

**A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS PURCHASE FOR PUBLIC USE.**

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

"CITY": The City of Dallas

"PROPERTY": Approximately 20,569 square feet of land located in Collin County, Texas, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining thereto.

"PROJECT": McKamy and Osage Branch Wastewater Interceptor Project

"USE": The installation, use, and maintenance of a pipeline or lines for the transmission of wastewater together with such appurtenant facilities as may be necessary, provided, however, to the extent fee title to the PROPERTY is acquired, such title and the PROPERTY shall not be limited to or otherwise deemed restricted to the USE here provided.

"PROPERTY INTEREST": Easement subject to the exceptions, reservations, covenants, conditions and/or interests, if any, provided in the instrument more particularly described in Exhibit "B" attached hereto and made a part hereof for all purposes.

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

"PURCHASE AMOUNT": \$138,654

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$5,346

"AUTHORIZED AMOUNT": Not to exceed \$144,000

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

**SECTION 1.** That the USE of the PROPERTY for the PROJECT is a public use.

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

**SECTION 3.** That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument substantially in the form described in Exhibit "B", attached hereto and made a part hereof for all purposes, and approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating this transaction.

**SECTION 4.** That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

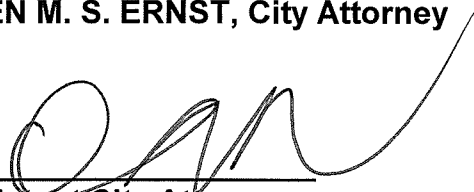
**SECTION 5.** That OWNER has been provided with a copy of the Landowner's Bill of Rights as contemplated by applicable state statute.

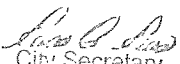
**SECTION 6.** That in the event this acquisition closes, the Chief Financial Officer is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the PURCHASE AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Water Utilities Capital Construction Funds, Fund No 0103, Department DWU, Unit CS40, Activity MPSA, Program No. 706028, Object 4250, Encumbrance No. CT-DWU706028EA4. The PURCHASE AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

**SECTION 7.** That CITY is to have possession and/or use, as applicable, of the PROPERTY at closing; and CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

**SECTION 8.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

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

BY   
Assistant City Attorney

APPROVED BY  
CITY COUNCIL  
OCT 14 2015  
  
City Secretary

8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

LAND 11 A  
TRACT 1  
151886

**BEING** an 8,732 square feet (0.200 acre) parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169 in Official City Block No. 8758 in the City of Dallas, Collin County, Texas, said parcel being part of Willow Greene, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet C, Page 472 of the Map Records of Collin County, Texas (M.R.C.C.T.), said Willow Greene being part of a Condominium Regime recorded in Volume 3, Page 123 of the Condominium Records of Collin County, Texas (C.R.C.C.T.), with the Certificate of Correction recorded in Volume 1688, Page 845 (D.R.C.C.T.), amended in Volume 3, Page 879, Volume 4, Page 291, Volume 5, Page 357, Volume 7, Page 21, Volume 7, Page 105 and Volume 7, Page 207 (C.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a point in a creek (unable to monument) at the northeasterly corner of said Willow Greene in the westerly line of Dickerson Street (60' right-of-way), from which a one-inch steel pipe (controlling monument-Texas State Plane Grid Coordinates-N=7,048,281.67, E=2,497,319.43) found in the east line of said Dickerson Street for an angle point in the west boundary of Lot 2, Block 11/8725 of Maribeth Drive Middle School, an addition to the City of Dallas according to the plat thereof recorded in Cabinet J, Page 720 of said Map Records bears North 16 degrees 23 minutes 51 seconds East, a distance of 187.79, and from which a one-half inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N=7,048,066.85, E=2,497,375.21) found for the northwesterly corner of Lot 3, Block 11/8725 of Morse Addition, an addition to the City of Dallas according to the plat thereof recorded in Cabinet K, Page 38 of said Map Records, bears South 72 degrees 18 minutes 29 seconds East, a distance of 114.20 feet;

**THENCE** South 02 degrees 01 minute 11 seconds East, along the easterly line of said Willow Greene and the westerly line of said Dickerson Street, a distance of 97.86 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** North 27 degrees 52 minutes 37 seconds West, departing the westerly line of said Dickerson Street and across said Willow Greene, a distance of 71.61 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 62 degrees 08 minutes 20 seconds West, continuing across said Willow Greene, a distance of 260.67 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the northerly boundary of said Willow Greene and the southerly boundary of The Highlands Section Two, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet B, Page 358 of said Map Records;

FIELD NOTES APPROVED:  
*Ms. M...*



8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
151886

**THENCE** along the common boundary between said Willow Greene and said The Highlands Section Two the following three (3) courses and distances:

North 34 degrees 02 minutes 19 seconds East, a distance of 39.79 feet to a point in a creek (unable to monument);

North 48 degrees 35 minutes 38 seconds East, a distance of 77.00 feet to a point in a creek (unable to monument);

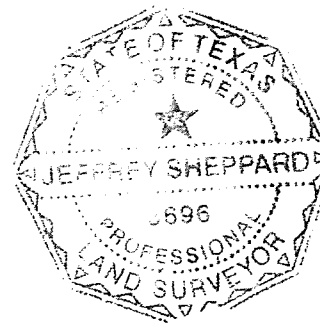
North 68 degrees 08 minutes 05 seconds East, a distance of 194.45 feet to the **POINT OF BEGINNING** and containing 8,732 square feet (0.200) acre of land, more or less, of which 5,163 square feet are within an existing sanitary sewer easement.

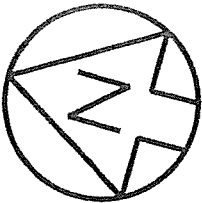
Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of December, 2011.

  
Jeffrey Sheppard  
Registered Professional Land Surveyor No. 3696





MARIBETH L. L. V. E.  
MIDDLE SCHOOL  
LOT 2, BLOCK 118725  
CAB. J, PG. 720  
M.R.C.C.T.

MIRSE ADDITION  
LOT 3, BLOCK 118725  
CAB. K, PAGE 36  
M.R.C.C.T.

N=7048281.67  
E=2497319.43

N=7048066.85  
E=2497375.21

FLAND INDEPENDENT  
SCHOOL DISTRICT  
CLEAR FILE NO. 96-0096017  
L.R.C.C.T.

1" SPF  
(CM)  
N16°23'51"E  
187.79'

502°01'11"E  
97.86'

1/2" SRF  
(CM)

S72°18'29"E  
114.20'

P.O.B.

DICKERSON STREET  
(60' R.O.W.)

PINELLA PLACE  
(50' R.O.W.)

WILLOW GREENE  
CAB. C, PG. 472  
M.R.C.C.T.  
CERTIFICATE OF CORRECTION  
VOL. 1688, PG. 845  
D.R.C.C.T.

8,732 S.F.  
(0.200 AC.)  
TO BE ACQUIRED  
OF WHICH 5,163  
SQUARE FEET ARE  
WITHIN AN  
EXISTING SANITARY  
SEWER EASEMENT

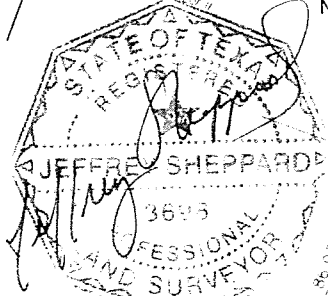
N34°02'19"E  
39.79'

N68°08'05"E  
194.45'

N27°52'31"W  
562.08'20"W

71.61'

N48°35'38"E  
260.61'



12/20/12

NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK AND A GRID-TO-SURFACE CONVERSION FACTOR OF 1.000136506.

LEGEND

- (CM) CONTROLLING MONUMENT
- MONUMENT FOUND (SIZE & TYPE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

SCALE (IN FEET)



COMPUTED	
DRAWN	
SUPERVISOR	
DATE	
SCALE	

REVISION HISTORY	

**AZ&B**  
ARREDONDO, ZEPEDA & BRUNZ, INC.  
11355 MCCREE ROAD  
DALLAS, TX 75238  
PH 214-341-3900  
FAX 214-341-3925  
arab@office@azb-engrs.com

8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

SHEET 3 OF 3 | DWG No. | REV

8:48:41 AM

12/17/2012

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11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

TRACT 2  
151886

**BEING** a 11,837 square feet (0.272 Acre) parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169 in Official City Block No. 8758 in the City of Dallas, Collin County, Texas, said parcel being part of Lot 1, Block 20/8758 of Willow Greene, an addition to the City of Dallas according to the plat thereof recorded in Cabinet C, Page 472 of the Map Records of Collin County, Texas (M.R.C.C.T.), said Willow Greene being part of a Condominium Regime recorded in Volume 3, Page 123 of the Condominium Records of Collin County, Texas (C.R.C.C.T.), with a Certificate of Correction recorded in Volume 1688, Page 845 of the Deed Records of Collin County, Texas (D.R.C.C.T.), amended in Volume 3, Page 879; Volume 4, Page 291; Volume 5, Page 357; Volume 7, Page 21; Volume 7, Page 105 and Volume 7, Page 207 of said Condominium Records, and being more particularly described as follows:

**COMMENCING** at a five-eighths inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N= 7,047,752.66, E= 2,496,094.71) found in the east line of a 150' wide utility easement described as Dallas Power & Light Co. R.O.W. recorded in Volume 977, Page 474 of said Deed Records and at the westerly corner of said Willow Greene, from which a five-eighths inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N= 7,047,300.38, E= 2,496,255.68) found at the southwest corner of said Willow Greene bears South 19 degrees 35 minutes 31 seconds East, a distance of 480.14 feet;

THENCE North 00 degrees 03 minutes 41 seconds West, along the common line between said Willow Greene and Dallas Power & Light Co. R.O.W., a distance of 250.00 feet to the northwest corner of said Willow Greene and the southwest corner of The Highlands Section Two, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 358 of said Map Records;

THENCE North 78 degrees 18 minutes 03 seconds East, along the common boundary between said Willow Greene and said The Highlands Section Two, a distance of 125.00 feet;

THENCE North 42 degrees 30 minutes 54 seconds East, continuing along said common boundary, a distance of 7.37 feet to a point in a creek (unable to monument) for the **POINT OF BEGINNING**;

**THENCE** North 42 degrees 30 minutes 54 seconds East, continuing along said common boundary, a distance of 62.87 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

FIELD NOTES APPROVED:

*Na. 4/22/13*



11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
151886

**THENCE** North 76 degrees 20 minutes 27 seconds East, departing said common boundary and across said Willow Greene, a distance of 232.20 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 66 degrees 02 minutes 17 seconds East, continuing across said Willow Greene, a distance of 47.09 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the southerly boundary of an existing 20 foot wide sanitary sewer easement evidenced by document recorded in Volume 1172, Page 495 of said Deed Records;

**THENCE** South 52 degrees 41 minutes 33 seconds East, along said easement boundary, a distance of 41.89 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 45 degrees 21 minutes 22 seconds East, continuing along said easement boundary, a distance of 11.47 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set on the common boundary between said The Highlands Section Two and said Willow Greene;

**THENCE** South 08 degrees 46 minutes 55 seconds West, along said common boundary, a distance of 22.05 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** across said Willow Greene the following six (6) courses and distances:

North 66 degrees 02 minutes 17 seconds West, a distance of 92.42 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 76 degrees 20 minutes 27 seconds West, a distance of 59.27 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the east line of an existing 20 feet wide drainage and utility easement as evidenced by said Willow Greene plat;

South 19 degrees 35 minutes 17 seconds East, along the east line of said easement, a distance of 0.42 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 71 degrees 54 minutes 12 seconds West, across said easement, a distance of 20.01 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the west line of said easement;

North 19 degrees 35 minutes 17 seconds West, along the west line of said easement, a distance of 1.98 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
15 ↑ 88 €

South 76 degrees 20 minutes 27 seconds West, a distance of 193.14 feet to the **POINT OF BEGINNING** and containing 11,837 square feet (0.272 acre) of land, more or less.

Basis of bearings and source of coordinates is The Texas State Plane Grid Coordinate System, North American Datum 1983 (NAD83), North Central Zone, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of December, 2011.

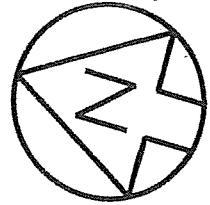
  
Jeffrey Sheppard  
Registered Professional Land Surveyor No. 3696





# EXHIBIT A

157886



S35° 05' 42" E  
18.30'

HIDDEN CREEK DR.  
(50' ROW)

N66° 02' 17" W  
92.42'

SEE DETAIL "A"

WILLOW GREENE  
CONDOMINIUM REGIME  
VOL. 3, PG. 123  
VOL. 3, PG. 879  
VOL. 4, PG. 291  
VOL. 5, PG. 357  
VOL. 7, PG. 21  
VOL. 7, PG. 105  
VOL. 7, PG. 207  
C.R.C.C.T.

11,837 S.F.  
(0.272 AC.)  
TO BE ACQUIRED

8:02:43 AM

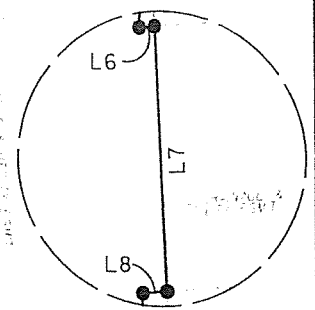
12/17/2012

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12/20/12

DETAIL "A"  
N.T.S.



P.O.B.  
N42° 30' 54" E  
7.37'

N76° 20' 27" E  
232.20'

N78° 18' 03" E  
125.00'

N=7047752.66  
E=2496094.71

N00° 03' 41" W  
250.00'

5/8" SRF (CM)

P.O.C.  
5/8" SRF (CM)

S19° 35' 31" E 480.14'  
N=7047300.38  
E=2496255.68

### NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

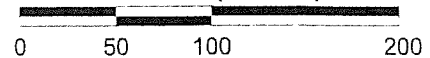
BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK AND A GRID-TO-SURFACE CONVERSION FACTOR OF 1.000136506.

### LEGEND

- (CM) CONTROLLING MONUMENT
- STEEL REBAR FOUND (SIZE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66° 02' 17" E	47.09
L2	S52° 41' 33" E	41.89
L3	S45° 21' 22" E	11.47
L4	S08° 46' 55" W	22.05
L5	S76° 20' 27" W	59.27
L6	S19° 35' 17" E	0.42
L7	S71° 54' 12" W	20.01
L8	N19° 35' 17" W	1.98
L9	S76° 20' 27" W	193.14

SCALE (IN FEET)



COMPUTED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
SUPERVISOR \_\_\_\_\_  
DATE \_\_\_\_\_  
SCALE \_\_\_\_\_

### REVISION HISTORY

**AZ&B**  
ARREDONDO, ZEPEDOA & BRUNZ, INC  
11355 McCREE ROAD  
DALLAS, TX 75219  
PH 214-341-3920  
FAX 214-341-3925  
email office@azb-engrs.com

11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

SHEET 4 OF 4 DWG No.

REV

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# EXHIBIT B

## WASTEWATER EASEMENT

THE STATE OF TEXAS   §  
                                   §           KNOW ALL PERSONS BY THESE PRESENTS:  
 COUNTY OF DALLAS    §

That Willow Greene Homeowners Association, a Texas nonprofit corporation (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of Dallas, State of Texas, for and in consideration of the sum of ONE HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED FIFTY-FOUR AND NO/100 DOLLARS (\$138,654.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, and the further benefits to be derived by the remaining property as a result of projected public improvements, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, an easement for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances and such additional main or mains and appurtenances as are needed in the future in, under, through, across and along all that certain lot, tract or parcel of land described in Exhibit A, attached hereto and made a part hereof by reference for all purposes.

The City is acquiring this property for the purpose of laying, constructing, maintaining, repairing and replacing a City wastewater main or mains and appurtenances, and such additional main or mains and appurtenances as are needed in the future, according to such plans and specifications as will, in City's opinion, best serve the public purpose. The payment of the purchase price shall be considered full and adequate compensation for the easement rights herein granted.

Should one or more of the Grantors herein be natural persons and not joined by their respective spouse, it is conclusively presumed that the land herein conveyed is not the residence or business homestead of such Grantor(s). Should one or more of the Grantors herein be a legal entity other than a natural person, it shall be conclusively presumed that the person signing on behalf of such a party has been duly and legally authorized to so sign and there shall be no necessity for a seal or attestation.

The City shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, including, but without limiting the same to, the right of ingress and egress over and across said property to and from said easement for the purpose of constructing, reconstructing, maintaining, inspecting or repairing said main or mains and appurtenances.

The City shall have the right to remove and keep removed from the permanent easement herein granted any and all structures, fences, trees, shrubs, growths or other obstructions which may endanger or interfere with the construction, reconstruction, maintenance, repair or operation of the said main or mains. (Grantor, its successors or assigns, shall not place or store any material upon, or cover, bury, pave over or otherwise obstruct any cleanout, valve, meter or manhole located within the herein described permanent easement.)

Grantor, its successors or assigns, shall not be permitted to plant trees or shrubs of any kind within the boundaries of the herein described permanent easement.

All expenses in the construction and maintenance of said main or mains and appurtenances shall be borne by the City. In the construction of said main or mains and appurtenances, should the City find it necessary to remove any improvements now on the above-described property, all of those expenses shall also be borne by the City. Upon completion of construction, all surplus excavation, debris, trash or litter resulting from construction shall be cleaned up and hauled off the premises, and the easement property, including any fences disturbed, shall be restored to its original contour and condition.

Nothing in this easement shall be construed as a waiver by the City of any connection charge or charges imposed by ordinance or Charter of the City of Dallas.

SPECIAL PROVISIONS: None.

TO HAVE AND TO HOLD the above described easement, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said easement unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Willow Greene Homeowners Association,  
a Texas non-profit corporation

By: \_\_\_\_\_  
Marian Hemstrom, President

\* \* \* \* \*

STATE OF TEXAS            '  
COUNTY OF DALLAS       '

This instrument was acknowledged before me on \_\_\_\_\_  
by Marian Hemstrom, President of Willow Greene Homeowners Association, a Texas  
non-profit corporation on behalf of said non-profit corporation.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

151886

# EXHIBIT B

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Mark Proctor

Wastewater Easement Log No. 40197 / 17490 Meandering Way

8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

CABINET A  
TRACT 1  
151886

**BEING** an 8,732 square feet (0.200 acre) parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169 in Official City Block No. 8758 in the City of Dallas, Collin County, Texas, said parcel being part of Willow Greene, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet C, Page 472 of the Map Records of Collin County, Texas (M.R.C.C.T.), said Willow Greene being part of a Condominium Regime recorded in Volume 3, Page 123 of the Condominium Records of Collin County, Texas (C.R.C.C.T.), with the Certificate of Correction recorded in Volume 1688, Page 845 (D.R.C.C.T.), amended in Volume 3, Page 879, Volume 4, Page 291, Volume 5, Page 357, Volume 7, Page 21, Volume 7, Page 105 and Volume 7, Page 207 (C.R.C.C.T), and being more particularly described as follows:

**BEGINNING** at a point in a creek (unable to monument) at the northeasterly corner of said Willow Greene in the westerly line of Dickerson Street (60' right-of-way), from which a one-inch steel pipe (controlling monument-Texas State Plane Grid Coordinates-N=7,048,281.67, E=2,497,319.43) found in the east line of said Dickerson Street for an angle point in the west boundary of Lot 2, Block 11/8725 of Maribeth Drive Middle School, an addition to the City of Dallas according to the plat thereof recorded in Cabinet J, Page 720 of said Map Records bears North 16 degrees 23 minutes 51 seconds East, a distance of 187.79, and from which a one-half inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N=7,048,066.85, E=2,497,375.21) found for the northwesterly corner of Lot 3, Block 11/8725 of Morse Addition, an addition to the City of Dallas according to the plat thereof recorded in Cabinet K, Page 38 of said Map Records, bears South 72 degrees 18 minutes 29 seconds East, a distance of 114.20 feet;

**THENCE** South 02 degrees 01 minute 11 seconds East, along the easterly line of said Willow Greene and the westerly line of said Dickerson Street, a distance of 97.86 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** North 27 degrees 52 minutes 37 seconds West, departing the westerly line of said Dickerson Street and across said Willow Greene, a distance of 71.61 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 62 degrees 08 minutes 20 seconds West, continuing across said Willow Greene, a distance of 260.67 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the northerly boundary of said Willow Greene and the southerly boundary of The Highlands Section Two, an addition to the City of Dallas, Collin County, Texas according to the plat thereof recorded in Cabinet B, Page 358 of said Map Records;

FIELD NOTES APPROVED:

*Mr. M...*



8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
T 51886

**THENCE** along the common boundary between said Willow Greene and said The Highlands Section Two the following three (3) courses and distances:

North 34 degrees 02 minutes 19 seconds East, a distance of 39.79 feet to a point in a creek (unable to monument);

North 48 degrees 35 minutes 38 seconds East, a distance of 77.00 feet to a point in a creek (unable to monument);

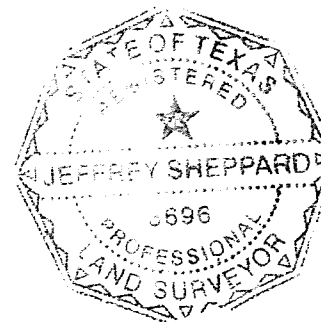
North 68 degrees 08 minutes 05 seconds East, a distance of 194.45 feet to the **POINT OF BEGINNING** and containing 8,732 square feet (0.200) acre of land, more or less, of which 5,163 square feet are within an existing sanitary sewer easement.

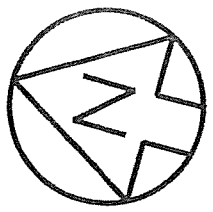
Basis of bearings and source of coordinates is the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

A survey plat of even date accompanies this property description.

I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of December, 2011.

  
\_\_\_\_\_  
Jeffrey Sheppard  
Registered Professional Land Surveyor No. 3696





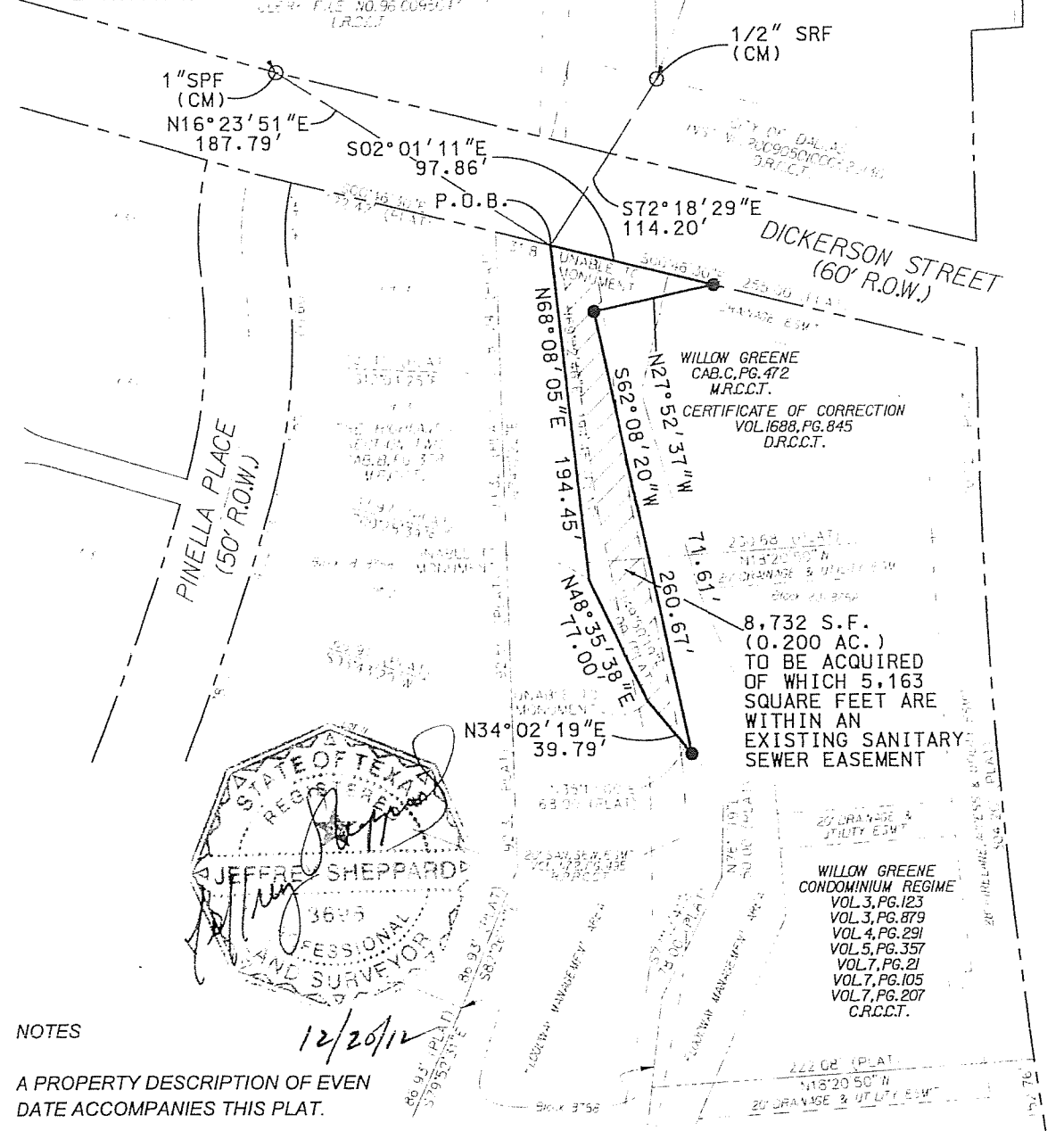
MARIBETH L. LARUE  
MIDDLE SCHOOL  
LOT 2, BLOCK 818725  
CAB. PG. 720  
M.R.C.C.T.

MURSE ADDITION  
LOT 3, BLOCK 113725  
CAB. PG. 36  
M.R.C.C.T.

N=7048281.67  
E=2497319.43

PLANO INDEPENDENT  
SCHOOL DISTRICT  
CLEAR FILE NO. 96 0095117  
T.R.O.D.T.

N=7048066.85  
E=2497375.21



DALAS AREA RAPID TRANSIT  
(VARIABLE R.O.W.)

STATE OF TEXAS  
REGISTERED SURVEYOR  
J. JEFFREY SHEPPARD  
3695  
PROFESSIONAL  
LAND SURVEYOR

12/20/12

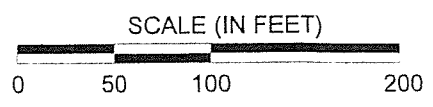
NOTES

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS AND SOURCE OF COORDINATES IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83), NORTH CENTRAL ZONE, AS DETERMINED BY GPS OBSERVATIONS USING THE WDS-VRS NETWORK AND A GRID-TO-SURFACE CONVERSION FACTOR OF 1.000136506.

LEGEND

- (CM) CONTROLLING MONUMENT
- MONUMENT FOUND (SIZE & TYPE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED



COMPUTED	
DRAWN	
SUPERVISOR	
DATE	
SCALE	

REVISION HISTORY	

**AZ&B**  
ARREDONDO, ZEPEDA & BRUNZ, INC.  
11355 MCCREE ROAD  
DALLAS, TX 75238  
PH 214-341-9500  
FAX 214-341-3925  
azb1\_office@azb-engr.com

8,732 SQUARE FOOT (0.200 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

SHEET 3 OF 3 | DWG No. | REV

S:\DWU\207010.001-Haliff-McKamy\Dgn\Easement\Willow Greene\ESMT-525\ESMT-525.dgn 12/17/2012 8:48:41 AM

11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

TRACT 2886  
151886

**BEING** a 11,837 square feet (0.272 Acre) parcel of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 169 in Official City Block No. 8758 in the City of Dallas, Collin County, Texas, said parcel being part of Lot 1, Block 20/8758 of Willow Greene, an addition to the City of Dallas according to the plat thereof recorded in Cabinet C, Page 472 of the Map Records of Collin County, Texas (M.R.C.C.T.), said Willow Greene being part of a Condominium Regime recorded in Volume 3, Page 123 of the Condominium Records of Collin County, Texas (C.R.C.C.T.), with a Certificate of Correction recorded in Volume 1688, Page 845 of the Deed Records of Collin County, Texas (D.R.C.C.T.), amended in Volume 3, Page 879; Volume 4, Page 291; Volume 5, Page 357; Volume 7, Page 21; Volume 7, Page 105 and Volume 7, Page 207 of said Condominium Records, and being more particularly described as follows:

**COMMENCING** at a five-eighths inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N= 7,047,752.66, E= 2,496,094.71) found in the east line of a 150' wide utility easement described as Dallas Power & Light Co. R.O.W. recorded in Volume 977, Page 474 of said Deed Records and at the westerly corner of said Willow Greene, from which a five-eighths inch steel rebar (controlling monument-Texas State Plane Grid Coordinates-N= 7,047,300.38, E= 2,496,255.68) found at the southwest corner of said Willow Greene bears South 19 degrees 35 minutes 31 seconds East, a distance of 480.14 feet;

**THENCE** North 00 degrees 03 minutes 41 seconds West, along the common line between said Willow Greene and Dallas Power & Light Co. R.O.W., a distance of 250.00 feet to the northwest corner of said Willow Greene and the southwest corner of The Highlands Section Two, an addition to the City of Dallas according to the plat thereof recorded in Cabinet B, Page 358 of said Map Records;

**THENCE** North 78 degrees 18 minutes 03 seconds East, along the common boundary between said Willow Greene and said The Highlands Section Two, a distance of 125.00 feet;

**THENCE** North 42 degrees 30 minutes 54 seconds East, continuing along said common boundary, a distance of 7.37 feet to a point in a creek (unable to monument) for the **POINT OF BEGINNING**;

**THENCE** North 42 degrees 30 minutes 54 seconds East, continuing along said common boundary, a distance of 62.87 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

FIELD NOTES APPROVED:

*Na. 4/22/13*





11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
151886

**THENCE** North 76 degrees 20 minutes 27 seconds East, departing said common boundary and across said Willow Greene, a distance of 232.20 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 66 degrees 02 minutes 17 seconds East, continuing across said Willow Greene, a distance of 47.09 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the southerly boundary of an existing 20 foot wide sanitary sewer easement evidenced by document recorded in Volume 1172, Page 495 of said Deed Records;

**THENCE** South 52 degrees 41 minutes 33 seconds East, along said easement boundary, a distance of 41.89 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** South 45 degrees 21 minutes 22 seconds East, continuing along said easement boundary, a distance of 11.47 feet to a 1/2-inch steel rod with a cap marked "AZ&B" set on the common boundary between said The Highlands Section Two and said Willow Greene;

**THENCE** South 08 degrees 46 minutes 55 seconds West, along said common boundary, a distance of 22.05 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

**THENCE** across said Willow Greene the following six (6) courses and distances:

North 66 degrees 02 minutes 17 seconds West, a distance of 92.42 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 76 degrees 20 minutes 27 seconds West, a distance of 59.27 feet to a ½-inch steel rod with a cap marked "AZ&B" set on the east line of an existing 20 foot wide drainage and utility easement as evidenced by said Willow Greene plat;

South 19 degrees 35 minutes 17 seconds East, along the east line of said easement, a distance of 0.42 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

South 71 degrees 54 minutes 12 seconds West, across said easement, a distance of 20.01 feet to a ½-inch steel rod with a cap marked "AZ&B" set in the west line of said easement;

North 19 degrees 35 minutes 17 seconds West, along the west line of said easement, a distance of 1.98 feet to a ½-inch steel rod with a cap marked "AZ&B" set for corner;

11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

EXHIBIT A  
151886

South 76 degrees 20 minutes 27 seconds West, a distance of 193.14 feet to the **POINT OF BEGINNING** and containing 11,837 square feet (0.272 acre) of land, more or less.

Basis of bearings and source of coordinates is The Texas State Plane Grid Coordinate System, North American Datum 1983 (NAD83), North Central Zone, as determined by GPS observations using the WDS-VRS network and a grid-to-surface conversion factor of 1.000136506.

A survey plat of even date accompanies this property description.

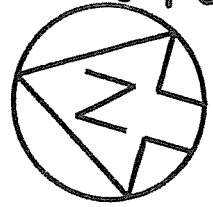
I the undersigned, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this description and the accompanying survey plat were prepared from an actual survey made on the ground in the month of December, 2011.

  
Jeffrey Sheppard  
Registered Professional Land Surveyor No. 3696



# EXHIBIT A

151886



S35° 05' 42" E  
18.30'

HIDDEN CREEK DR.  
(50' R.O.W.)

N66° 02' 17" W  
92.42'

SEE DETAIL "A"

WILLOW GREENE  
CONDOMINIUM REGIME  
VOL. 3, PG. 123  
VOL. 3, PG. 879  
VOL. 4, PG. 291  
VOL. 5, PG. 357  
VOL. 7, PG. 21  
VOL. 7, PG. 105  
VOL. 7, PG. 207  
C.R.C.C.T.

11,837 S.F.  
(0.272 AC.)  
TO BE ACQUIRED

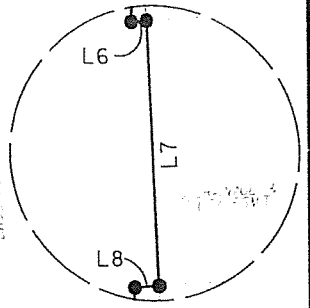
N42° 30' 54" E  
62.87'

P.O.B.

N42° 30' 54" E  
7.37'

N78° 18' 03" E  
125.00'

DETAIL "A"  
N.T.S.



N=7047752.66  
E=2496094.71

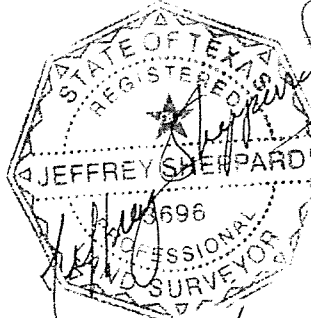
N00° 03' 41" W  
250.00'

5/8" SRF (CM)

P.O.C.  
5/8" SRF (CM)

S19° 35' 31" E 480.14'

N=7047300.38  
E=2496255.68



12/20/12

**NOTES**

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

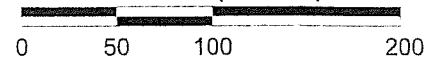
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**LEGEND**

- (CM) CONTROLLING MONUMENT
- STEEL REBAR FOUND (SIZE AS NOTED)
- 1/2" STEEL REBAR SET W/ AZB PLASTIC CAP (EXCEPT AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66° 02' 17" E	47.09
L2	S52° 41' 33" E	41.89
L3	S45° 21' 22" E	11.47
L4	S08° 46' 55" W	22.05
L5	S76° 20' 27" W	59.27
L6	S19° 35' 17" E	0.42
L7	S71° 54' 12" W	20.01
L8	N19° 35' 17" W	1.98
L9	S76° 20' 27" W	193.14

SCALE (IN FEET)



COMPUTED	
DRAWN	
SUPERVISOR	
DATE	
SCALE	

REVISION HISTORY	

**AZ&B**  
ARREDONDO, ZEPEDA & BRUNZ, INC  
11355 McCREE ROAD  
DALLAS TX 75218  
PH 214-341-3900  
FAX 214-341-3925  
email office@azb-erqs.com

11,837 SQUARE FOOT (0.272 ACRE)  
DALLAS CITY BLOCK 8758  
WASTEWATER EASEMENT  
WILLOW GREENE

SHEET 4 OF 4 DWG No. REV

8:02:43 AM

12/17/2012

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