

**A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.**

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

**WHEREAS**, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

**WHEREAS**, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein.

**Now, Therefore,**

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

**SECTION 1.** That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas

“FIRST RESOLUTION”: Resolution No. 15-0398 approved by the Dallas City Council on February 25, 2015.

“PROJECT”: Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project.

“USE”: The subsurface easements will be for the below ground construction, installation, use, and maintenance of a deep tunnel for the storage and transmission of stormwater drainage. The drainage easement will be for the construction, installation, use, and maintenance of a stormwater drainage structure and connecting lines for the storage and transmission of stormwater drainage, together with such appurtenant facilities as may be necessary.

“OWNER”: Dallas Area Rapid Transit, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

“PROPERTY INTEREST”: Subsurface Flood Control Tunnel Easement and Drainage Easement.

**SECTION 1.** (continued)

“PROPERTY”: Six (6) subsurface easements located under a total of approximately 87,360 square feet of land lying between the subsurface elevations more particularly detailed in “Exhibit A”, attached hereto and made a part hereof for all purposes, one (1) drainage easement containing approximately 4,818 square feet of land, all located in Dallas County, Texas, the boundary of which properties being more particularly described in “Exhibit B”, attached hereto and made a part hereof for all purposes.

“FIRST RESOLUTION OFFER AMOUNT”: \$158,650

“SETTLEMENT AMOUNT”: \$178,650

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$10,500

“REVISED AUTHORIZED AMOUNT”: \$189,150

**SECTION 2.** 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 the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instruments 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 the transaction.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund 1T23, Department TWM, Unit T525, Activity SDRS, Object 4210, Program PB06T525, Encumbrance CT-PBW06T525E17, and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund 1T23, Department TWM, Unit T525, Activity SDRS, Object 4230, Program PB06T525, Encumbrance CT-PBW06T525E18.

**SECTION 4.** That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

**SECTION 5.** The SETTLEMENT AMOUNT - \$178,650 and the CLOSING COSTS AND TITLE EXPENSES - \$10,500 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$189,150.

**SECTION 6.** That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

**SECTION 7.** That the 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 contract is designated as Contract No. TWM-2017-00002415.

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

APPROVED AS TO FORM:  
Larry E. Casto, City Attorney

BY:   
Assistant City Attorney

APPROVED BY  
CITY COUNCIL  
  
AUG 09 2017  
  
  
City Secretary

**Exhibit A**  
**Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project**  
**Subsurface Drainage Tunnel Easement Elevations**

Parcel No.	Subsurface Easement	
	Upper Limit (NAVD 88)	Lower Limit (NAVD 88)
135	365	186
207	339	178
208	361	187
310	375	199
311	377	202
330	367	193

Notes:

1. Elevations are U.S. Survey Feet, North American Vertical Datum of 1988 (NAVD 88).
2. The subsurface easement elevations are 40 feet above the tunnel (upper limit) and 100 feet below the tunnel (lower limit).

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT**

City of Dallas Drawing No. 423R-54 (Parcel 135)

13,616 Sq. Ft. or 0.3125 Acres

Between City of Dallas Blocks 5800 and 2/6124

Thomas Lagow Survey, Abstract No.759

City of Dallas, Dallas County, Texas

From Dallas Area Rapid Transit

Being a 13,616 square feet or 0.3125 acre tract of land situated in the Thomas Lagow Survey, Abstract No. 759, in the City of Dallas, Dallas County, Texas, said tract being adjacent to City of Dallas Block Numbers 5800 and the City of Dallas Block 2 (Official City of Dallas Numbers 2/6124) of the Joe DeMaggio Addition, recorded in Volume 5, Page 177, of the Map Records of Dallas County, Texas, and being a part of a tract of land conveyed to Dallas Area Rapid Transit by Deed recorded by Volume 88083, Page 4905 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

NOTE: Subsurface easement corners are not monumented.

**COMMENCING** at a found "x" cut in concrete (Controlling Monument), being in the common southwest line of Lot 11, of said Block 2/6124 of said Joe Demaggio Addition, and the northeast line of Lot 12, of said Block 2/6124 of said Joe Demaggio Addition, being in the current northwest Right-of-Way line of Dixon Avenue (Variable Width Right-of-way), and being the northwest corner of an 10' easement for street purposes to the City of Dallas, recorded in volume 74078, Page 600 of the Deed Records of Dallas County, Texas, and being the southwest corner of an easement for street purposes to the City of Dallas recorded in Volume 74078, Page 588 of the Deed Records of Dallas County, Texas;

THENCE North 42°04'02" East, over and across Lots 6-11, Block 2/6124 and with the current northwest Right-of-Way line of Dixon Avenue, a distance of 354.34 feet to a point, being in the south line of said Dallas Area Rapid Transit tract, being in the northeast line of said Dixon Avenue, being the northwest corner of an easement for Street Purposes to the City of Dallas recorded in Volume 109, Page 1184, Deed Records of Dallas County, Texas, and being the southwest corner of an easement for street purposes to the City of Dallas recorded in Volume 75106, Page 1190 of the Deed Records of Dallas County, Texas, and being in the north line of Block 2/6124 of said Joe Demaggio Addition;

THENCE North 89°10'58" West, departing the said Northwest Right-of-Way of Dixon Avenue and with the common south line of said Dallas Area Rapid Transit tract and the north line of said Block 2/6124, a distance of 24.04 feet to the **POINT OF BEGINNING** having coordinates of N=6966165.1444, E=2511457.1463, being in the north line of said Block 2/6124 and the south line of said Dallas Area Rapid Transit tract;

THENCE North 89°10'58" West, continuing along said common north line of Block 2/6124, and said south line of Dallas Area Rapid Transit tract, a distance of 136.07 feet, to a point having coordinates of N= 6966167.0850, E= 2511321.1065, in the north line of said Block 2/6124, and the south Right-of-Way line of said Dallas Area Rapid Transit tract;

THENCE North 47°46'30" West, departing said common line and over and across said Dallas Area Rapid Transit tract, a distance of 151.29 feet, to a point having coordinates of N= 6966268.7452, E= 2511205.0892, in the north line of said Dallas Area Rapid Transit tract and the south Right-of-Way line of Scyene Road State Highway No. 352 (a Variable width Right-of-Way, recorded in TxDOT Right-of-Way Map No. RW-430-1-16);



FIELD NOTES APPROVED:

SEX 4-14-14

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT**

City of Dallas Drawing No. 423R-54 (Parcel 135)

13,616 Sq. Ft. or 0.3125 Acres

Between City of Dallas Blocks 5800 and 2/6124

Thomas Lagow Survey, Abstract No.759

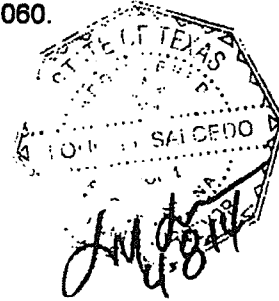
City of Dallas, Dallas County, Texas

From Dallas Area Rapid Transit

THENCE South 89°11'08" East, along the said common south Right-of-Way line of Scyene Road and the north line of said Dallas Area Rapid Transit tract, a distance of 136.06 feet, to a point having coordinates of N= 6966266.8116, E= 2511345.1212, in the common south line of said Scyene Road and the north line of said Dallas Area Rapid Transit tract;

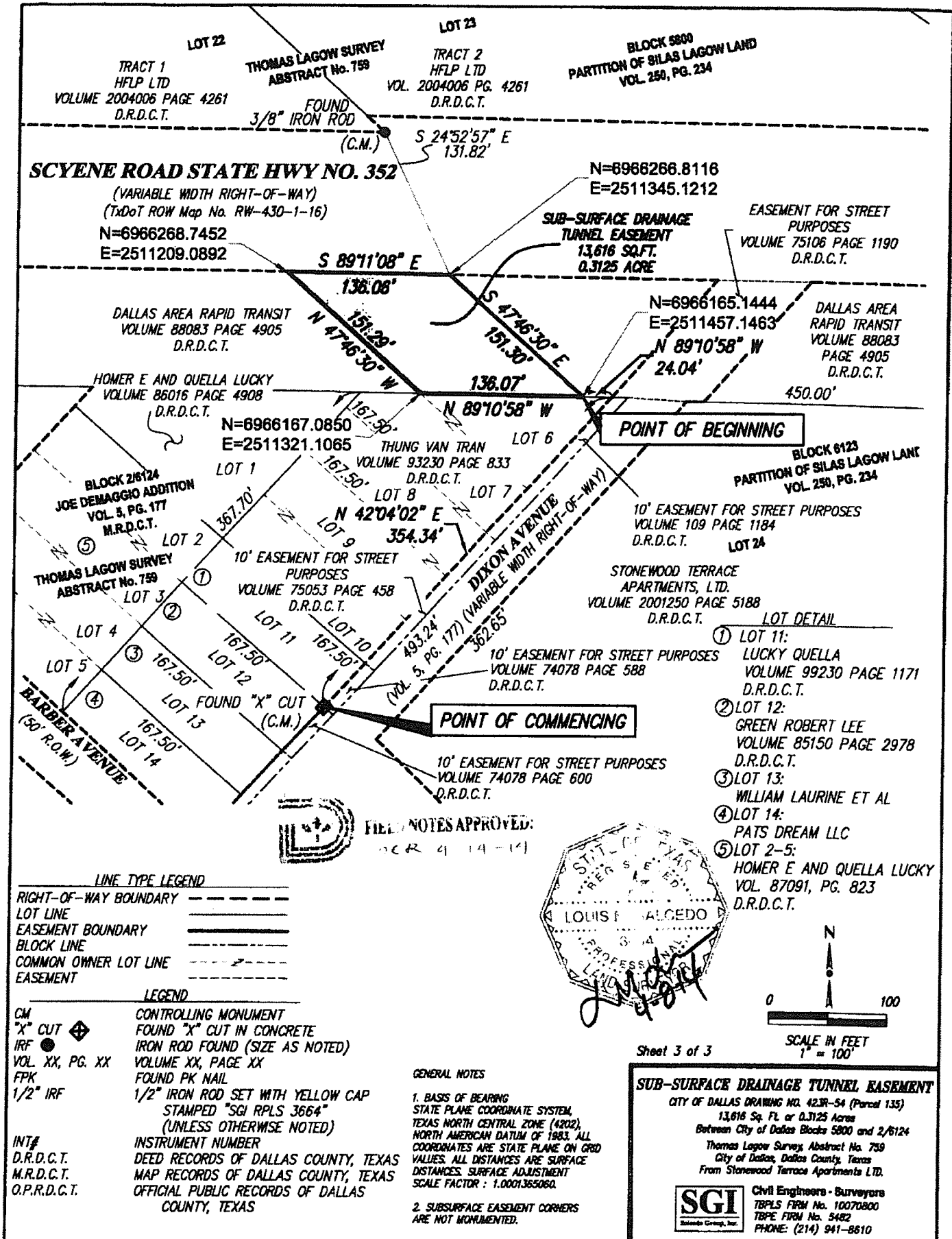
THENCE South 47°46'30" East, departing said common line and over and across the said Dallas Area Rapid Transit tract, a distance of 151.30 feet, to the **POINT OF BEGINNING**, and containing 13,616 square feet or 0.3125 acres of land, more or less.

**BASIS OF BEARING:** State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All Coordinates are State Plane on Grid Values. All Distances are Surface Distances. Surface Adjustment Scale Factor: 1.0001365060.



FIELD NOTES APPROVED:

ZER 4-14-14



**SCYENE ROAD STATE HWY NO. 352**  
 (VARIABLE WIDTH RIGHT-OF-WAY)  
 (TxDoT ROW Map No. RW-430-1-16)  
 N=6966268.7452  
 E=2511209.0892

N=6966268.8116  
 E=2511345.1212

DALLAS AREA RAPID TRANSIT  
 VOLUME 88083 PAGE 4905  
 D.R.D.C.T.

EASEMENT FOR STREET PURPOSES  
 VOLUME 75106 PAGE 1190  
 D.R.D.C.T.

HOMER E AND QUELLA LUCKY  
 VOLUME 86016 PAGE 4908  
 D.R.D.C.T.

N=6966165.1444  
 E=2511457.1463  
 N 89°10'58" W  
 24.04'

DALLAS AREA RAPID TRANSIT  
 VOLUME 88083  
 PAGE 4905  
 D.R.D.C.T.

N=6966167.0850  
 E=2511321.1065

THUNG VAN TRAN  
 VOLUME 93230 PAGE 833  
 D.R.D.C.T.

**POINT OF BEGINNING**

BLOCK 6123  
 PARTITION OF SILAS LAGOW LAND  
 VOL. 250, PG. 234

BLOCK 216124  
 JOE DEMAGGIO ADDITION  
 VOL. 3, PG. 177  
 M.R.D.C.T.

THOMAS LAGOW SURVEY  
 ABSTRACT No. 759

10' EASEMENT FOR STREET PURPOSES  
 VOLUME 75053 PAGE 458  
 D.R.D.C.T.

10' EASEMENT FOR STREET PURPOSES  
 VOLUME 109 PAGE 1184  
 D.R.D.C.T.

STONEWOOD TERRACE APARTMENTS, LTD.  
 VOLUME 2001250 PAGE 5188  
 D.R.D.C.T.

**LOT DETAIL**

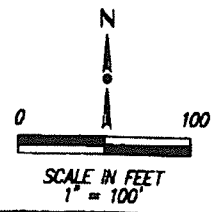
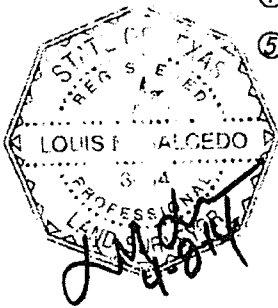
- ① LOT 11: LUCKY QUELLA  
 VOLUME 99230 PAGE 1171  
 D.R.D.C.T.
- ② LOT 12: GREEN ROBERT LEE  
 VOLUME 85150 PAGE 2978  
 D.R.D.C.T.
- ③ LOT 13: WILLIAM LAURINE ET AL
- ④ LOT 14: PATS DREAM LLC
- ⑤ LOT 2-5: HOMER E AND QUELLA LUCKY  
 VOL. 87091, PG. 823  
 D.R.D.C.T.

**POINT OF COMMENCING**

10' EASEMENT FOR STREET PURPOSES  
 VOLUME 74078 PAGE 600  
 D.R.D.C.T.



FIELD NOTES APPROVED:  
 DEC 4 14-14



**LINE TYPE LEGEND**

RIGHT-OF-WAY BOUNDARY	---
LOT LINE	---
EASEMENT BOUNDARY	---
BLOCK LINE	---
COMMON OWNER LOT LINE	---
EASEMENT	---

**LEGEND**

CM	CONTROLLING MONUMENT
"X" CUT	FOUND "X" CUT IN CONCRETE
IRF	IRON ROD FOUND (SIZE AS NOTED)
VOL. XX, PG. XX	VOLUME XX, PAGE XX
FPK	FOUND PK NAIL
1/2" IRF	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "SGI RPLS 3664" (UNLESS OTHERWISE NOTED)
INT#	INSTRUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS

**GENERAL NOTES**

1. BASIS OF BEARING  
 STATE PLANE COORDINATE SYSTEM,  
 TEXAS NORTH CENTRAL ZONE (4202),  
 NORTH AMERICAN DATUM OF 1983. ALL  
 COORDINATES ARE STATE PLANE ON GRID  
 VALUES. ALL DISTANCES ARE SURFACE  
 DISTANCES. SURFACE ADJUSTMENT  
 SCALE FACTOR : 1.0001365060.

2. SUBSURFACE EASEMENT CORNERS  
 ARE NOT MONUMENTED.

Sheet 3 of 3

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT**  
 CITY OF DALLAS DRAWING NO. 423R-54 (Parcel 135)  
 13,616 Sq. Ft. or 0.3125 Acres  
 Between City of Dallas Blocks 5800 and 2/6124  
 Thomas Lagow Survey, Abstract No. 759  
 City of Dallas, Dallas County, Texas  
 From Stonewood Terrace Apartments LTD.

**SGI** Civil Engineers - Surveyors  
 TEPFS FIRM No. 10070800  
 TBPE FIRM No. 5482  
 PHONE: (214) 941-8610

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 207)  
BEING A 4,177 SQ. FT. (0.0959 AC.) PART OF THE  
DALLAS AREA RAPID TRANSIT TRACT,  
AND BEING PART OF THE FORMER TEXAS & PACIFIC  
RAILWAY COMPANY RIGHT-OF-WAY,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 4,177 square foot (0.0959 acre) tract of land situated in the Thomas Lagow Survey, Abstract Number 759, in the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Deed without Warranty to Dallas Area Rapid Transit (DART) as recorded in Volume 2002171, Page 15334, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said DART tract being a part of the former Texas and Pacific Railway Company right-of-way, 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 DART tract and the south line of Block 8 (8/1440 Official City of Dallas Block Number), Mercantile National Bank Subdivision to the City of Dallas as shown on map or plat thereof recorded in Volume 250, Page 272, D.R.D.C.T., having coordinates of N=6,971,645.5193 feet, E=2,505,099.4484 feet, from which a found 1/2 inch iron rod (controlling monument) bears South 79 degrees 29 minutes 37 seconds East, a distance of 1,755.31 feet and North 06 degrees 23 minutes 45 seconds East, a distance of 9.94 feet, said iron rod being a common corner of said DART tract and Lot 2A, Official City of Dallas Block Number B/1415 of General Packaging Addition to the City of Dallas as shown on plat thereof recorded in Volume 96067, Page 1723, D.R.D.C.T., said iron rod also being on the east right-of-way line of Fitzhugh Avenue (a variable width right-of-way);

THENCE South 15 degrees 37 minutes 31 seconds East, departing said north line and said south line, over and across said DART tract, a distance of 83.54 feet to the south line of said DART tract and the north line of that tract of land described in Deed without Warranty to State Fair of Texas, Inc., as recorded in Volume 96229, Page 3530, D.R.D.C.T., and having coordinates of N=6,971,565.0786 feet, E=2,505,121.9462 feet;

THENCE North 79 degrees 29 minutes 37 seconds West, with said south line of DART tract and said north line of State Fair of Texas tract, a distance of 55.69 feet to coordinates N=6,971,575.2325 feet, E=2,505,067.1947 feet;

THENCE North 15 degrees 37 minutes 31 seconds West, departing said south line of DART tract and said north line of State Fair of Texas tract, a distance of 83.54 feet to said north line of DART tract and said south line of Block 8/1440, Mercantile National Bank Subdivision, having coordinates of N=6,971,655.6733 feet, E=2,505,044.6969 feet;



FIELD NOTES APPROVED:


*DRR* 12/19/13



**SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 207)  
BEING A 4,177 SQ. FT. (0.0959 AC.) PART OF THE  
DALLAS AREA RAPID TRANSIT TRACT,  
AND BEING PART OF THE FORMER TEXAS & PACIFIC  
RAILWAY COMPANY RIGHT-OF-WAY,  
IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE South 79 degrees 29 minutes 37 seconds East, with said north line and said south line, a distance of 55.69 feet to the POINT OF BEGINNING AND CONTAINING 4,177 square feet or 0.0959 acres of land, more or less.

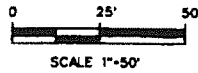
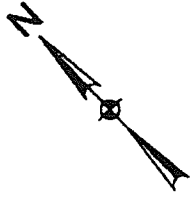
BASIS OF BEARING: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, U.S. Survey Feet; Surface Adjustment Scale Factor (SF) = 1.0001365060 (TxDOT Dallas Co. SF).

*Rose M. Salinas*  
  
4/03/2013



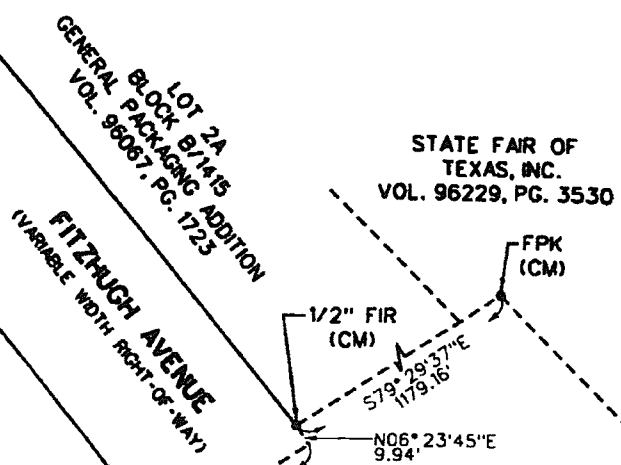
FIELD NOTES APPROVED:

*zbr 12/14/13*



**LEGEND:**

- FPK FOUND PK NAIL
- 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 (LOT) LINE



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

**THOMAS LAGOW SURVEY**  
**ABSTRACT NO. 759**

**CITY OF DALLAS**  
VOL. 96209, PG. 3540  
(TRACT \*1)

**CITY BLOCK 8/1440**

**POINT OF BEGINNING (PARCEL 207)**  
N-6971645.5193  
E-2505099.4484

**MERCANTILE NATIONAL BANK SUBDIVISION**  
VOL. 250, PG. 272

**(FORMER TEXAS & PACIFIC RAILWAY COMPANY RIGHT-OF-WAY)**  
1724.04'

N-6971655.6733  
E-2505044.6969

N-6971565.0786  
E-2505121.9462

**(PARCEL 207)**  
**4,177 SQ. FT.**  
**0.0959 ACRES**

**DALLAS AREA RAPID TRANSIT**  
VOL. 2002171, PG. 15334

N-6971575.2325  
E-2505067.1947

**(TRACT NO. 1)**  
**STATE FAIR OF TEXAS, INC.**  
VOL. 96229, PG. 03530  
(REMAINDER)

*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
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.

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT**  
**CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 207)**  
**BEING A 4,177 SQ. FT. (0.0959 AC.) PART OF THE**  
**DALLAS AREA RAPID TRANSIT TRACT,**  
**AND BEING PART OF THE FORMER TEXAS & PACIFIC**  
**RAILWAY COMPANY RIGHT-OF-WAY,**  
**IN THE THOMAS LAGOW SURVEY, ABSTRACT NO. 759,**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

	<b>Garcia Land Data, Inc.</b>		DATE: 12/18/13
	7 214-967-0149 7 214-967-0176	6210 Campbell Rd., Ste. 110 Dallas, TX 75248-1388	PROJ: 5436
			PAGE 3 OF 3

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 208)  
BEING A 14,270 SQ. FT. (0.3276 AC.) PART OF THE  
DALLAS AREA RAPID TRANSIT TRACT,  
AND BEING PART OF THE FORMER TEXAS & PACIFIC  
RAILWAY COMPANY RIGHT-OF-WAY,  
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 14,270 square foot (0.3276 acre) tract of land situated in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Deed to Dallas Area Rapid Transit (DART) as recorded in Volume 90177, Page 4230, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said DART tract being a part of the former Texas and Pacific Railway Company right-of-way, 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 common southerly line of said DART tract and the northerly line of Lot 1A, Official City of Dallas Block Number C/812 of Texas State Fairgrounds Addition to the City of Dallas as shown on plat thereof recorded in Volume 88084, Page 613, D.R.D.C.T., and having coordinates of N=6,972,367.2549 feet, E=2,501,781.3567 feet, and also being the point of curvature of a non-tangent circular curve to the right having a radius of 2,545.00 feet, whose chord bears North 51 degrees 12 minutes 45 seconds West, a distance of 210.33 feet, 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 Northwesterly, departing said common line, over and across said DART tract and along said curve, through a central angle of 04 degrees 44 minutes 12 seconds, an arc distance of 210.39 feet to the end of said curve on the north line of said DART tract and the south right-of-way line of Pacific Avenue (a variable width right-of-way) as described in deed to Texas & Pacific Railway Company, recorded in Volume 33, Page 635, D.R.D.C.T., having coordinates of N=6,972,498.9969 feet, E=2,501,617.4293 feet;

THENCE South 73 degrees 26 minutes 57 seconds East, with said north line and said south right-of-way line, a distance of 42.96 feet to an angle point on said north line and having coordinates of N=6,972,486.7621 feet, E=2,501,658.5995 feet;

THENCE South 45 degrees 49 minutes 09 seconds East, continuing with said north line and said south right-of-way line, a distance of 32.34 feet to an angle point on said north line and having coordinates of N=6,972,464.2267 feet, E=2,501,681.7888 feet;

THENCE South 73 degrees 26 minutes 57 seconds East, continuing with said north line and said south right-of-way line, a distance of 211.37 feet to the point of curvature of a non-tangent circular curve to the left having a radius of 2,455.00 feet, whose chord bears South 57 degrees 04 minutes 36 seconds East, a distance of 177.37 feet, said point of curvature having coordinates of N=6,972,404.0227 feet, E=2,501,884.3748 feet;



FIELD NOTES APPROVED:  
DSR 12/16/13

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 208)  
BEING A 14,270 SQ. FT. (0.3276 AC.) PART OF THE  
DALLAS AREA RAPID TRANSIT TRACT,  
AND BEING PART OF THE FORMER TEXAS & PACIFIC  
RAILWAY COMPANY RIGHT-OF-WAY,  
IN THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495,  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

THENCE Southeasterly, departing said north line and said south right-of-way line, over and across said DART tract and along said curve, through a central angle of 04 degrees 08 minutes 26 seconds, an arc distance of 177.41 feet to the aforementioned common line of said DART tract and said Lot 1A, Block C/812 of Texas State Fairgrounds Addition, and having coordinates of N=6,972,307.6316 feet, E=2,502,033.2399 feet;

THENCE North 73 degrees 26 minutes 57 seconds West, with said common line, a distance of 286.03 feet to an ell corner of said DART tract and said Lot 1A, Block C/812 of Texas State Fairgrounds Addition, having coordinates of N=6,972,389.1015 feet, E=2,501,759.0936 feet;

THENCE South 45 degrees 32 minutes 27 seconds East, continuing with said common line, a distance of 31.20 feet to the POINT OF BEGINNING AND CONTAINING 14,270 square feet or 0.3276 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).

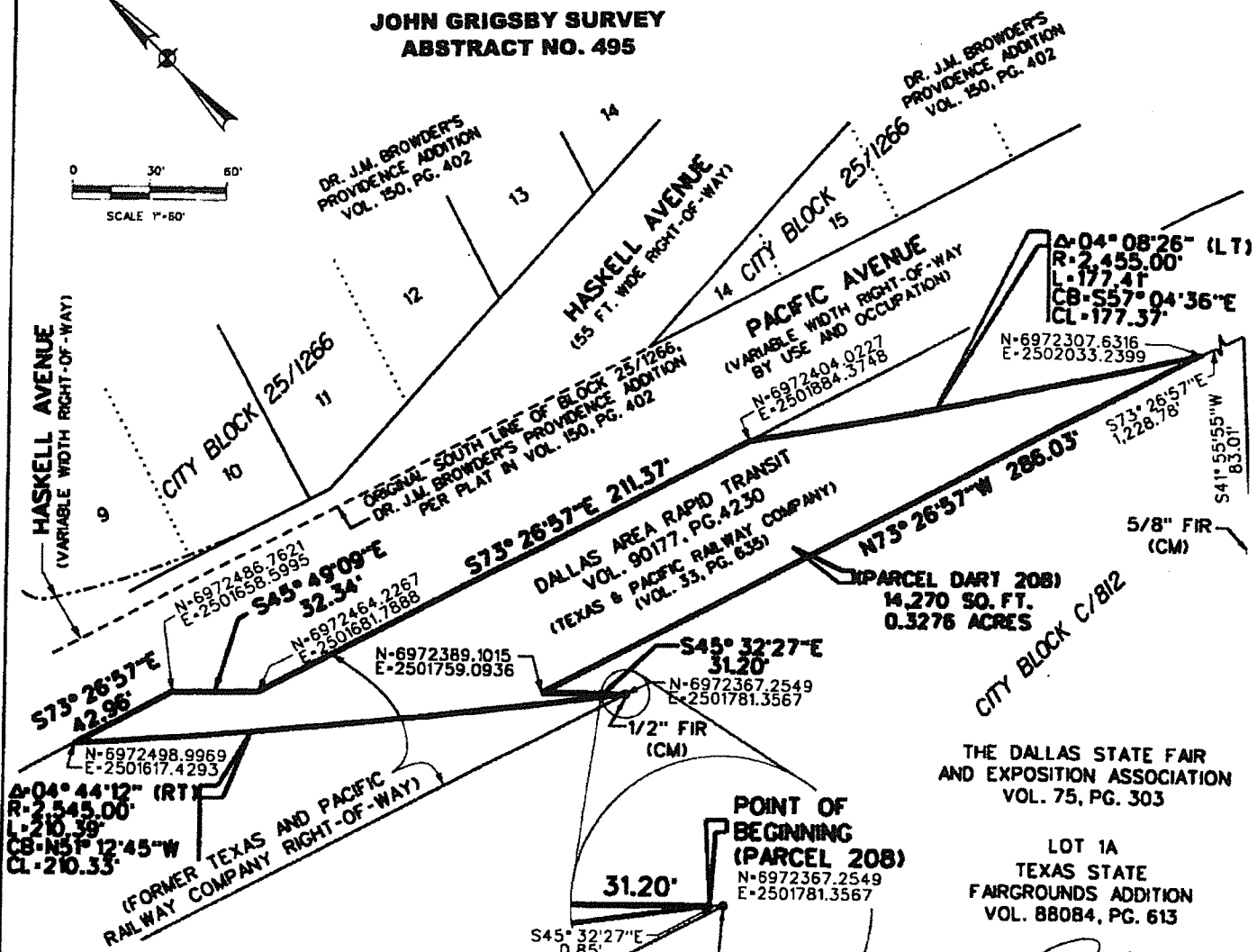
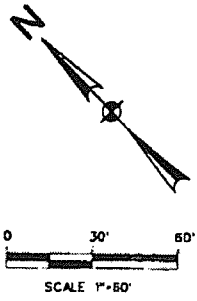
*Rae M. Sel*  
  
*A/03/2013*



FIELD NOTES APPROVED:

*202 12/16/13*

**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.

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 208)  
BEING A 14,270 SQ. FT. (0.3276 AC.) PART OF THE  
DALLAS AREA RAPID TRANSIT TRACT,  
AND BEING PART OF THE FORMER TEXAS & PACIFIC  
RAILWAY COMPANY RIGHT-OF-WAY,  
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 214-987-0226    Dallas, TX 75248-1388

DATE: 12/05/13  
PROJ: 5436  
PAGE 3 OF 3

*Royce W. St...*  
STATE OF TEXAS  
RECORDS  
4/03/2013

## EXHIBIT B

**FIELD NOTES DESCRIBING A 0.5100-ACRE (22,218-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 310)  
PART OF LOT 1, CITY BLOCK A/803, TRACT 1 OF DART \* EAST DALLAS FACILITY  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

**BEING** a 0.5100-acre (22,218-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, and being part of Lot 1, City of Dallas Block Number A/803, Tract 1 of DART \* East Dallas Facility, an addition to the City of Dallas recorded in Volume 88084, Page 1079 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land described as "Tract No. 3" conveyed to Dallas Area Rapid Transit as evidenced by deed recorded in Volume 88047, Page 1942 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

**COMMENCING** at a 1/2-inch iron rod found (controlling monument) at a 10-foot by 10-foot right-of-way reservation (easement for street purposes) as shown on said plat (Volume 88084, Page 1079) at the intersection of the northwest line of Main Street, a 100-foot right-of-way, the southwest line of Peak Street, a 60-foot right-of-way, and the southeast line of Lot 1, City Block A/803;

**THENCE** South 44 degrees 38 minutes 08 seconds West along the northwest line of Main Street and the southeast line of Lot 1, City Block A/803 of said addition a distance of 174.80 feet to the **POINT OF BEGINNING**, having coordinates of N=6974607.0205, E=2500212.8713 (not monumented),

**THENCE** South 44 degrees 38 minutes 08 seconds West continuing along the northwest line of Main Street and the southeast line of said Lot 1, the southeast line of City Block A/803, and southeast line of said addition a distance of 73.80 feet, having coordinates of N=6974554.5087, E=2500161.0234 (not monumented);

**THENCE** North 09 degrees 45 minutes 00 seconds West departing the northwest line of Main Street and the southeast line of said Lot 1, southeast line of City Block A/803, and southeast line of said addition, over and across said Lot 1 and City Block A/803, a distance of 395.86 feet to the southeast line of Elm Street, a 60-foot right-of-way, the northwest line of Lot 1, and the northwest line of City Block A/803, having coordinates of N=6974944.5988, E=2500093.9937 (not monumented);

**THENCE** North 44 degrees 03 minutes 24 seconds East along the common southeast line of Elm Street, northwest line of said Lot 1 and northwest line City Block A/803 a distance of 17.59 feet to the beginning of a 10-foot by 10-foot right-of-way reservation (easement for street purposes) as shown on said plat (Volume 88084, Page 1079) at the intersection of the southeast line of Elm Street and southwest line of Peak Street, having coordinates of N=6974957.2369, E=2500106.2194 (not monumented);

**THENCE** North 89 degrees 18 minutes 05 seconds East departing the southeast line of Elm Street, the northwest line of Lot 1, and the northwest line of City Block A/803, over and across said Lot 1, a distance of 14.08 feet to the end of said 10-foot by 10-foot right-of-way reservation in the southwest line of Peak Street, the northeast line of Lot 1, and the northeast line of City Block A/903, having coordinates of N=6974957.4093, E=2500120.2973 (not monumented);



**FIELD NOTES DESCRIBING A 0.5100-ACRE (22,218-SQUARE-FOOT)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 310)  
 PART OF LOT 1, CITY BLOCK A/803, TRACT 1 OF DART \* EAST DALLAS FACILITY  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM DALLAS AREA RAPID TRANSIT**

**THENCE** South 45 degrees 27 minutes 14 seconds East along the common southwest line of Peak Street, northeast line of Lot 1, northeast line of City Block A/803, a distance of 54.66 feet, having coordinates of N=6974919.0669, E=2500159.2519 (not monumented);

**THENCE** South 09 degrees 45 minutes 00 seconds East departing the common southwest line of Peak Street, northeast line of Lot 1, and northeast line of City Block A/803, over and across said Lot 1, a distance of 316.66 feet to the **POINT OF BEGINNING**;

**CONTAINING** within the metes recited 0.5100 acre (22,218 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

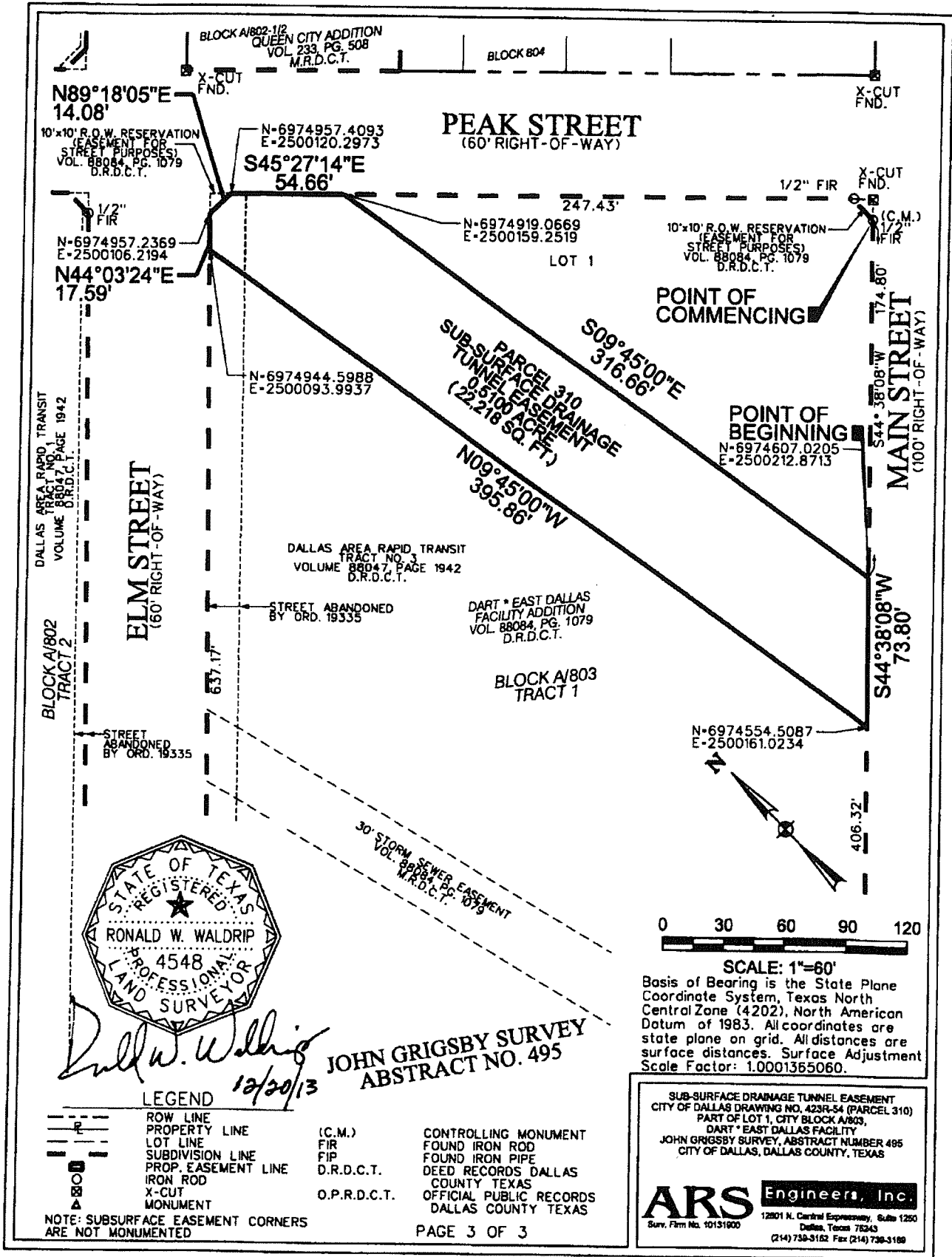


*Ronald W. Walker 12/20/13*



FIELD NOTES APPROVED:

*PER 1-8-14*



BLOCK A/802-112  
QUEEN CITY ADDITION  
VOL. 233, PG. 508  
M.R.D.C.T.

BLOCK 804

PEAK STREET  
(60' RIGHT-OF-WAY)

N89°18'05"E  
14.08'

10'x10' R.O.W. RESERVATION  
(EASEMENT FOR  
STREET PURPOSES)  
VOL. 88084, PG. 1079  
D.R.D.C.T.

N-6974957.4093  
E-2500120.2973

S45°27'14"E  
54.66'

247.43'

1/2" FIR

N-6974957.2369  
E-2500106.2194

N44°03'24"E  
17.59'

10'x10' R.O.W. RESERVATION  
(EASEMENT FOR  
STREET PURPOSES)  
VOL. 88084, PG. 1079  
D.R.D.C.T.

1/2" FIR

N-6974919.0669  
E-2500159.2519

LOT 1

POINT OF COMMENCING

1/2" FIR

10'x10' R.O.W. RESERVATION  
(EASEMENT FOR  
STREET PURPOSES)  
VOL. 88084, PG. 1079  
D.R.D.C.T.

POINT OF BEGINNING

N-6974607.0205  
E-2500212.8713

PARCEL 310  
SUB-SURFACE DRAINAGE  
TUNNEL EASEMENT  
(0.5100 ACRE  
(22,218 SQ. FT.))

S09°45'00"E  
316.66'

N09°45'00"W  
395.86'

ELM STREET  
(60' RIGHT-OF-WAY)

DALLAS AREA RAPID TRANSIT  
TRACT NO. 3  
VOLUME 88047, PAGE 1942  
D.R.D.C.T.

STREET ABANDONED  
BY ORD. 19335

DART \* EAST DALLAS  
FACILITY ADDITION  
VOL. 88084, PG. 1079  
D.R.D.C.T.

BLOCK A/803  
TRACT 1

MAIN STREET  
(100' RIGHT-OF-WAY)

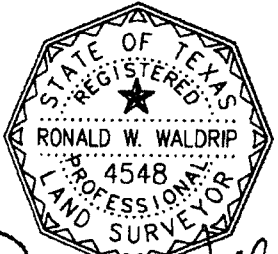
S44°38'08"W  
73.80'

544.3808"W  
174.80'

406.32'

N-6974554.5087  
E-2500161.0234

30' STORM SEWER EASEMENT  
VOL. 88084, PG. 1079  
M.R.D.C.T.



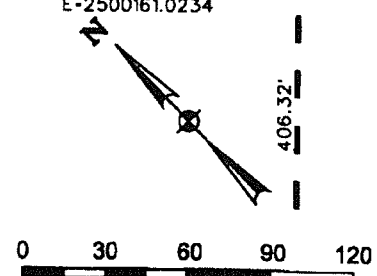
*Ronald W. Waldrip*  
12/20/13

**JOHN GRIGSBY SURVEY  
ABSTRACT NO. 495**

LEGEND

---	ROW LINE	(C.M.)	CONTROLLING MONUMENT
---	PROPERTY LINE	FIR	FOUND IRON ROD
---	LOT LINE	FIP	FOUND IRON PIPE
---	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS
---	PROP. EASEMENT LINE	O.P.R.D.C.T.	COUNTY TEXAS
---	IRON ROD		OFFICIAL PUBLIC RECORDS
---	X-CUT		DALLAS COUNTY TEXAS
---	MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED



**SCALE: 1"=60'**  
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 310)  
PART OF LOT 1, CITY BLOCK A/803,  
DART \* EAST DALLAS FACILITY  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**ARS Engineers, Inc.**  
12801 N. Central Expressway, Suite 1250  
Dallas, Texas 75243  
Surv. Firm No. 10131900  
(214) 738-3162 Fax (214) 738-3180



**EXHIBIT B**

**FIELD NOTES DESCRIBING A 0.3366-ACRE (14,663-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 311)  
PART OF LOT 1A, CITY BLOCK D/802, TRACT 3 OF DART \* EAST DALLAS FACILITY  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

**BEING** a 0.3366-acre (14,663-square-foot) tract of land situated in the City of Dallas and the John Grigsby Survey, Abstract Number 495, and being part of Lot 1A, City of Dallas Block Number D/802, Tract 3 of DART \* East Dallas Facility, an addition to the City of Dallas recorded in Volume 88084, Page 1079 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land described as "Tract No. 2" conveyed to Dallas Area Rapid Transit as evidenced by deed recorded in Volume 88047, Page 1942 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

**BEGINNING** in the northeast line of Peak Street, a 60-foot right-of-way, the southwest line of said Lot 1A, and southwest line of City Block D/802 of said addition at the west end of a 10-foot by 10-foot right-of-way reservation (easement for street purposes) as shown on said plat (Volume 88084, Page 1079) at the intersection of the northeast line of Peak Street and the northwest line of Elm Street, a variable width right-of-way, having coordinates of N=6975057.9540, E=2500103.6685 (not monumented). From which an "X" cut found marking the intersection of the northeast right-of-way line of Peak Street and the southeast right-of-way line of Elm Street bears South 45 degrees 06 minutes 40 seconds East, 60.02 feet;

**THENCE** North 45 degrees 27 minutes 14 seconds West along the northeast line of Peak Street, the southwest line of said Lot 1A, and the southwest line of City Block D/802 of said addition a distance of 49.24 feet, having coordinates of N=6975092.4897, E=2500068.5814 (not monumented);

**THENCE** North 09 degrees 45 minutes 00 seconds West departing the northeast line of Peak Street, the southwest line of said Lot 1A, and the southwest line of City Block D/802 of said addition, over and across said Lot 1A and City Block D/802, a distance of 120.67 feet to a point of curvature of a curve to the left, having coordinates of N=6975211.3960, E=2500048.1495 (not monumented);

**THENCE** continuing over and across said Lot 1A and City Block D/802 along said curve to the left, having a central angle of 05 degrees 55 minutes 41 seconds, a radius of 1370.00 feet, an arc length of 141.75 feet, and a chord bearing North 12 degrees 42 minutes 50 seconds West a distance of 141.68 feet to the southwest line of a 15-foot wide alley, the northeast line of said Lot 1A, and the northeast line of City Block D/802 of said addition, having coordinates of N=6975349.5857, E=2500016.9716 (not monumented);

**THENCE** South 45 degrees 17 minutes 33 seconds East along the common southwest line of said alley, northeast line of said Lot 1A, and northeast line City Block D/802 a distance of 114.41 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6975269.1110, E=2500098.2721 (not monumented);

**THENCE** departing the common southwest line of said alley, the northeast line of said Lot 1A, and northeast line of City Block D/802 of said addition, over and across said Lot 1A and City Block D/802, along said curve to the right, having a central angle of 01 degrees 56 minutes 23 seconds, a radius of

Page 1 of 3



FIELD NOTES APPROVED:

*per* 1-28-15

**FIELD NOTES DESCRIBING A 0.3366-ACRE (14,663-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 311)  
PART OF LOT 1A, CITY BLOCK D/802, TRACT 3 OF DART \* EAST DALLAS FACILITY  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

1430.00 feet, an arc length of 48.41 feet, and a chord bearing South 10 degrees 43 minutes 11 seconds East a distance of 48.41 feet to a point of tangency, having coordinates of N=6975221.5556, E=2500107.2748 (not monumented);

**THENCE** South 09 degrees 45 minutes 00 seconds East, continuing over and across said Lot 1A and City Block D/802, a distance of 150.61 feet to the northwest line of Elm Street, the southeast line of said Lot 1A, and the southeast line of City Block D/802, having coordinates of N=6975073.1400, E=2500132.7773 (not monumented);

**THENCE** South 44 degrees 43 minutes 07 seconds West along the common northwest line of Elm Street, southeast line of said Lot 1A, and southeast line of City Block D/802, a distance of 21.25 feet to the east end of said 10-foot by 10-foot right-of-way reservation, having coordinates of N=6975058.0448, E=2500117.8297 (not monumented);

**THENCE** South 89 degrees 37 minutes 57 seconds West departing the northwest line of Elm Street, the southeast line of Lot 1A, and the southeast line of City Block D/802, over and across Lot 1A, a distance of 14.16 feet to the **POINT OF BEGINNING**;

**CONTAINING** within the metes recited 0.3366 acre (14,663 square feet) of land, more or less.

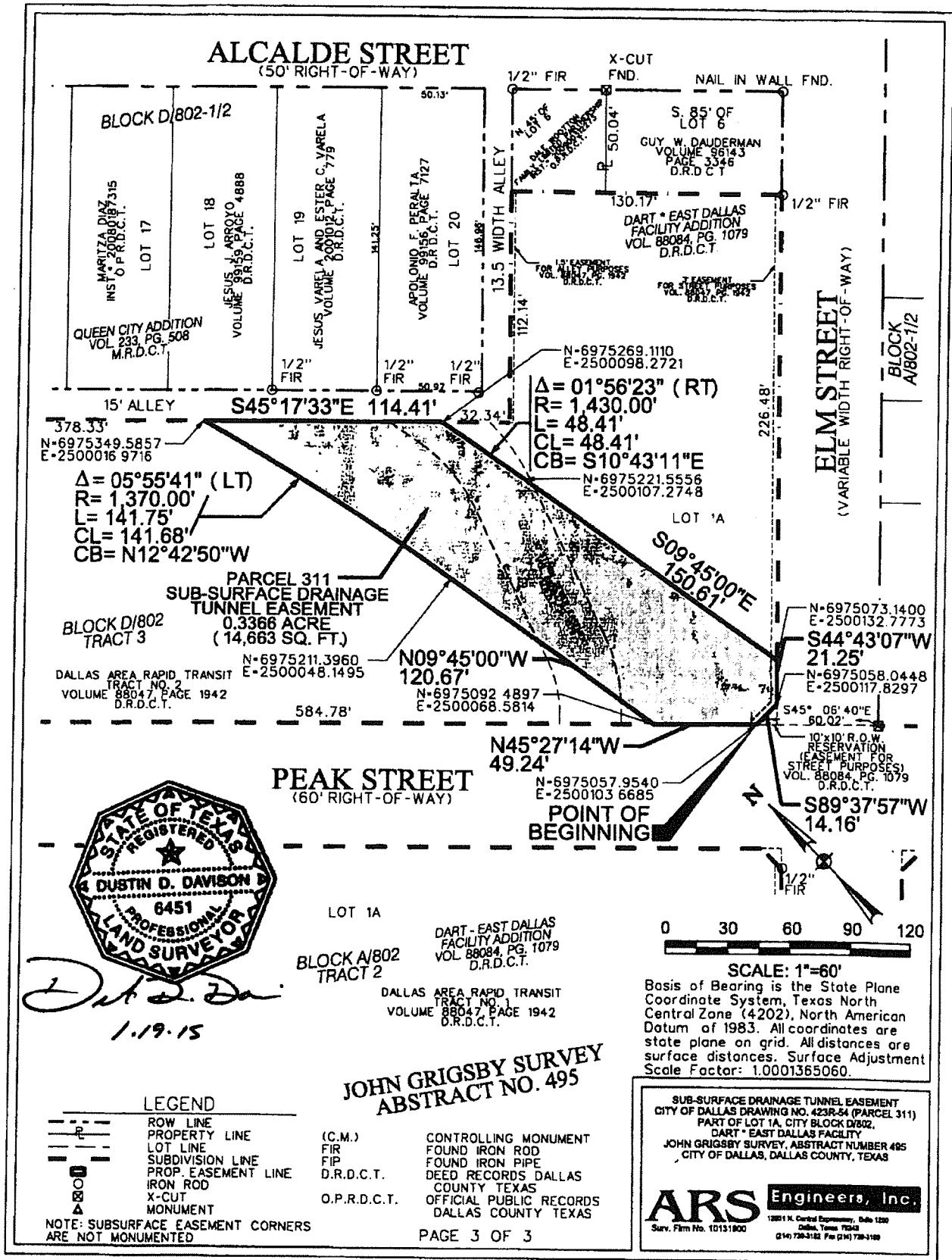
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

*D.D. Davison 1.19.15*  
Dustin D. Davison, R.P.L.S. 6451



FIELD NOTES APPROVED:

*DER 1-28-15*



*Dustin D. Davison*  
1.19.15

**SUB-SURFACE DRAINAGE TUNNEL EASEMENT**  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 311)  
PART OF LOT 1A, CITY BLOCK D/802,  
DART \* EAST DALLAS FACILITY  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

## EXHIBIT B

**FIELD NOTES DESCRIBING A 0.4228-ACRE (18,416-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 330[SSE])  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

**BEING** a 0.4228-acre (18,416-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of that certain tract of land conveyed to Dallas Area Rapid Transit as evidenced by Deed Without Warranty recorded in Volume 95201, Page 3378 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

**COMMENCING** at a 5/8-iron rod found (controlling monument) with cap stamped "Davis RPLS 5111" at the intersection of the north line of Hill Avenue, a variable width right-of-way, and the east line of said DART tract, a variable width right-of-way, for the southwest corner of Lot 8A, City Block 1/808, Assured Group Addition No. 2 as evidenced by plat recorded in Instrument Number 20080012006 of the Official Public Records of Dallas County, Texas, and the north corner of a variable width right-of-way dedication as shown on said plat of Assured Group Addition No. 2, having coordinates of N=6973218.0206, E=2500432.0682;

**THENCE** North 53 degrees 49 minutes 54 seconds West over and across a portion of said DART right-of-way a distance of 3.91 feet to the **POINT OF BEGINNING** having coordinates of N=6973220.3231, E=2500428.9186 (not monumented);

**THENCE** continuing over and across a portion of said DART tract as follows:

North 53 degrees 49 minutes 54 seconds West a distance of 44.00 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6973246.2875, E=2500393.4015 (not monumented), from which a 5/8-inch iron rod found bears North 53 degrees 49 minutes 54 seconds West a distance of 8.40 feet;

Along said curve to the right, having a central angle of 13 degrees 45 minutes 05 seconds, a radius of 119.83 feet, an arc length of 28.76 feet, a chord bearing North 23 degrees 14 minutes 06 seconds East a distance of 28.69 feet to a point of tangency, having coordinates of N=6973272.6470, E=2500404.7182 (not monumented);

North 30 degrees 06 minutes 02 seconds East a distance of 242.84 feet to a point of curvature of a curve to the right, having coordinates of N=6973150.1377, E=2500380.9152 (not monumented);

Along said curve to the right, having a central angle of 35 degrees 31 minutes 03 seconds, a radius of 120.00 feet, an arc length of 74.39 feet, a chord bearing North 47 degrees 51 minutes 34 seconds East a distance of 73.20 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6973531.8221, E=2500580.7645 (not monumented);

Along said curve to the right, having a central angle of 00 degrees 36 minutes 49 seconds, a radius of 2045.00 feet, an arc length of 21.90 feet, a chord bearing North 38 degrees 23 minutes 32 seconds West a distance of 21.90 feet to the west line of said DART right-of-way in Haskell



FIELD NOTES APPROVED:

*DER* 2/19/14

**FIELD NOTES DESCRIBING A 0.4228-ACRE (18,416-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 330[SSE])  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

Avenue, a variable width right-of-way, having coordinates of N=6973548.9841, E=2500567.1658 (not monumented);

**THENCE** North 30 degrees 14 minutes 39 seconds East along the west line of said DART right-of-way, passing at a distance of 30.85 feet the northeast line of Haskell Avenue, the south corner of Lot 12, Block 4 (Official City of Dallas Block No. 4/806) of Dr. J. M. Browder's Providence Addition, an addition to the City of Dallas, according to the plat thereof recorded in Volume 150, Page 402 of the Map Records of Dallas County, Texas and the south corner of that certain tract of land conveyed to Domingo Garcia, Jr. as evidenced by deed Recorded in Volume 2000095, Page 1829 of the Deed Records of Dallas County, Texas, continuing along the common DART right-of-way line and southeast line of said Garcia tract a total distance of 97.20 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6973632.9417, E=2500616.1171 (not monumented);

**THENCE** along said curve to the left, having a central angle of 01 degrees 34 minutes 47 seconds, a radius of 1955.00 feet, an arc length of 53.90 feet, a chord bearing South 37 degrees 49 minutes 24 seconds East a distance of 53.90 feet to the southeast line of said DART right-of-way and the northwest line of Santa Fe Avenue, a 30-foot right-of-way, having coordinates of N=6973590.3707, E=2500649.1663 (not monumented);

**THENCE** South 30 degrees 14 minutes 39 seconds West along the common southeast line of said DART right-of-way, and northwest line of said Santa Fe Avenue a distance of 112.76 feet to the beginning of a non-tangent curve to the left, having coordinates of N=6973492.9693, E=2500592.3766 (not monumented);

**THENCE** departing the southeast line of said DART right-of-way, over and across a portion of said DART right-of-way as follows:

Along said curve to the left, having a central angle of 31 degrees 36 minutes 06 seconds, a radius of 80.00 feet, an arc length of 44.12 feet, a chord bearing South 45 degrees 54 minutes 05 seconds West a distance of 43.57 feet to a point of tangency, having coordinates of N=6973462.6554, E=2500561.0934 (not monumented);

South 30 degrees 06 minutes 02 seconds West a distance of 242.84 feet to a point of curvature of a curve to the left, having coordinates of N=6973252.5889, E=2500439.3193 (not monumented);

Along said curve to the left, having a central angle of 24 degrees 25 minutes 06 seconds, a radius of 80.16 feet, an arc length of 34.16 feet, a chord bearing South 17 degrees 51 minutes 59 seconds West a distance of 33.91 feet to the **POINT OF BEGINNING**;



FIELD NOTES APPROVED:  
2019 2/19/19

**FIELD NOTES DESCRIBING A 0.4228-ACRE (18,416-SQUARE-FOOT)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 330[SSE])  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

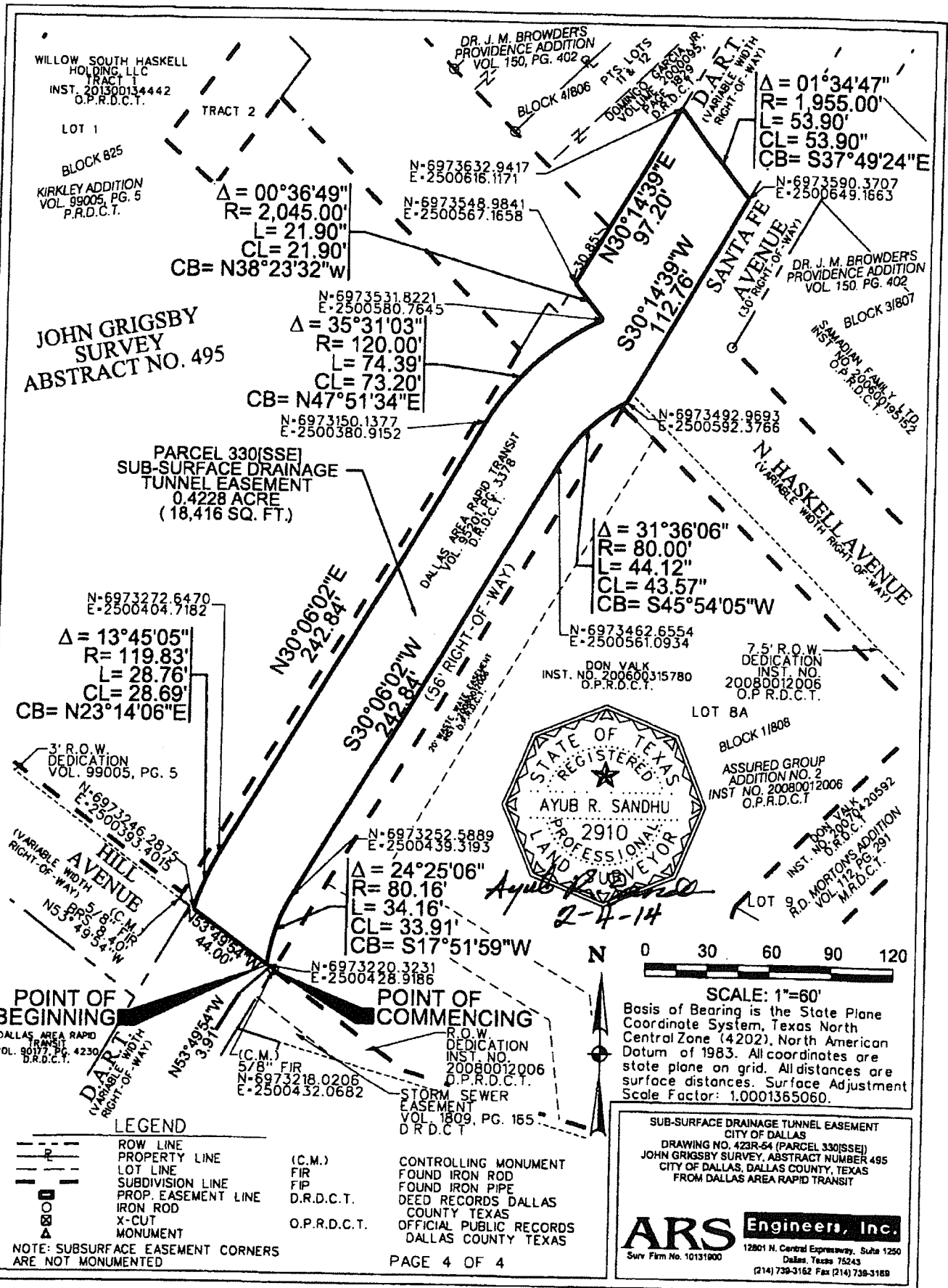
**CONTAINING** within the metes recited 0.4228 acre (18,416 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

*Aquela R. Jordan*  
2-4-14



FIELD NOTES APPROVED:  
*DER 2/19/14*



WILLOW SOUTH HASKELL HOLDING, LLC TRACT 1 INST. 201300134442 O.P.R.D.C.T.

LOT 1 BLOCK 825 KIRKLEY ADDITION VOL. 99005, PG. 5 P.R.D.C.T.

JOHN GRIGSBY SURVEY ABSTRACT NO. 495

PARCEL 330(SSE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT 0.4228 ACRE (18,416 SQ. FT.)

$\Delta = 13^{\circ}45'05''$   
 $R = 119.83'$   
 $L = 28.76'$   
 $CL = 28.69'$   
 $CB = N23^{\circ}14'06''E$

3' R.O.W. DEDICATION VOL. 99005, PG. 5

HILL AVENUE (VARIABLE WIDTH RIGHT-OF-WAY) 5 1/8' (C.M.) R.O.W. 5' (C.M.) R.O.W. 4' (C.M.) R.O.W.

POINT OF BEGINNING DALLAS AREA RAPID TRANSIT VOL. 80177, PG. 4230 D.R.D.C.T.

$\Delta = 24^{\circ}25'06''$   
 $R = 80.16'$   
 $L = 34.16'$   
 $CL = 33.91'$   
 $CB = S17^{\circ}51'59''W$

POINT OF COMMENCING R.O.W. DEDICATION INST. NO. 20080012006 O.P.R.D.C.T.

**LEGEND**  
 --- ROW LINE  
 --- PROPERTY LINE  
 --- LOT LINE  
 --- SUBDIVISION LINE  
 --- PROP. EASEMENT LINE  
 ○ IRON ROD  
 ⊗ X-CUT MONUMENT  
 NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

(C.M.)  
 FIR  
 FIP  
 D.R.D.C.T.  
 O.P.R.D.C.T.

CONTROLLING MONUMENT  
 FOUND IRON ROD  
 FOUND IRON PIPE  
 DEED RECORDS DALLAS COUNTY TEXAS  
 OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

SCALE: 1"=60'  
 Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on a grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-64 (PARCEL 330(SSE)) JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495 CITY OF DALLAS, DALLAS COUNTY, TEXAS FROM DALLAS AREA RAPID TRANSIT

**ARS Engineers, Inc.**  
 Surv Firm No. 10131900 12801 N. Central Expressway, Suite 1250 Dallas, Texas 75243 (214) 739-3162 Fax (214) 739-3188

## EXHIBIT B

**FIELD NOTES DESCRIBING A  
0.1106-ACRE (4,818-SQUARE-FOOT) DRAINAGE EASEMENT  
PART OF THE MILL CREEK SUB-SURFACE DRAINAGE TUNNEL PROJECT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 330[DE])  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM DALLAS AREA RAPID TRANSIT**

**BEING** a 0.1106-acre (4,818-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, City of Dallas, Dallas County, Texas, and being part of that certain tract of unplatted land conveyed to Dallas Area Rapid Transit (DART) as evidenced by Deed Without Warranty recorded in Volume 95201, Page 3378 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-iron rod (controlling monument) found with cap stamped "Davis RPLS 5111" at the intersection of the north line of Hill Avenue, a variable width right-of-way, and the east line of said DART tract, a variable width right-of-way, for the southwest corner of Lot 8A, Block 1/808 of Assured Group Addition No. 2 as evidenced by plat recorded in Instrument Number 20080012006 of the Official Public Records of Dallas County, Texas, and the north corner of a variable width right-of-way dedication as shown on the plat Assured Group Addition No. 2, having coordinates of N=6973218.0206, E=2500432.0682;

**THENCE** South 30 degrees 14 minutes 39 seconds West along the east line of said DART tract and the west line of said right-of-way dedication, at a distance of 32.44 feet pass the northwest corner of that certain tract of land conveyed to Frank Brown Hinckley III, Joe Cory Hinckley, and Jere Bob Hinckley as evidenced by deed recorded in Volume 90248, Page 1497 of the Deed Records of Dallas County, Texas, and continuing along the east line of said DART tract and the west line of said Hinckley tract, in all a distance of 139.42 feet to a 5/8-iron rod with cap stamped "ARS" set for corner, having coordinates of N=6973097.5942, E=2500361.8538, from which a 1/2-inch iron rod (controlling monument) found for the southwest corner of said Hinckley tract and the southwest corner of said Block 2/808 bears South 30 degrees 14 minutes 39 seconds West a distance of 222.40 feet;

**THENCE** departing the east line of said DART tract and west line of said Hinckley tract, over and across a portion of said DART tract as follows:

North 59 degrees 45 minutes 21 seconds West a distance of 10.00 feet to a 5/8-inch iron rod with cap stamped "ARS" set for corner, having coordinates of N=6973102.6304, E=2500353.2161;

North 30 degrees 14 minutes 39 seconds East a distance of 55.00 feet to a 5/8-inch iron rod with cap stamped "ARS" set for corner, having coordinates of N=6973150.1377, E=2500380.9152;

North 53 degrees 52 minutes 44 seconds West a distance of 40.21 feet to a 5/8-inch iron rod with cap stamped "ARS" set for corner in the west line of said DART tract and the east line of that certain tract of land conveyed to Dallas Area Rapid Transit (DART) as evidenced by deed recorded in Volume 90177, Page 4230 of the Deed Records of Dallas County, Texas, having coordinates of N=6973173.8388, E=2500348.4380;

**THENCE** North 30 degrees 14 minutes 39 seconds East along the common line of said DART tracts, at a distance of 35.14 feet pass the south line of said Hill Avenue, continuing along the west line of said DART right-of-way in all a distance of 85.49 feet to the intersection of the west line of said DART right-





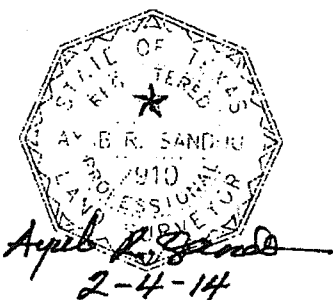
**FIELD NOTES DESCRIBING A  
0.1106-ACRE (4,818-SQUARE-FOOT) DRAINAGE EASEMENT  
PART OF THE MILL CREEK SUB-SURFACE DRAINAGE TUNNEL PROJECT  
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of-way and the north line of Hill Avenue (not monumented), from which a 5/8-inch iron rod (controlling monument) found bears North 53 degrees 49 minutes 54 seconds West a distance of 6.03 feet, having coordinates of N=6973247.6470, E=2500391.4717;

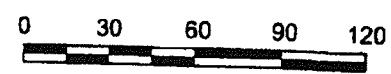
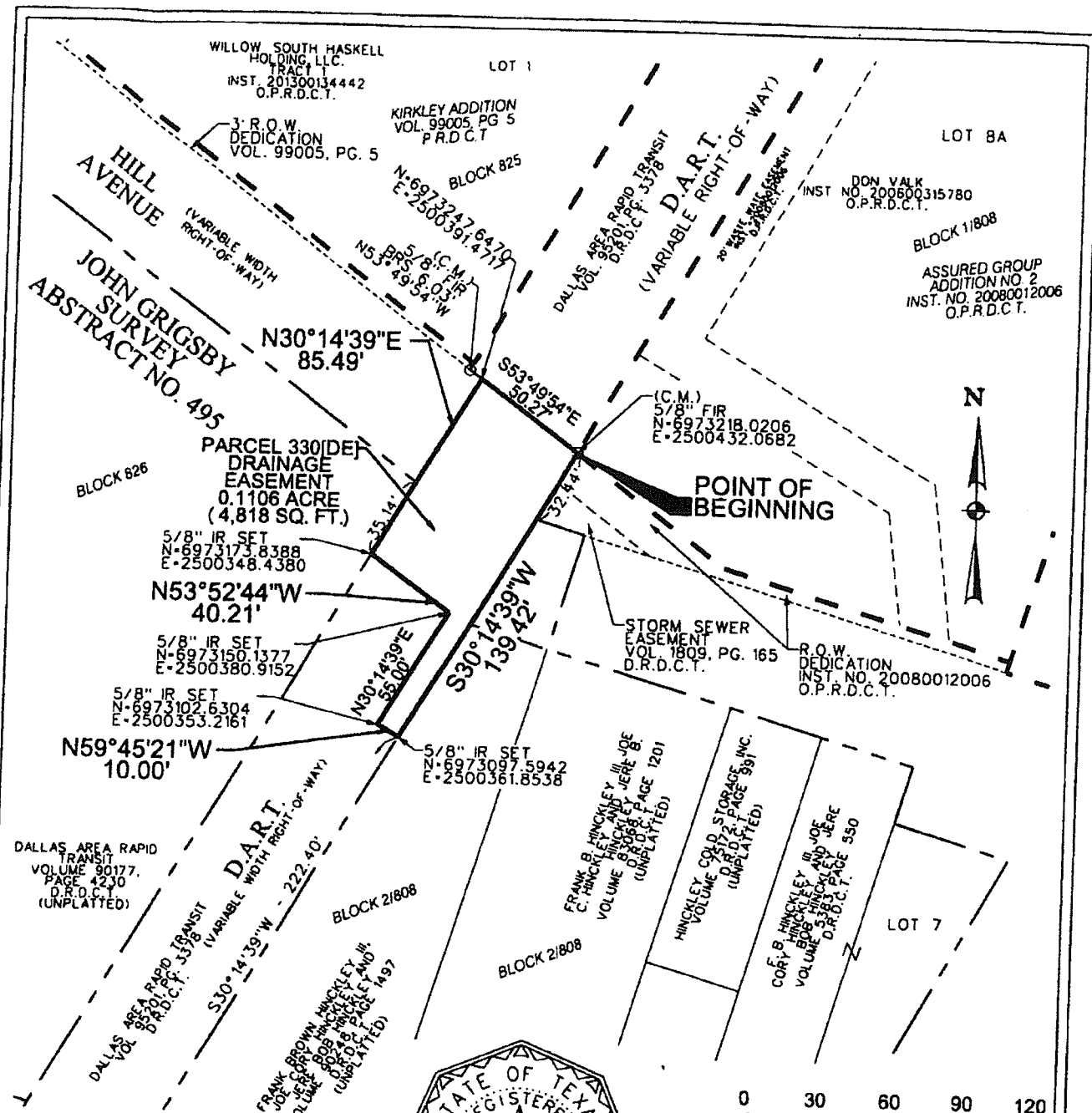
**THENCE** South 53 degrees 49 minutes 54 seconds East over and across a portion of said DART right-of-way a distance of 50.27 feet to the **POINT OF BEGINNING**;

**CONTAINING** within the metes recited 0.1106 acre (4,818 square feet) of land, more or less.

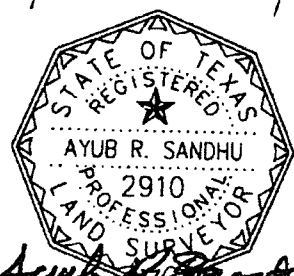
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FIELD NOTES APPROVED:  
JER 2/19/14



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*Ayub R. Sandhu*  
 2-13-14

	ROW LINE	(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T	DEED RECORDS DALLAS COUNTY TEXAS
	PROP EASEMENT LINE	O.P.R.D.C.T	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
	IRON ROD		
	X-CUT		
	MONUMENT		

DRAINAGE EASEMENT  
 CITY OF DALLAS  
 DRAWING NO. 423R-54 (PARCEL 330[DE])  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM DALLAS AREA RAPID TRANSIT

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