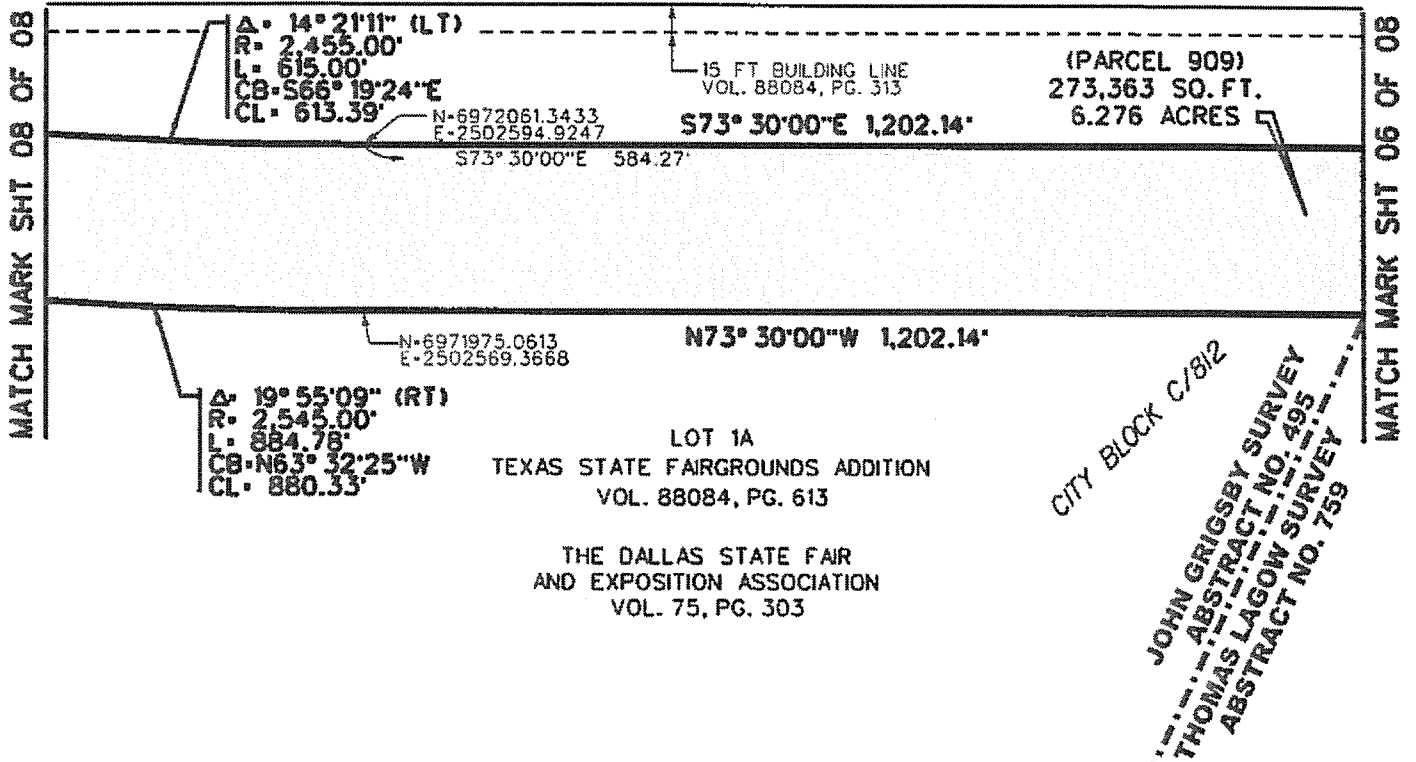


**JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495**

**PACIFIC AVENUE** (VARIABLE WIDTH RIGHT-OF-WAY ~ BY USE AND OCCUPATION)

(FORMERLY TEXAS AND PACIFIC RAILWAY COMPANY RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT ~ VOL. 90177, PG. 4230



**LEGEND:**

- FIP FOUND IRON PIPE
- FIRC FOUND IRON ROD W/CAP
- FIR FOUND IRON ROD
- SIR SET IRON ROD W/ YELLOW "GLD" CAP
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT

**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) - 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
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CITY OF DALLAS, DALLAS COUNTY, TEXAS**



**Garcia Land Data, Inc.**

T 214-987-0119 6210 Campbell Rd., Ste. 110  
F 214-987-4026 Dallas, TX 75248-1388

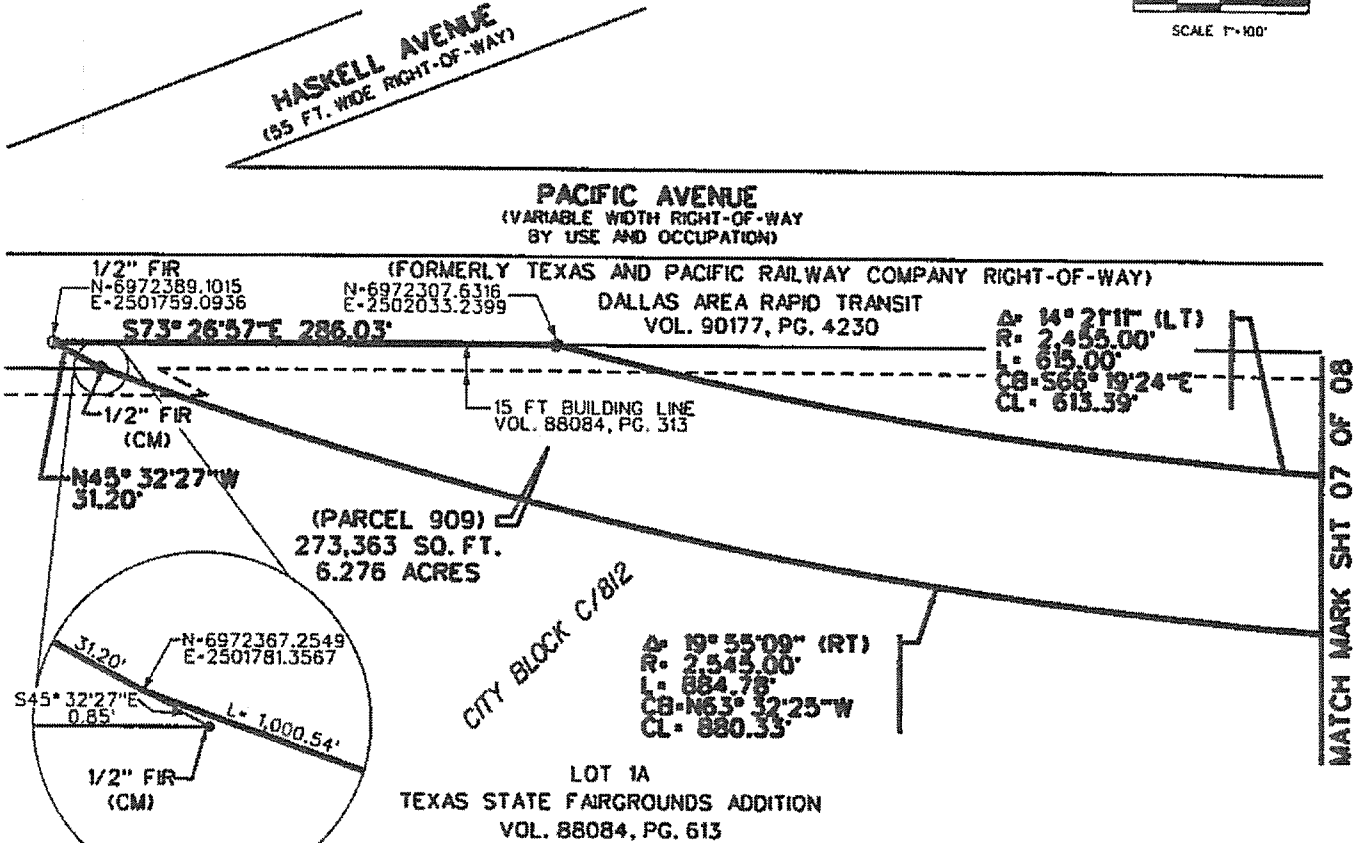
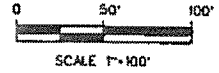
DATE: 6/08/15

PROJ: 5436

PAGE 7 OF 8

# Exhibit A

**JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495**



- LEGEND:**
- FIP FOUND IRON PIPE
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MON. MONUMENT
  - (CM) CONTROLLING MONUMENT

**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

**THE DALLAS STATE FAIR  
AND EXPOSITION ASSOCIATION  
VOL. 75, PG. 303**

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
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EXPOSITION ASSOCIATION TRACT,  
AND BEING PART OF LOT 1A, CITY OF DALLAS BLOCK C/812  
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IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

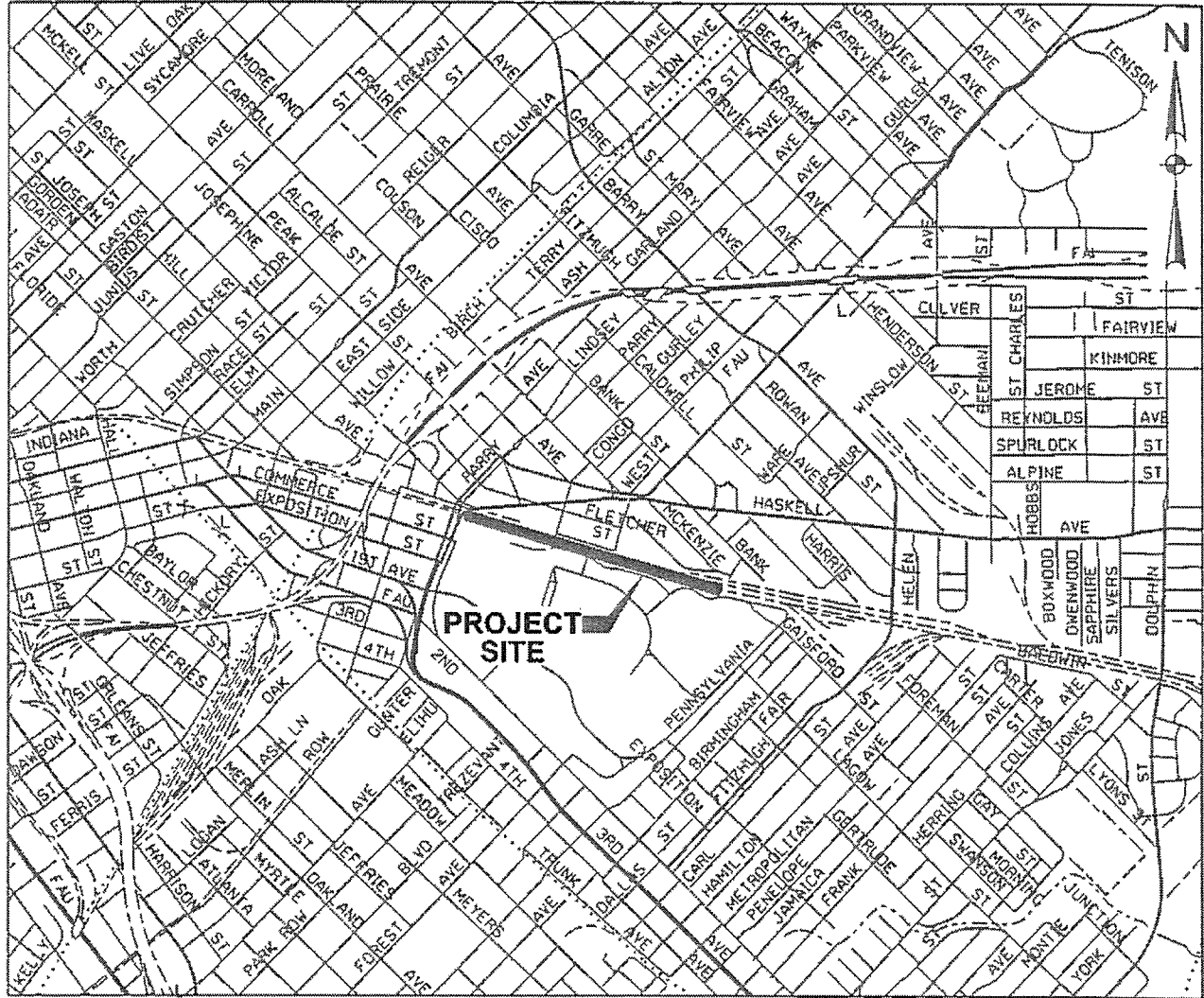


**Garcia Land Data, Inc.**  
T 214-987-0148 6216 Campbell Rd., Ste. 110  
F 214-987-4026 Dallas, TX 75248-1288

DATE: 6/08/15  
PROJ: 5436  
PAGE 8 OF 8

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 909-TRACT 2)  
 BEING A 273,363 SQ. FT. (6.276 AC.) PART OF  
 THE DALLAS STATE FAIR AND  
 EXPOSITION ASSOCIATION TRACT,  
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 TEXAS STATE FAIRGROUNDS ADDITION,  
 IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
 AND IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 46-K,L



**LOCATION MAP**  
 NOT TO SCALE

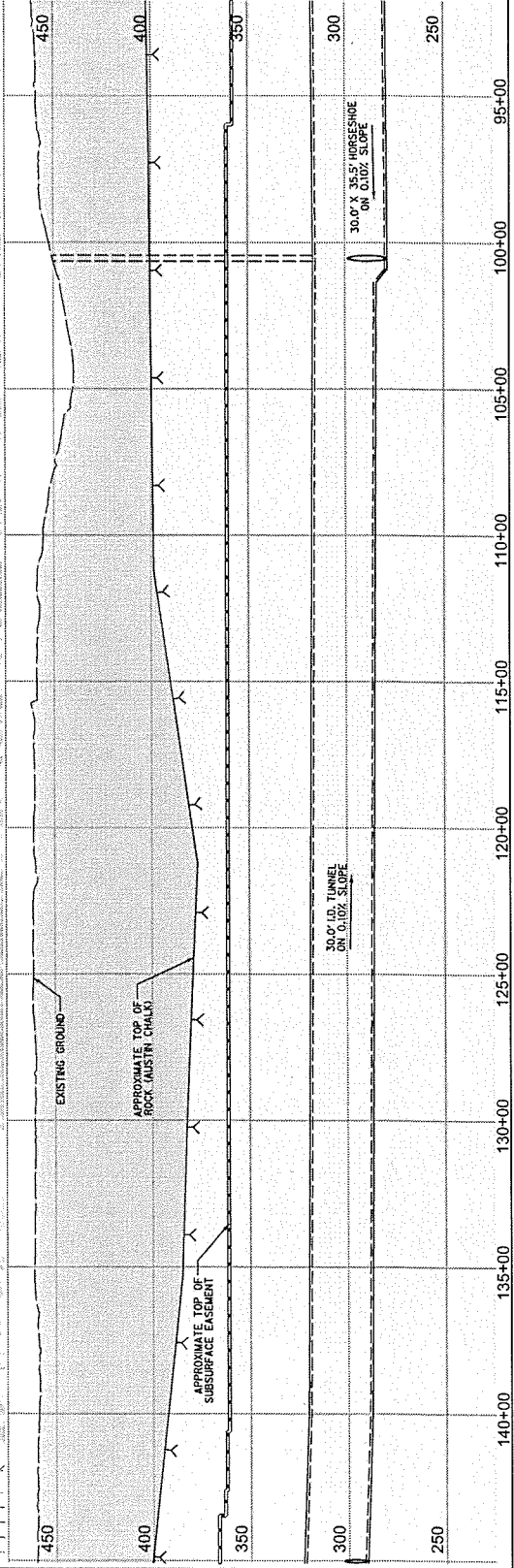
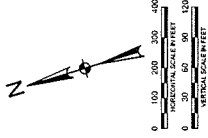
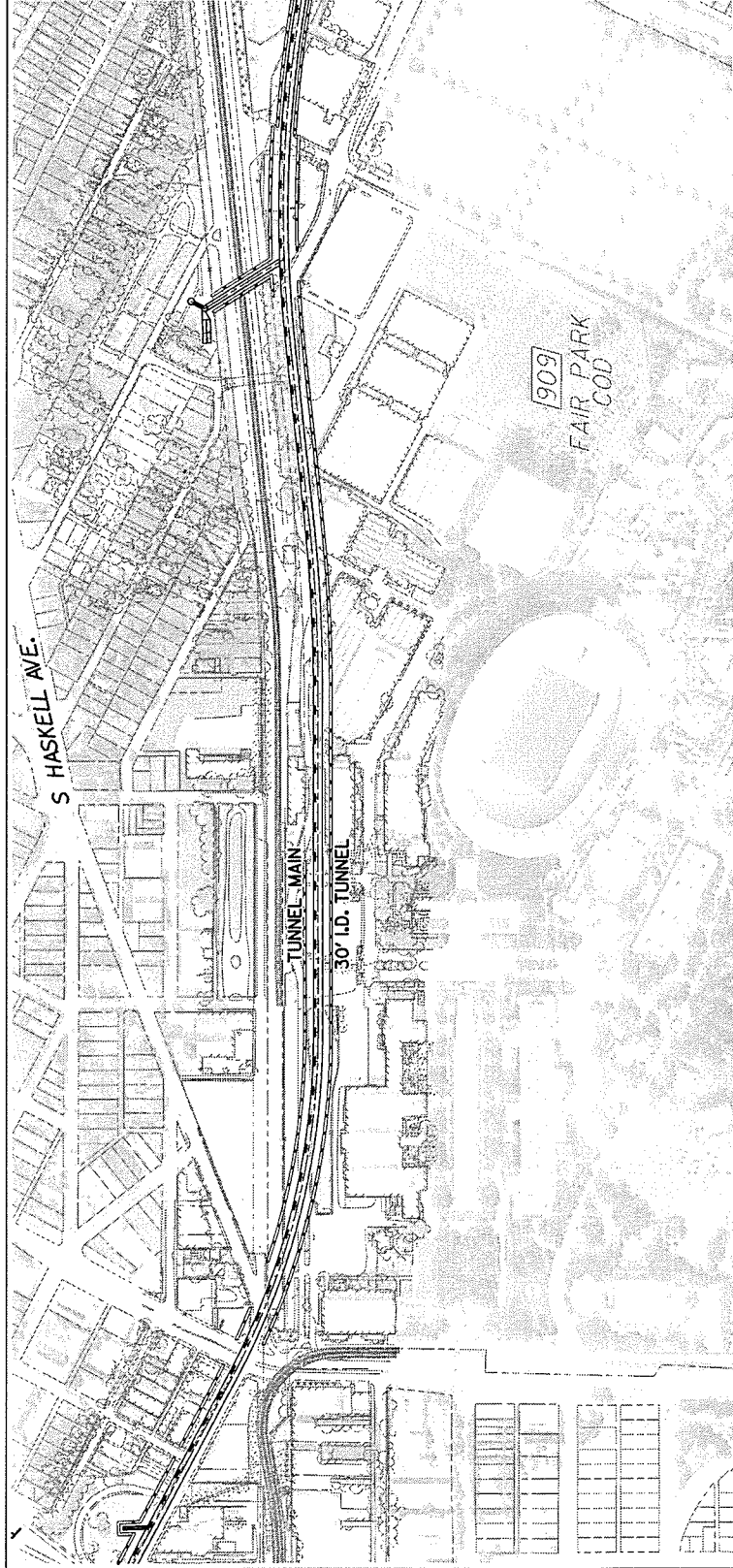


Exhibit A



14227 GREENVILLE AVE., SUITE 200 DALLAS, TEXAS 75244 (214) 436-8800 FAX (214) 436-8801

TUNNEL ALIGNMENT MAP  
FAIR PARK  
PROFILE

MILL CREEK/PEAKS BRANCH  
DRAINAGE RELIEF PROJECT

TRINITY WATERSHED MANAGEMENT  
CITY OF DALLAS, TEXAS

| DESIGN | DATE     | SCALE    | FILE NO.  |
|--------|----------|----------|-----------|
| HALFF  | 08/20/15 | AS NOTED | 4210 5780 |



# Exhibit A

151548

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)  
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE  
CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1,  
CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING an 86,328 square foot (1.982 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being a part of Lot 1, Block A/2397 (Official City of Dallas Block Number) of JJ Craft, an addition to the City of Dallas, as shown on plat thereof recorded in Instrument Number 20100005205 of the Official Public Records of Dallas County, Texas, said tract also being part of that tract of land described in Warranty Deed to the City of Dallas, as recorded in Volume 1273, Page 159, D.R.D.C.T., and being more particularly described as follows (NOTE: Subsurface easement corners are not monumented; coordinates shown herein are state plane grid coordinate values in U.S. Survey Feet; all distances are surface values):

BEGINNING at the northeast corner of said Lot 1, Block A/2397, having a coordinate of N=6,968,974.7699 feet, E=2,508,415.8447 feet, said corner being on the intersection of the northeast right-of-way line of Foreman Street (a variable width right-of-way) and the southeast right-of-way line of Spring Avenue (a variable width right-of-way);

THENCE North 41 degrees 28 minutes 03 seconds East, departing said northeast right-of-way line of Foreman Street, and with the southeast right-of-way line of Spring Avenue, and the northwest line of said Lot 1, Block A/2397, a distance of 20.30 feet to a coordinate of N=6,968,989.9808 feet, E=2,508,429.2868 feet, and the point of curvature of a non-tangent circular curve to the right having a radius of 925.32 feet, whose chord bears North 54 degrees 03 minutes 34 seconds East, a distance of 39.43 feet;

THENCE Northeasterly, continuing with said southeast right-of-way line of Spring Avenue and said northwest line of said Lot 1, Block A/2397, and along said curve, through a central angle of 02 degrees 26 minutes 30 seconds, an arc distance of 39.43 feet to the end of said curve and a coordinate of N=6,969,013.1219 feet, E=2,508,461.2072 feet, and being the point of curvature of a non-tangent circular curve to the right having a radius of 5,045.00 feet, whose chord bears South 43 degrees 51 minutes 34 seconds East, a distance of 998.91 feet;

THENCE Southeasterly, departing said southeast right-of-way line of Spring Avenue and said northwest line of said Lot 1, Block A/2397, along said curve, and over and across said Lot 1, Block A/2397, through a central angle of 11 degrees 21 minutes 47 seconds, an arc distance of 1,000.55 feet to the end of said curve and a coordinate of N=6,968,292.9658 feet, E=2,509,153.2501 feet, and being the point of reverse curvature of a tangent circular curve to the left having a radius of 1,955.00 feet, whose chord bears South 42 degrees 58 minutes 35 seconds East, a distance of 327.08 feet;

THENCE Southeasterly, continuing over and across said Lot 1, Block A/2397, and along said curve, through a central angle of 09 degrees 35 minutes 49 seconds, an arc distance of 327.46 feet to the end of said curve and a coordinate of N=6,968,053.6958 feet, E=2,509,376.1894 feet;



FIELD NOTES APPROVED:

PER 6-12-15

# Exhibit A

151548

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)  
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE  
CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1,  
CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 47 degrees 46 minutes 30 seconds East, continuing over and across said Lot 1, Block A/2397, a distance of 17.85 feet to the southeast line of said Lot 1, Block A/2397 and having a coordinate of N=6,968,041.6998 feet, E=2,509,389.4076 feet, same being on the northwest line of that tract of land described in Warranty Deed to The City of Dallas, as recorded in Volume 1795, Page 618, D.R.D.C.T., and from which a 1/2-inch found iron rod (controlling monument) bears North 42 degrees 51 minutes 20 seconds East, with the southeast line of said Lot 1, Block A/2397, a distance of 520.27 feet, said iron rod being on the common westerly corner of Lot 2 and Lot 3 of Block 1/4479 (Official City of Dallas Block Number) of Phillips Circle Addition to the City of Dallas as shown on map or plat thereof recorded in Volume 16, Page 27, D.R.D.C.T.;

THENCE South 42 degrees 51 minutes 20 seconds West, with the southeast line of said Lot 1, Block A/2397, and said northwest line of City of Dallas tract in Volume 1795, Page 618, a distance of 31.93 feet to the south corner of said Lot 1, Block A/2397, having a coordinate of N=6,968,018.2952 feet, E=2,509,367.6926 feet;

THENCE North 45 degrees 33 minutes 55 seconds West, with the southwest line of said Lot 1, Block A/2397, and the northeast line of said City of Dallas tract in Volume 1795, Page 618, passing the north corner of said City of Dallas tract in Volume 1795, Page 618, and the east corner of a called 2.425 acre tract of land described in Warranty Deed to The City of Dallas as recorded in Volume 1795, Page 625, D.R.D.C.T., at a distance of 25.65 feet, continuing with the southwest line of said Lot 1, Block A/2397, and the northeast line of said called 2.425 acre City of Dallas tract, passing the common north corner of said called 2.425 acre City of Dallas tract on the northeast right-of-way line of Foreman Street at a distance of 479.14 feet, continuing with said southwest line of Lot 1, Block A/2397, and with said northeast right-of-way line of Foreman Street, in all, a total distance of 1,161.56 feet to a coordinate of N=6,968,831.3849 feet, E=2,508,538.3959 feet;

THENCE North 41 degrees 28 minutes 03 seconds East, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 14.98 feet to a coordinate of N=6,968,842.6084 feet, E=2,508,548.3141 feet;

THENCE North 45 degrees 03 minutes 55 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 30.06 feet to a coordinate of N=6,968,863.8368 feet, E=2,508,527.0372 feet;

THENCE North 41 degrees 28 minutes 03 seconds East, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 6.81 feet to a coordinate of N=6,968,868.9390 feet, E=2,508,531.5461 feet, and the point of curvature of a non-tangent circular curve to the right having a radius of 14.00 feet, whose chord bears North 72 degrees 33 minutes 36 seconds West, a distance of 11.46 feet;



FIELD NOTES APPROVED:

PER 6-12-15

Page 2 of 6  
6.11.2015

5436-LD-PAR-907.DOCX

## Exhibit A

**RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)  
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE  
CITY OF DALLAS TRACT, AND BEING A PART OF LOT 1,  
CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE Westerly, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, and along said curve, through a central angle of 48 degrees 18 minutes 40 seconds, an arc distance of 11.81 feet to the end of said curve and having a coordinate of N=6,968,872.3732 feet, E=2,508,520.6144 feet;

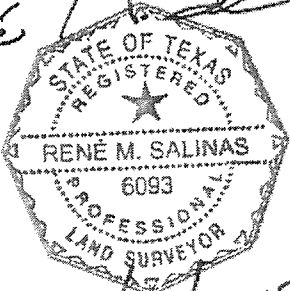
THENCE North 48 degrees 24 minutes 18 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 4.90 feet to a coordinate of N=6,968,875.6256 feet, E=2,508,516.9504 feet and the point of curvature of a non-tangent circular curve to the right having a radius of 1,016.49 feet, whose chord bears North 47 degrees 38 minutes 01 second West, a distance of 27.35 feet;

THENCE Northwesterly, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, and along said curve, through a central angle of 01 degree 32 minutes 30 seconds, an arc distance of 27.35 feet to the end of said curve and having a coordinate of N=6,968,894.0533 feet, E=2,508,496.7457 feet;

THENCE North 45 degrees 03 minutes 55 seconds West, continuing with said southwest line of Lot 1, Block A/2397, and said northeast right-of-way line of Foreman Street, a distance of 114.30 feet to the POINT OF BEGINNING AND CONTAINING 86,328 square feet or 1.982 acres of land, more or less.

BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

*René M. Salinas*



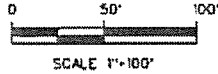
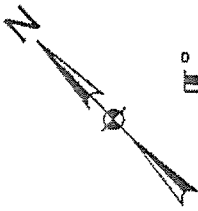
4/03/2013



FIELD NOTES APPROVED:

*PER 6-12-15*

Exhibit A



**THOMAS LAGOW SURVEY  
ABSTRACT NO. 759**

BLOCK A/2410

WAHOO ADDITION  
VOL. 4, PG. 54  
BLOCK 2410

JJ CRAFT ADDITION  
LOT 1, BLOCK A/2397  
INST. NO. 201000005205

(OWNER)  
CITY OF DALLAS  
VOL. 1273, PG. 159

DIL.  $02^{\circ}26'30''$  (RT)  
R = 925.32'  
L = 39.43'  
CB =  $N54^{\circ}03'34''$ E  
CL = 39.43'

DIL.  $11^{\circ}21'47''$  (RT)  
R = 5,045.00'  
L = 1,000.55'  
CB =  $S43^{\circ}51'34''$ E  
CL = 998.9'

(PARCEL 907)  
86,328 SQ. FT.  
1.982 ACRES

R.O.W. EASEMENT  
TO CITY OF DALLAS  
VOL. 3163, PG. 437

**FOREMAN STREET**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$N41^{\circ}28'03''$ E  
20.30'

N-6969013.1219  
E-2508461.2072

N-6968989.9808  
E-2508429.2868

**FOREMAN STREET**

(VARIABLE WIDTH RIGHT-OF-WAY)

**POINT OF BEGINNING  
(PARCEL 907)**  
N-6968974.7699  
E-2508415.8447

**SPRING AVENUE**  
(60' WIDE RIGHT-OF-WAY)

R.O.W. EASEMENT  
TO CITY OF DALLAS  
VOL. 3175, PG. 442

BROOK MAYS  
SPRING AVE.  
ADDITION REPLAT  
VOL. 4, PG. 420

R.O.W. EASEMENT  
TO CITY OF DALLAS  
VOL. 300, PG. 146

SHT 05 OF 06

MATCH LINE

LEGEND

|      |                                     |       |                      |
|------|-------------------------------------|-------|----------------------|
| FIRC | FOUND IRON<br>ROD W/CAP             | MON.  | MONUMENT             |
| FIR  | FOUND IRON ROD                      | (CM)  | CONTROLLING MONUMENT |
| SIR  | SET IRON ROD W/<br>YELLOW "GLD" CAP | ---   | PLAT LINE            |
| ROW  | RIGHT-OF-WAY                        | ----  | LOT LINE             |
|      |                                     | ..... | LOT IN R.O.W. LINE   |

**NOTES:**

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)  
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IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**Garcia Land Data, Inc.**

T 214-987-0149 6210 Campbell Rd., Ste. 110  
F 214-987-4026 Dallas, TX 75248-1388

DATE: 6/11/15

PROJ: 5436

PAGE 4 OF 6

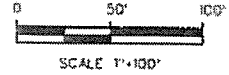
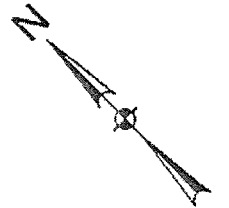
Exhibit A

JUANITA J. CRAFT PARK  
(FORMERLY KNOWN AS WAHDO PARK)

THOMAS LAGOW SURVEY  
ABSTRACT NO. 759

LOT 1, BLOCK A/2397  
JJ CRAFT ADDITION  
INST. NO. 201000005205

(OWNER)  
CITY OF DALLAS  
VOL. 1273, PG. 159



DIL.  $11^{\circ} 21' 47''$  (RT)  
R = 5,045.00'  
L = 1,000.55'  
CB =  $S 43^{\circ} 51' 34''$  E  
CL = 998.91'

BLOCK A/2397

(PARCEL 907)  
86,328 SQ. FT.  
1.982 ACRES

15 FT. ELECTRICAL  
EASEMENT NO. 8663E  
VOL. 727, PG. 749  
AND SHOWN ON PLAT IN  
INST. NO. 201000005205

FOREMAN STREET

(VARIABLE WIDTH RIGHT-OF-WAY)  
 $N 45^{\circ} 33' 55''$  W 932.14'

MATCH LINE SHT 04 OF 06

MATCH LINE SHT 06 OF 06

R.O.W. EASEMENT  
TO CITY OF DALLAS  
VOL. 300, PG. 141

MATCH LINE

MARSHALL STREET  
(50 FT. WIDE RIGHT-OF-WAY)

DIL.  $1^{\circ} 32' 30''$  (RT)  
R = 1,016.49'  
L = 27.35'  
CB =  $N 47^{\circ} 38' 01''$  W  
LC = 27.35'

R.O.W. EASEMENT  
TO CITY OF DALLAS  
VOL. 300, PG. 132

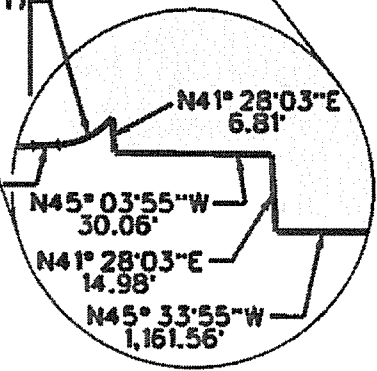
BROOK MAYS  
SPRING AVE.  
ADDITION REPLAT  
VOL. 4, PG. 420

CARMACK MILE'S  
SUBDIVISION  
VOL. 39, PG. 163

BLOCK A/1855

BLOCK 2/1856

DIL.  $48^{\circ} 18' 40''$  (RT)  
R = 14.00'  
L = 11.81'  
CB =  $N 72^{\circ} 33' 36''$  W  
CL = 11.46'



LEGEND:

- FIP FOUND IRON PIPE
- FIRC FOUND IRON ROD W/CAP
- FIR FOUND IRON ROD
- SIR SET IRON ROD W/ YELLOW "GLD" CAP
- MON. MONUMENT
- (CM) CONTROLLING MONUMENT
- PLAT LINE
- LOT LINE
- ..... LOT IN R.O.W. LINE

NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
3. ALL DISTANCES ARE SURFACE VALUES.
4. SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.
5. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
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IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**Garcia Land Data, Inc.**

T 214-987-0149 6210 Campbell Rd., Ste 110  
F 214-987-0026 Dallas, TX 75248-1388

DATE: 6/11/15

PRD: 5436

PAGE 5 OF 6

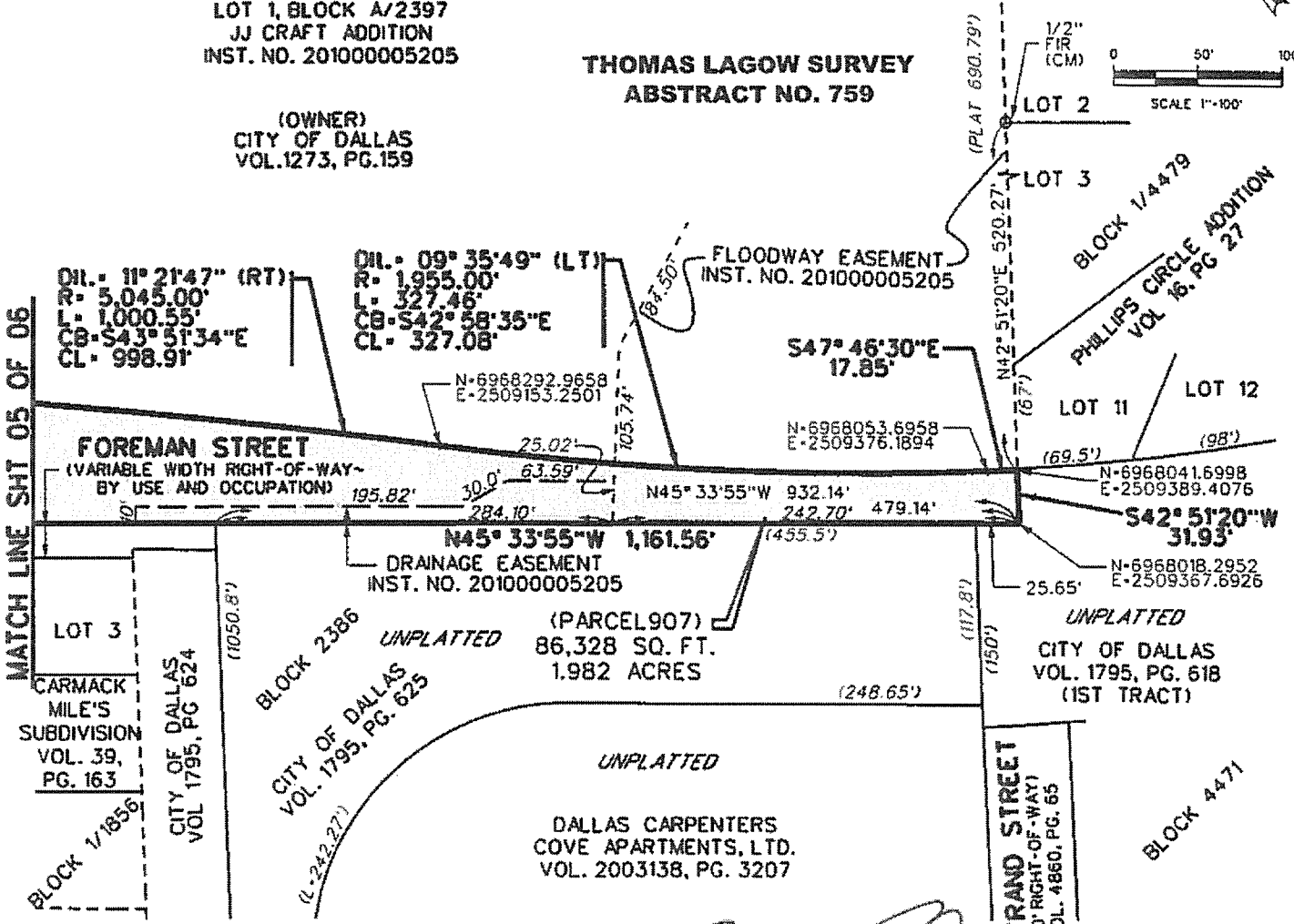
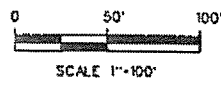
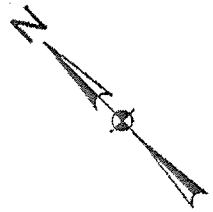
# Exhibit A

JUANITA J. CRAFT PARK  
(FORMERLY KNOWN AS WAHOO PARK)

LOT 1, BLOCK A/2397  
JJ CRAFT ADDITION  
INST. NO. 201000005205

(OWNER)  
CITY OF DALLAS  
VOL. 1273, PG. 159

THOMAS LAGOW SURVEY  
ABSTRACT NO. 759



MATCH LINE SHT 05 OF 06

- LEGEND:
- FIP FOUND IRON PIPE
  - FIRC FOUND IRON ROD W/CAP
  - FIR FOUND IRON ROD
  - SIR SET IRON ROD W/ YELLOW "GLD" CAP
  - MON. MONUMENT
  - (CM) CONTROLLING MONUMENT
  - PLAT LINE
  - LOT/DEED LINE
  - ..... OLD LOT LINE

*René M. Salinas*

4/03/2013

NOTES:

1. BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983, U.S. SURVEY FEET; SURFACE ADJUSTMENT SCALE FACTOR (SF) = 1.0001365060 (TXDOT DALLAS CO. SF).
2. COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATE VALUES IN U.S. SURVEY FEET
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CITY OF DALLAS, DALLAS COUNTY, TEXAS



Garcia Land Data, Inc.

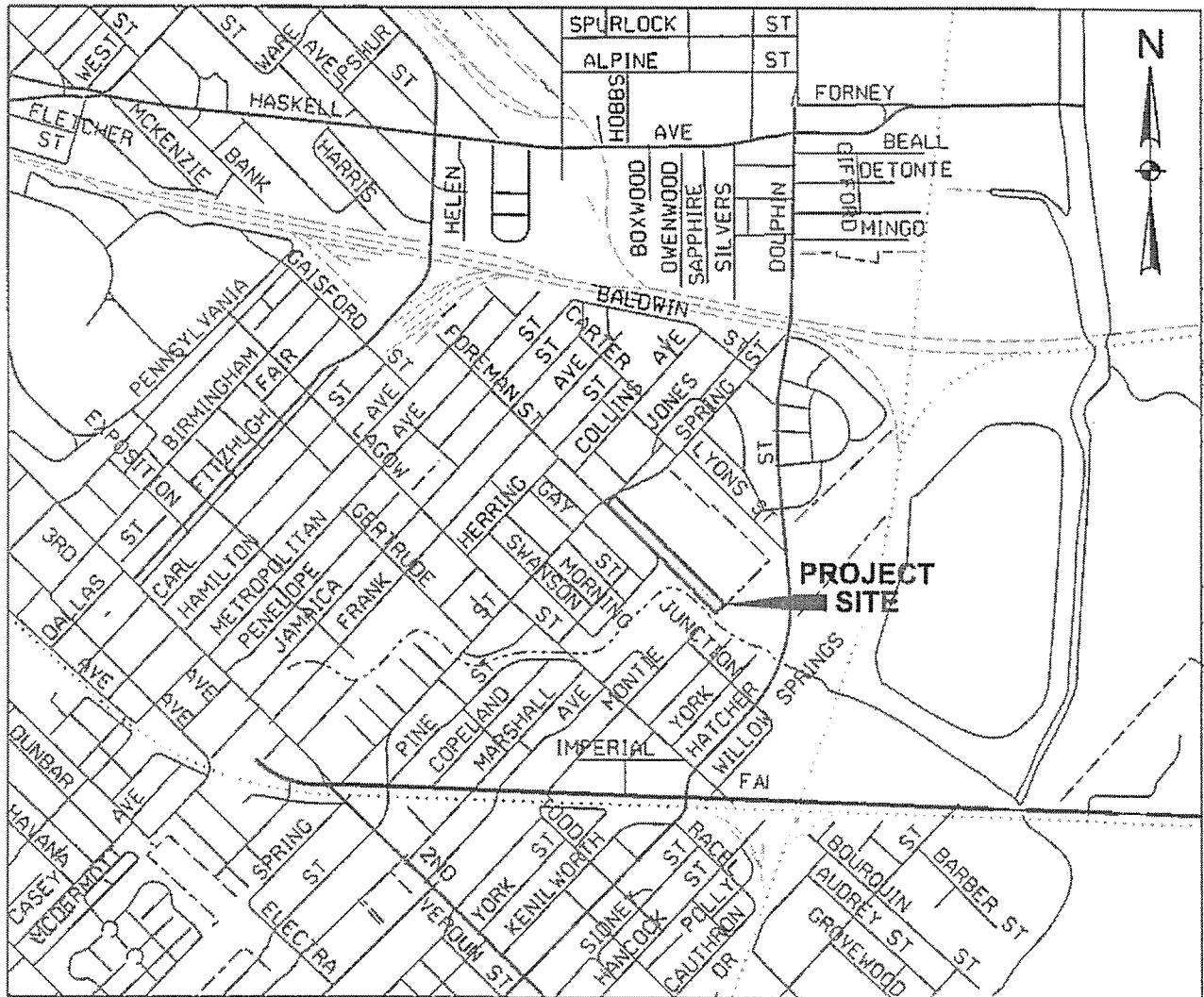
T 214-987-0149 6210 Campbell Rd., Ste. 110  
F 214-987-4626 Dallas, TX 75248-1388

|             |         |
|-------------|---------|
| DATE:       | 6/11/15 |
| PROJ:       | 5436    |
| PAGE 6 OF 6 |         |

# Exhibit A

RESERVED FOR SUB-SURFACE DRAINAGE TUNNEL  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 907)  
BEING A 86,328 SQ. FT. (1.982 AC.) PART OF THE  
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CITY OF DALLAS BLOCK A/2397, JJ CRAFT, AN ADDITION  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

MAPSCO NO. 47-N



LOCATION MAP  
NOT TO SCALE

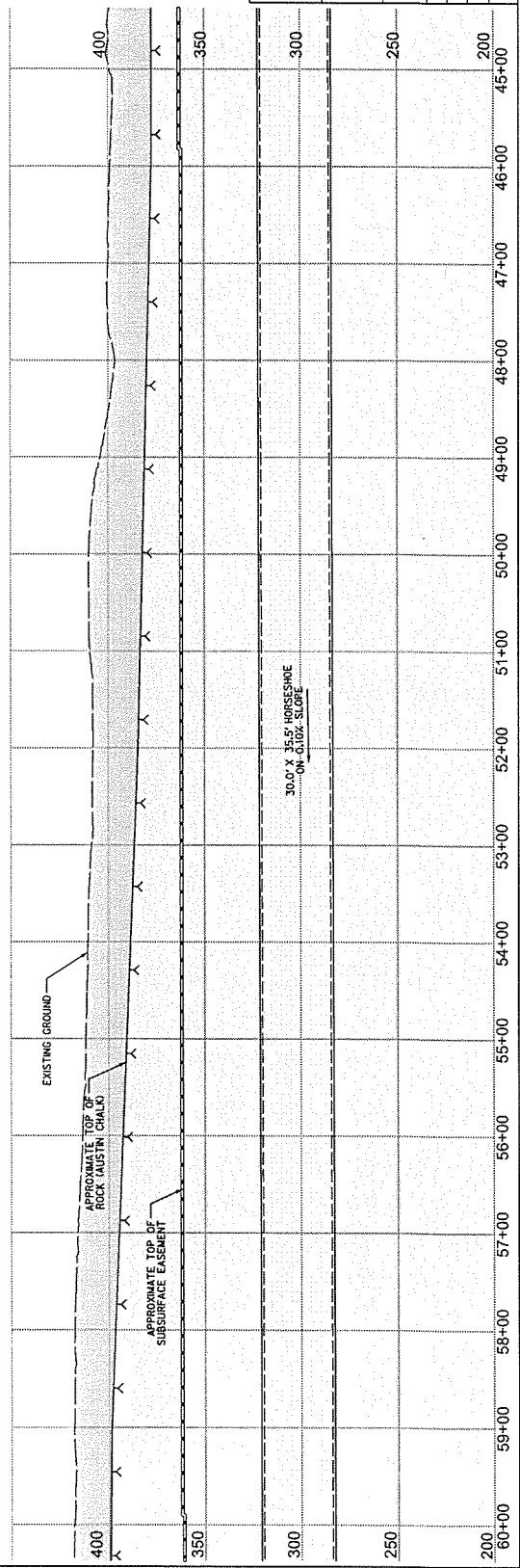
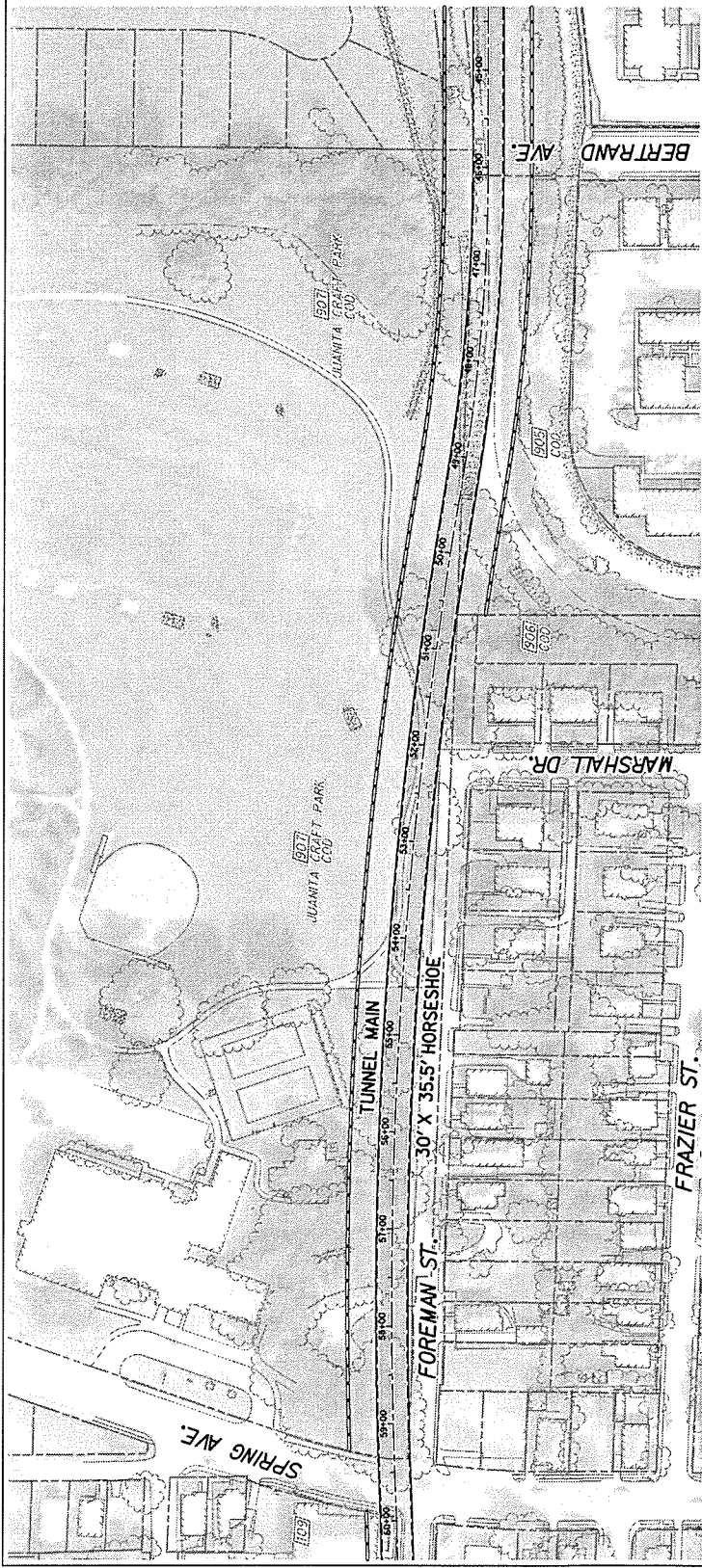
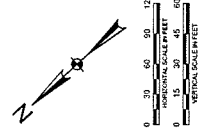
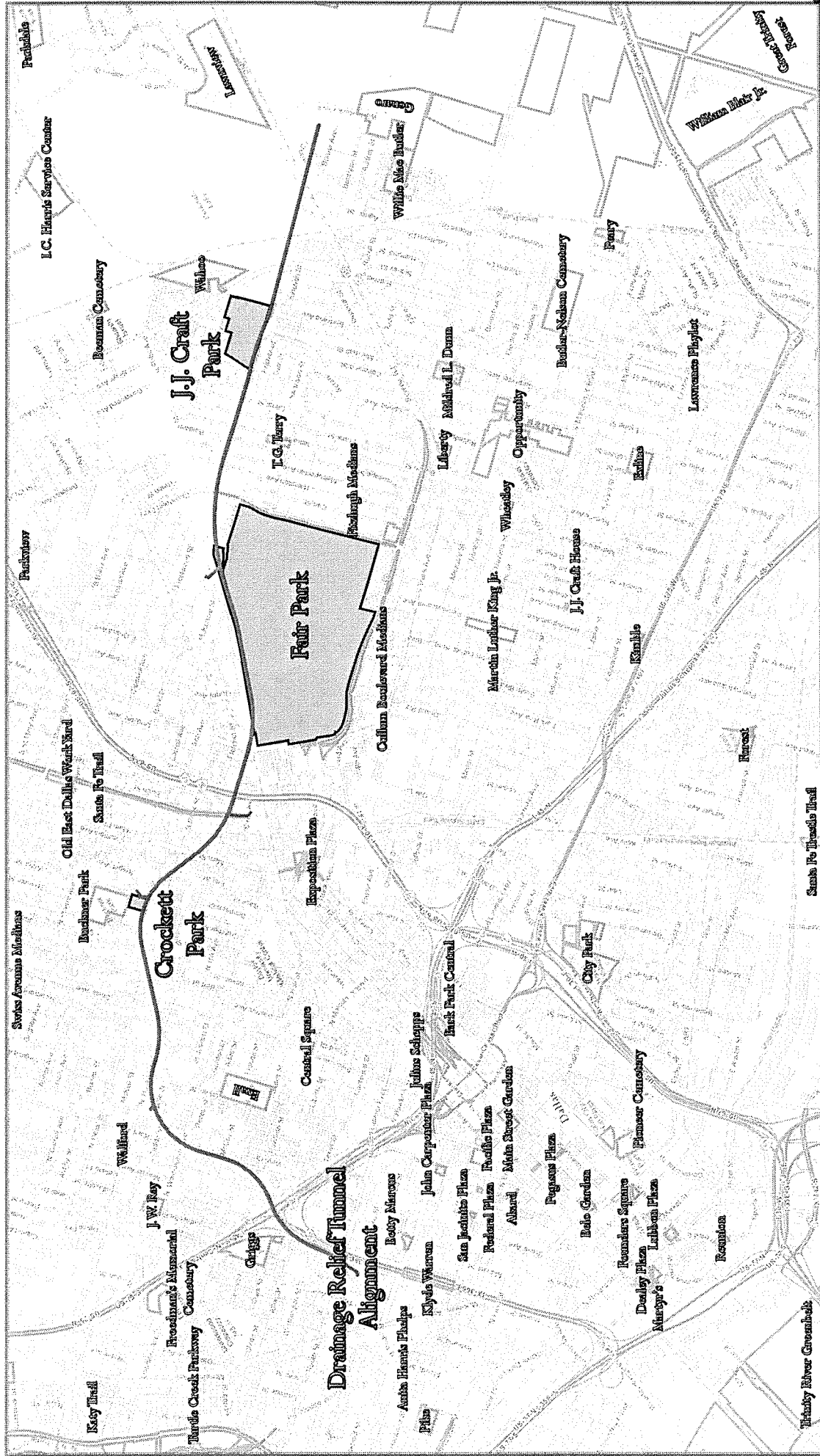


Exhibit A

|   |          |
|---|----------|
|   |          |
| 1425 SPRINGVILLE AVE. SUITE 200 DALLAS, TEXAS 75244 (214) 460-4477<br>WWW.HALFF.COM |          |
| <b>TUNNEL ALIGNMENT MAP</b><br><b>JUANITA CRAFT PARK</b><br><b>PROFILE</b>          |          |
| MILL CREEK/PEAKS BRANCH<br>DRAINAGE RELIEF PROJECT<br>TRINITY WATERSHED MANAGEMENT  |          |
| CITY OF DALLAS, TEXAS   |          |
| DESIGN  | FILE NO. |
| HALFF   | 42105780 |
| DRAWN   | NOTED    |
| DATE  | FILE NO. |
| MAY 2015  | 42105780 |
| SCALE   | NOTED    |
| AS NOTED  | 42105780 |

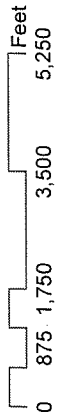
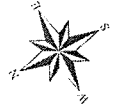




### TWM Drainage Relief Tunnel Subsurface Easements

(Tunnel Provides Surface Drainage Relief to Watersheds South of Tunnel)

Exhibit A



August 6, 2015

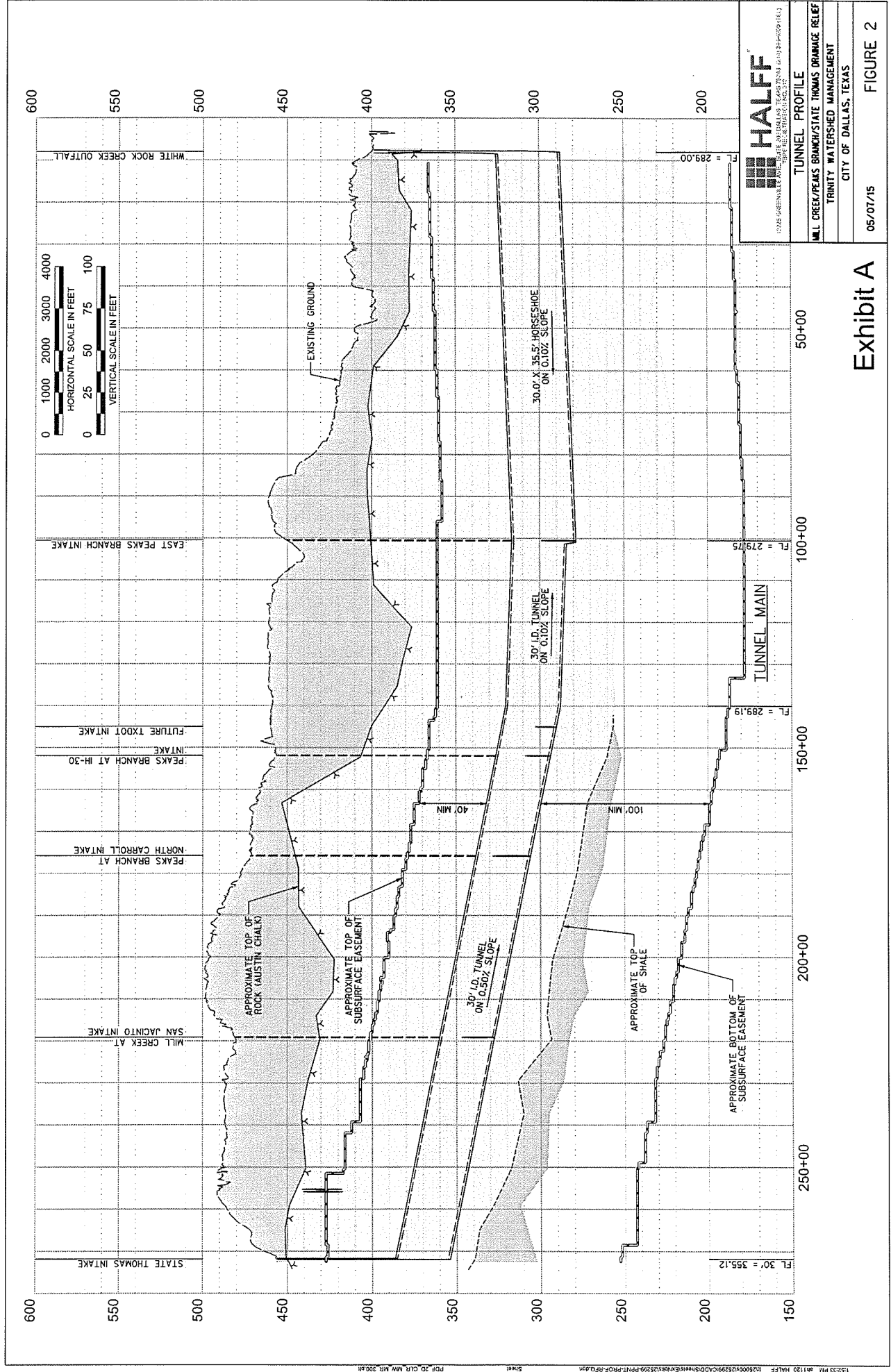


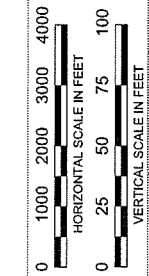
Exhibit A

FIGURE 2

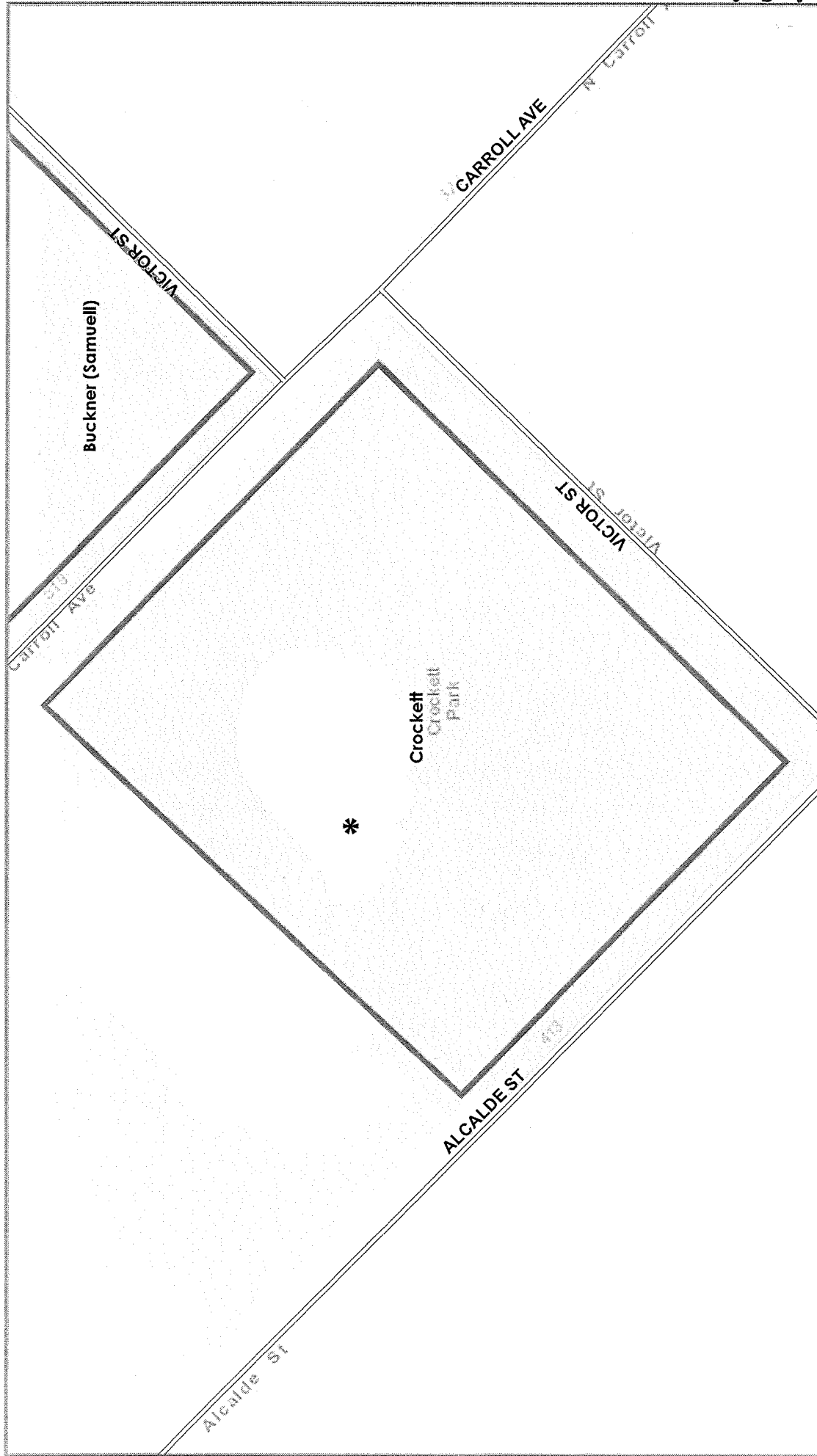
05/07/15

**HALFF**  
 12728 GREENWALKER  
 SUITE 200 DALLAS, TEXAS 75244 (972) 241-0000 (FAX)  
 TRINITY WATERSHED MANAGEMENT  
 CITY OF DALLAS, TEXAS

TUNNEL PROFILE



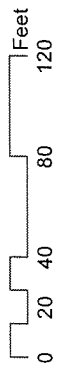
151548



District 2  
August 6, 2015

MapSCO  
46 EF

# Crockett Park (501 North Carroll Avenue)

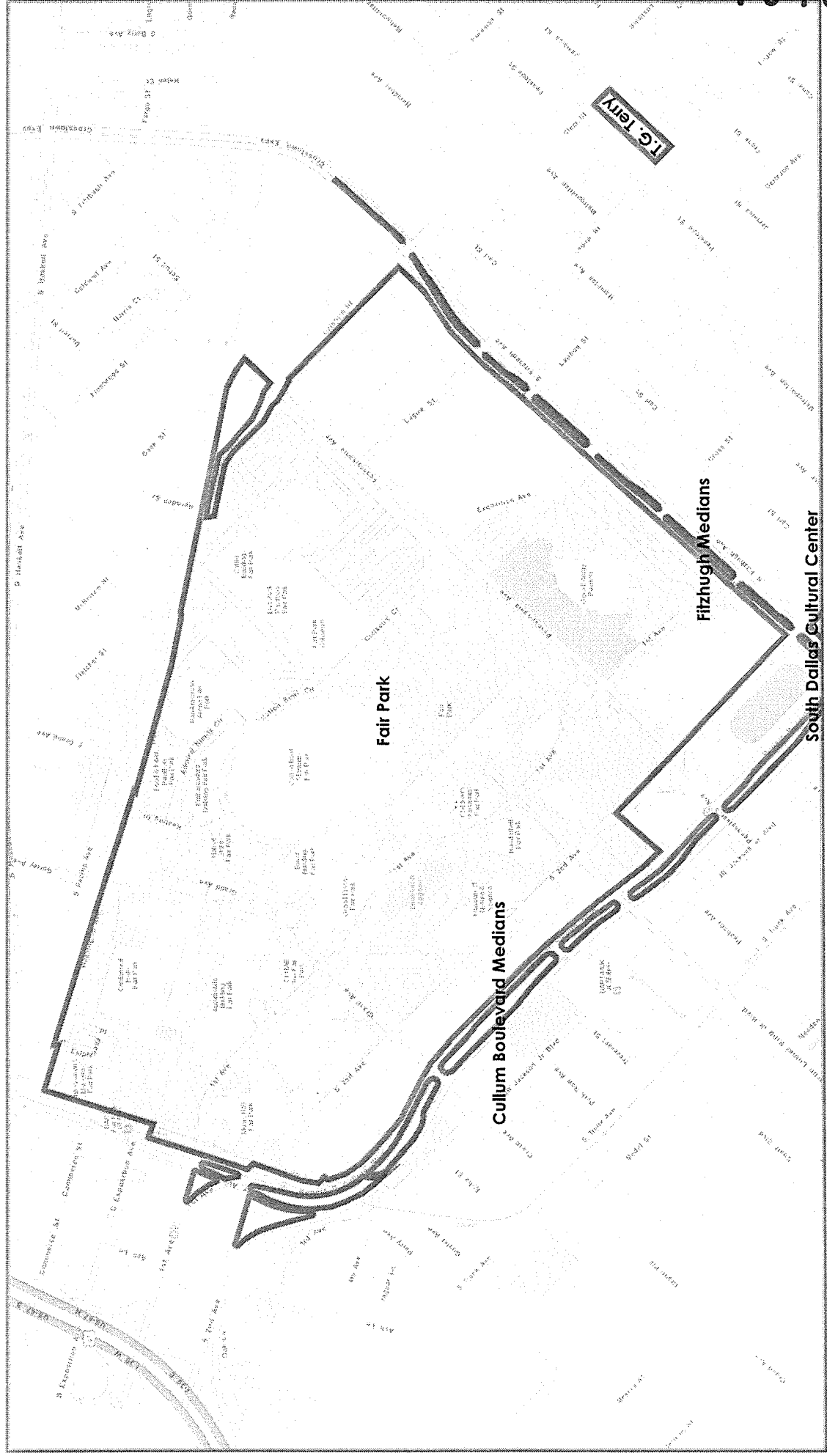


151548

District 7

August 6, 2015

Mapsc0  
46 KLPQRU



**Fair Park**  
**(1200 Second Avenue)**

**J. J. Craff Park  
(4500 Spring Avenue)**

