

WHEREAS, the City of Dallas owns land in southeast Dallas known as Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt, located northwest of downtown Dallas, City of Dallas, Dallas County, Texas which was acquired for park purposes and has been maintained as parkland; and

WHEREAS, a portion of the Elm Fork Shooting Sports and the Luna Vista Golf Course in the Elm Fork Greenbelt has been identified by the Trinity River Authority of Texas (TRA), for the purpose of repair of its sewer interceptor and must acquire a temporary construction easement totaling approximately 155,182 square feet of land for such use, as shown on Exhibit A, and the City of Dallas Park and Recreation Board is agreeable to providing the property for this use; and

WHEREAS, TRA is agreeable to designing, constructing, and coordinating its improvements with City staff so as to minimize potential impact to the City's operations in the Elm Fork Greenbelt; and

WHEREAS, in consideration for this the grant of a temporary construction easement, TRA will pay the fair market value of this easement, as determined by an independent appraisal; and

WHEREAS, referendum, notice, and bidding requirements of Chapter 253 and 272 of the Texas Local Government Code are not applicable when a municipality is conveying an interest in land to an entity with eminent domain authority; and

WHEREAS, a public hearing was held, as required by the Texas Park and Wildlife Code (Chapter 26, Section 26.001 through 26.004), to determine that there is no feasible and prudent alternative to the change of use and sale of this parkland and that all reasonable planning to minimize harm to the Elm Fork Greenbelt has been taken.

Now, Therefore,

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

SECTION 1. That as a result of the public hearing held today, it is hereby determined that there is no feasible and prudent alternative to the use of parkland for the purpose stated in this resolution and that all reasonable planning to minimize harm to the park and the surrounding adjacent parkland has been taken.

SECTION 2. That the City of Dallas hereby approves and authorizes the grant of a temporary construction easement, by form instrument as approved by the City Attorney, to TRA for purpose of construction and rehabilitation of TRA's sewer interceptor project, said easement area more fully described in Exhibit A, attached hereto and made a part hereof.

SECTION 3. That the City Manager or designee, upon approval as to form by the City Attorney, is hereby authorized to execute a temporary construction easement for the benefit of TRA for the purposes authorized herein, and to all of the following terms and conditions:

a. TRA shall covenant to the City:

1. To observe safety regulations;
2. To not be detrimental to the park and to coordinate work with City staff so as to provide for the least disruption of City services;
3. To comply with health, safety, noise, environmental protection, waste disposal, and water and air quality regulations;
4. To keep the adjacent park area free from construction debris and waste;
5. To bear the cost of construction, operation, and maintenance of the sewer line and improvements;
6. To do all work within the park and surrounding areas in a good and workmanlike manner under the supervision of the Director of the Park and Recreation Department;
7. Improvements made by TRA shall not impair the safe passage and use by users of the City facilities within the parkland.

b. TRA shall not enter for work purposes or disturb the surface or subsurface land of park property outside of the temporary construction easement tract without consultation with, and approval by, the Director of the Park and Recreation Department.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

AUG 09 2017


City Secretary

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 2-TCE

Being a 25,430 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 25,430 square foot tract of land being a portion of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas by Warranty Deed dated July 27, 1965 as recorded in Volume 619, Page 844 of the Deed Records of Dallas County, Texas, said 25,430 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in Volume 120, Page 1470 of said Deed Records of Dallas County, Texas, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; THENCE North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, and being the southeast corner of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, in all, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 7, said point being southwest corner of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 20 seconds West, with the west line of said Tract No. 6 and with the east line of said Tract No. 9, a distance of 660.00 feet to a point for the southwest corner of said 1,441,290 square foot tract of land, said point being the northwest corner of said Tract No. 6, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said 1,441,290 square foot tract of land and with the east line of said Tract No. 9, a distance of 390.59 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,006,298.77 and E=2,451,978.35;

FIELD NOTES APPROVED:
APC 7/27/16

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 2-TCE

THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said 1,441,290 square foot tract of land and the east line of said Tract No. 9, a distance of 205.44 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 614.51 feet to a point for corner in the south line of said 1,441,290 square foot tract of land, said point being in the north line of said Tract No. 6;

THENCE South 89 degrees 19 minutes 40 seconds West, with south line of said 1,441,290 square foot tract of land and with the north line of said Tract No. 6, a distance of 51.55 feet to a point for corner;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 402.70 feet to the **POINT OF BEGINNING**, and containing 25,430 square feet or 0.584 acres of land, more or less.

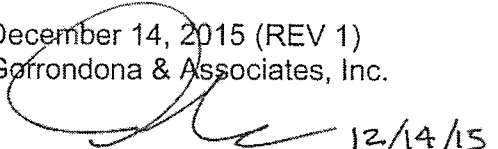
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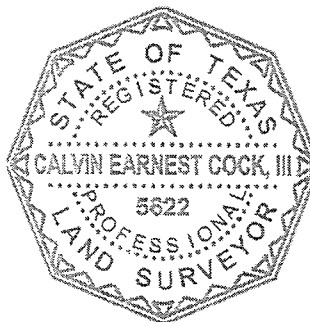
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorronдона & Associates, Inc.

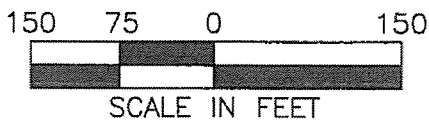
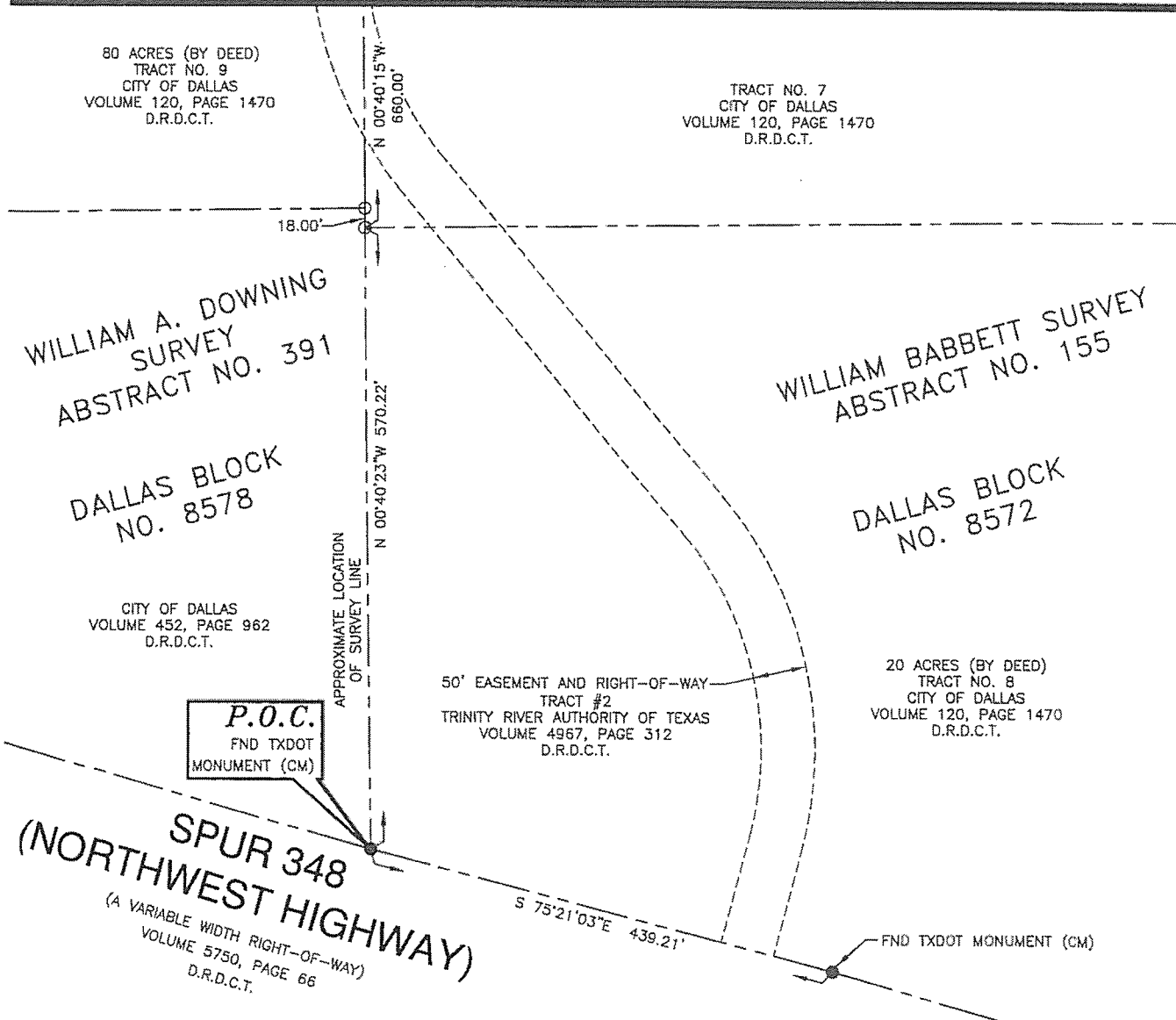

12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903



TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

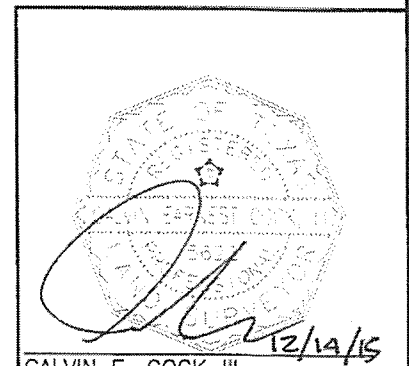
CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 2-TCE

MATCHLINE "A"



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HEREWITH ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



JOB NO. JQI_1501.00	DRAWN BY: JWW	CAD FILE: EF-R3 EASEMENTS_2-TCE_R1.DWG	CALVIN E. COCK III REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622 TEXAS FIRM No. 10106903
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 3 OF 5	SCALE: 1" = 150'	

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 2-TCE

MATCHLINE "B"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- — — — — SURVEY/ABSTRACT LINE

WILLIAM A. DOWNING
SURVEY
ABSTRACT NO. 391

25 ACRES (BY DEED)
TRACT NO. 6
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

DALLAS BLOCK
NO. 8572

50' EASEMENT AND RIGHT-OF-WAY
TRACT #2
TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 4967, PAGE 312
D.R.D.C.T.

DALLAS BLOCK
NO. 8578

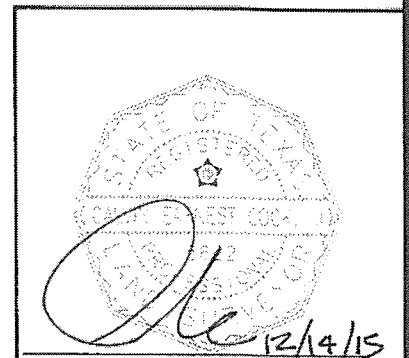
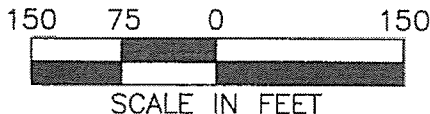
80 ACRES (BY DEED)
TRACT NO. 9
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

WILLIAM BABBETT SURVEY
ABSTRACT NO. 155

TRACT NO. 7
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE
N 00°40'15"W 660.00'

MATCHLINE "A"



CALVIN E. COCK III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQI_1501.00 DRAWN BY: JWJ CAD FILE: EF-R3 EASEMENTS_2-TCE_R1.DWG

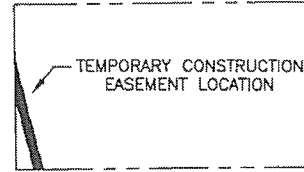
DATE: DECEMBER 14, 2015 EXHIBIT A PAGE 4 OF 5 SCALE: 1" = 150'

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 2-TCE

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

APPROXIMATE LOCATION
 OF SURVEY LINE



SUBJECT TRACT &
 LOCATION OF EASEMENT

DALLAS BLOCK
 NO. 8578

P.O.B.
 GRID COORDINATE
 N=7,006,298.77
 E=2,451,978.35

1,441,290 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 619, PAGE 844
 D.R.D.C.T.

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 25,430 SQ. FT. OR
 0.584 ACRES

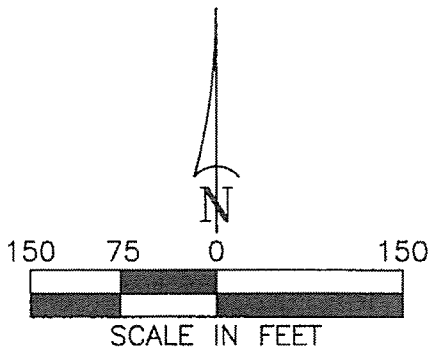
DALLAS BLOCK
 NO. 8572

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

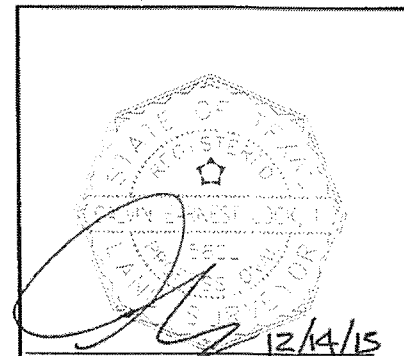
WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°40'23"W	205.44'
L-2	S 89°19'40"W	51.55'



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 1

Being a 15,001 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 15,001 square foot tract of land being a portion of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 15,001 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) for the southwest corner of said Tract No. 8, said TXDOT monument being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, said TXDOT monument also being in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas; **THENCE** South 75 degrees 21 minutes 03 seconds East, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 382.42 feet to the **POINT OF BEGINNING**, said point being the intersection of the northerly right-of-way line of said Spur 348 with the easterly line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas, said point being in the southerly line of said Tract No. 8, said point also having a grid coordinate of N=7,003,921.81 and E=2,452,374.88;

THENCE North 15 degrees 25 minutes 29 seconds East, with the easterly line of said existing 50' Easement and Right-of-Way, a distance of 100.01 feet to a point for corner;

THENCE South 75 degrees 21 minutes 03 seconds East, a distance of 56.54 feet to a point for corner;

THENCE South 74 degrees 05 minutes 20 seconds East, a distance of 93.47 feet to a point for corner;

THENCE South 15 degrees 25 minutes 29 seconds West, a distance of 100.00 feet to a point for corner in the southerly line of said Tract No. 8, said point being in the northerly right-of-way line of said Spur 348;

FIELD NOTES APPROVED. JAC 7/27/16



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 1

THENCE North 74 degrees 05 minutes 20 seconds West, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 93.22 feet to a TXDOT monument found (CM) for an angle point in the southerly line of said Tract No. 8, said TXDOT monument being in the northerly right-of-way line of said Spur 348;

THENCE North 75 degrees 21 minutes 03 seconds West, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 56.79 feet to the **POINT OF BEGINNING**, and containing 15,001 square feet or 0.344 acres of land, more or less.

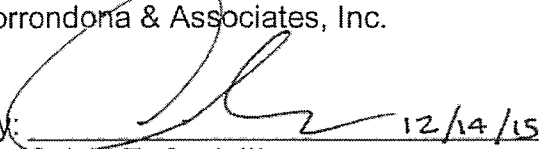
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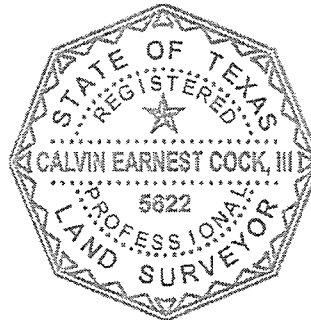
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondonga & Associates, Inc.

By:  12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor,
Texas No. 5622
Texas Firm No. 10106903



TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 1

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

DALLAS BLOCK
 NO. 8572

DALLAS BLOCK
 NO. 8578

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

P.O.C.
 FND TXDOT
 MONUMENT (CM)

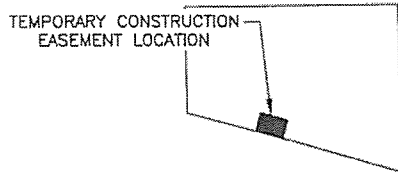
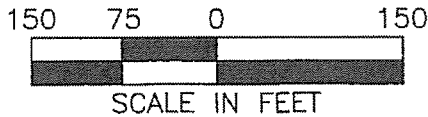
P.O.B.
 GRID COORDINATE
 N=7,003,921.81
 E=2,452,374.88

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 15,001 SQ. FT. OR
 0.344 ACRES

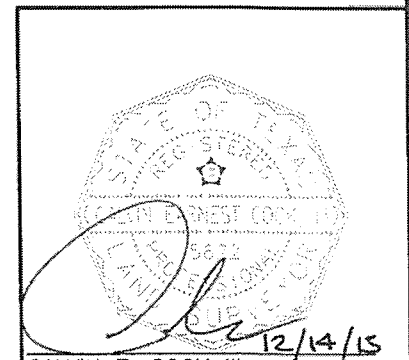
SPUR 348
 (NORTHWEST HIGHWAY)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.

S 75°21'03"E 382.42'

FND TXDOT
 MONUMENT (CM)



SUBJECT TRACT &
 LOCATION OF EASEMENT



JOB NO. JQL_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P1_R1.DWG
DATE: DECEMBER 14, 2015	PAGE 3 OF 4	SCALE: 1" = 150'

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 1

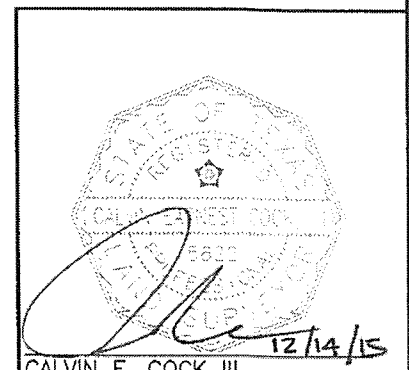
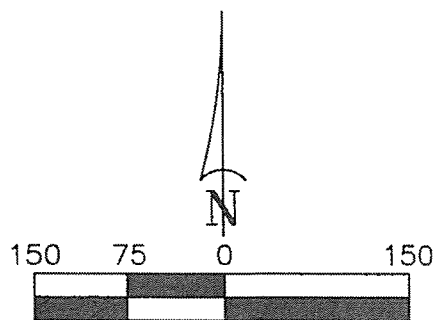
LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 15°25'29"E	100.01'
L-2	S 75°21'03"E	56.54'
L-3	S 74°05'20"E	93.47'
L-4	S 15°25'29"W	100.00'
L-5	N 74°05'20"W	93.22'
L-6	N 75°21'03"W	56.79'

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2

Being a 14,172 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 14,172 square foot tract of land being a portion of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 14,172 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) for the southwest corner of said Tract No. 8, said TXDOT monument being the southeast corner of a tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 of said Deed Records of Dallas County, Texas, said TXDOT monument also being in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas; **THENCE** South 75 degrees 21 minutes 03 seconds East, with the southerly line of said Tract No. 8 and with the northerly right-of-way line of said Spur 348, a distance of 382.42 feet to a point for the intersection of the northerly right-of-way line of said Spur 348 with the easterly line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 56.79 feet; **THENCE** North 15 degrees 25 minutes 29 seconds East, with the easterly line of said existing 50' Easement and Right-of-Way, a distance of 100.01 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,004,018.20 and E=2,452,401.47;

THENCE North 14 degrees 37 minutes 00 seconds East, a distance of 86.82 feet to a point for the beginning of a curve to the right having a radius of 150.00 feet, a central angle of 34 degrees 56 minutes 34 seconds and whose chord bears North 32 degrees 05 minutes 17 seconds East, a chord distance of 90.07 feet;

THENCE Northeasterly, with said curve to the right, an arc length of 91.48 feet to a point for corner;



FIELD NOTES APPROVED:

PLW 7/27/16

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2

- THENCE** North 49 degrees 33 minutes 34 seconds East, a distance of 266.32 feet to a point for the beginning of a curve to the left having a radius of 150.00 feet, a central angle of 49 degrees 33 minutes 34 seconds and whose chord bears North 24 degrees 46 minutes 47 seconds East, a chord distance of 125.74 feet;
- THENCE** Northeasterly, with said curve to the left, an arc length of 129.75 feet to a point for corner;
- THENCE** North 00 degrees 00 minutes 00 seconds West, a distance of 131.55 feet to a point for corner in the north line of said Tract No. 8, said point being in the south line of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470;
- THENCE** North 89 degrees 20 minutes 32 seconds East, with the north line of said Tract No. 8 and with the south line of said Tract No. 7, a distance of 20.00 feet to a point for corner;
- THENCE** South 00 degrees 00 minutes 00 seconds East, a distance of 131.78 feet to a point for the beginning of a curve to the right having a radius of 170.00 feet, a central angle of 49 degrees 33 minutes 34 seconds and whose chord bears South 24 degrees 46 minutes 47 seconds West, a chord distance of 142.50 feet;
- THENCE** Southwesterly, with said curve to the right, an arc length of 147.05 feet to a point for corner;
- THENCE** South 49 degrees 33 minutes 34 seconds West, a distance of 266.32 feet to a point for the beginning of a curve to the left having a radius of 130.00 feet, a central angle of 34 degrees 56 minutes 34 seconds and whose chord bears South 32 degrees 05 minutes 17 seconds West, a chord distance of 78.06 feet;
- THENCE** Southwesterly, with said curve to the left, an arc length of 79.28 feet to a point for corner;
- THENCE** South 14 degrees 37 minutes 00 seconds West, a distance of 86.82 feet to a point for corner;

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 2

THENCE North 75 degrees 23 minutes 00 seconds West, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 14,172 square feet or 0.325 acres of land, more or less.

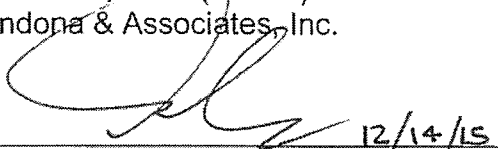
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorronдона & Associates, Inc.

By:  12/14/15

Calvin E. Cock III
Registered Professional Land Surveyor,
Texas No. 5622
Texas Firm No. 10106903

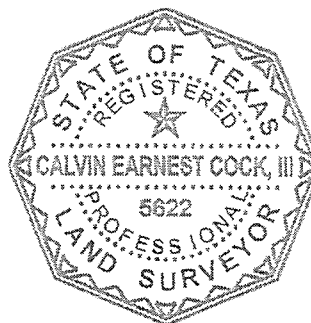


EXHIBIT A-TRACT 3

171231

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 2

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8578

DALLAS BLOCK
 NO. 8572

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

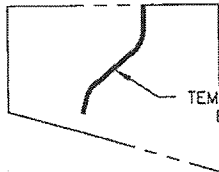
CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

P.O.C.
 FND TXDOT
 MONUMENT (CM)

P.O.B.
 GRID COORDINATE
 N=7,004,018.20
 E=2,452,401.47

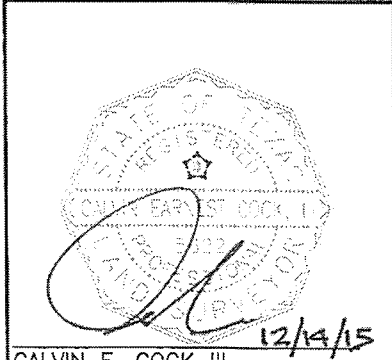
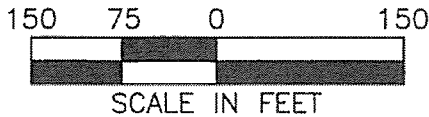
TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 14,172 SQ. FT. OR
 0.325 ACRES



SUBJECT TRACT &
 LOCATION OF EASEMENT

SPUR 348
 (NORTHWEST HIGHWAY)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.

S 75°21'03"E 382.42'



JOB NO. JQL1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P2_R1.DWG
DATE: DECEMBER 14, 2015	PAGE 4 OF 5	SCALE: 1" = 150'
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604		

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 2

LEGEND

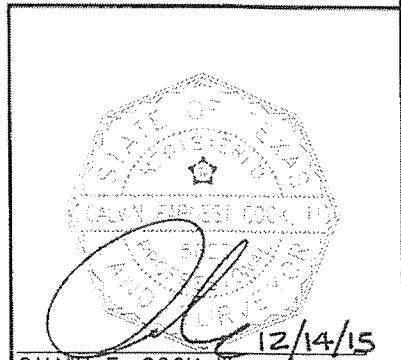
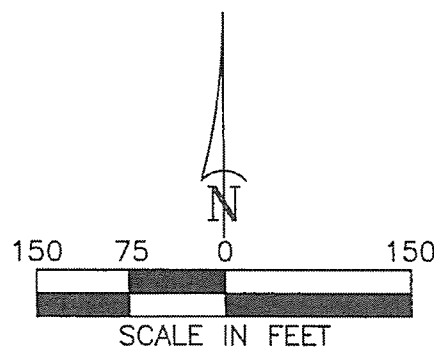
- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- ———— PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 75°21'03"E	56.79'
L-2	N 15°25'29"E	100.01'
L-3	N 14°37'00"E	86.82'
L-4	N 49°33'34"E	266.32'
L-5	N 00°00'00"W	131.55'
L-6	N 89°20'32"E	20.00'
L-7	S 00°00'00"E	131.78'
L-8	S 49°33'34"W	266.32'
L-9	S 14°37'00"W	86.82'
L-10	N 75°23'00"W	20.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	150.00'	34°56'34"	N 32°05'17"E	90.07'	91.48'
C-2	150.00'	49°33'34"	N 24°46'47"E	125.74'	129.75'
C-3	170.00'	49°33'34"	S 24°46'47"W	142.50'	147.05'
C-4	130.00'	34°56'34"	S 32°05'17"W	78.06'	79.28'

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 3

Being a 19,949 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 19,949 square foot tract of land being a portion of a tract of land described as Tract No. 7 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 19,949 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; **THENCE** North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of said Tract No. 7; **THENCE** North 89 degrees 20 minutes 32 seconds East, with the south line of said Tract No. 7 and with the north line of said Tract No. 8, a distance of 728.29 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,004,596.91 and E=2,452,726.58;

THENCE North 00 degrees 00 minutes 00 seconds West, a distance of 62.88 feet to a point for corner;

THENCE North 01 degrees 19 minutes 22 seconds West, a distance of 164.65 feet to a point for the beginning of a curve to the left having a radius of 250.00 feet, a central angle of 70 degrees 26 minutes 34 seconds and whose chord bears North 36 degrees 32 minutes 39 seconds West, a chord distance of 288.37 feet;

THENCE Northwesterly, with said curve to the left, an arc length of 307.36 feet to a point for corner;

APR 7/27/16

FIELD NOTES APPROVED:



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 3

- THENCE** North 70 degrees 39 minutes 18 seconds West, a distance of 121.42 feet to a point for the beginning of a curve to the right having a radius of 100.00 feet, a central angle of 11 degrees 21 minutes 41 seconds, and whose chord bears North 64 degrees 58 minutes 27 seconds West, a chord distance of 19.80 feet;
- THENCE** Northwesterly, with said curve to the right, an arc length of 19.83 feet to a point for corner;
- THENCE** North 59 degrees 17 minutes 37 seconds West, a distance of 173.28 feet to a point for corner;
- THENCE** North 14 degrees 45 minutes 32 seconds West, a distance of 60.43 feet to a point for corner in the north line of said Tract No. 7, said point being in the south line of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470;
- THENCE** North 89 degrees 19 minutes 45 seconds East, with the north line of said Tract No. 7 and with south line of said Tract No. 6, a distance of 51.55 feet to a point for corner;
- THENCE** South 14 degrees 45 minutes 32 seconds East, a distance of 70.19 feet to a point for corner;
- THENCE** South 59 degrees 17 minutes 37 seconds East, a distance of 122.32 feet to a point for the beginning of a curve to the left having a radius of 80.00 feet, a central angle of 11 degrees 21 minutes 41 seconds, and whose chord bears South 64 degrees 58 minutes 27 seconds East, chord distance of 15.84 feet;
- THENCE** Southeasterly, with said curve to the left, having an arc length of 15.86 feet to a point for corner;
- THENCE** South 70 degrees 39 minutes 18 seconds East, a distance of 121.23 feet to a point for the beginning of a curve to the right having a radius of 270.00 feet, a central angle of 70 degrees 24 minutes 03 seconds, and whose chord bears South 36 degrees 31 minutes 24 seconds East, a chord distance of 311.28 feet;
- THENCE** Southeasterly, with said curve to the right, an arc length of 331.76 feet to a point for corner;

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3
 SEGMENT 1C
 PARCEL NO. 1-TCE PART 3

THENCE South 01 degrees 19 minutes 22 seconds East, a distance of 164.88 feet to a point for corner;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 62.88 feet to a point for corner in the south line of said Tract No. 7, said point being in the north line of said Tract No. 8;

THENCE South 89 degrees 20 minutes 32 seconds West, with the south line of said Tract No. 7 and with the north line of said Tract No. 8, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 19,949 square feet or 0.458 acres of land, more or less.

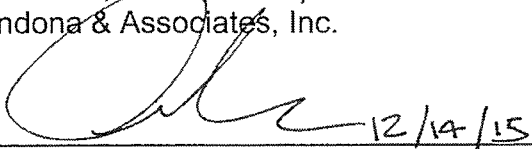
Notes:

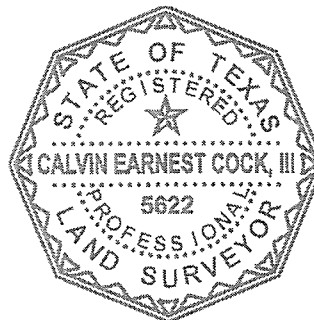
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
 Gorrondona & Associates, Inc.

By:  12/14/15
 Calvin E. Cock III
 Registered Professional Land Surveyor,
 Texas No. 5622
 Texas Firm No. 10106903



TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 3

MATCHLINE

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391
 DALLAS BLOCK
 NO. 8578

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

P.O.C.
 FND TXDOT
 MONUMENT (CM)

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155
 DALLAS BLOCK
 NO. 8572

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

N 00°40'23"W 570.22'

APPROXIMATE LOCATION
 OF SURVEY LINE

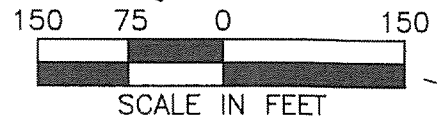
S 75°21'03"E 439.21'

FND TXDOT MONUMENT (CM)

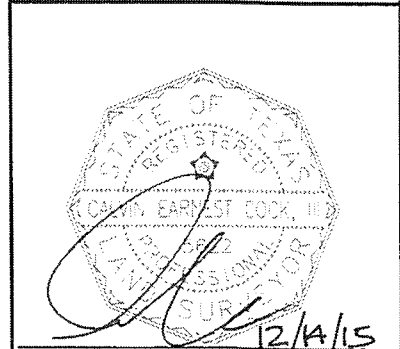
SPUR 348
 (NORTHWEST HIGHWAY)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HERewith ACCOMPANIES THIS PLAT
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQL_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P3_R1.DWG
DATE: DECEMBER 14, 2015	PAGE 4 OF 5	SCALE: 1" = 150'

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 3

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING SURVEY
 ABSTRACT NO. 391

DALLAS BLOCK
 NO. 8578

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 00°00'00"W	62.88'
L-2	N 01°19'22"W	164.65'
L-3	N 70°39'18"W	121.42'
L-4	N 59°17'37"W	173.28'
L-5	N 14°45'32"W	60.43'
L-6	N 89°19'45"E	51.55'
L-7	S 14°45'32"E	70.19'
L-8	S 59°17'37"E	122.32'
L-9	S 70°39'18"E	121.23'
L-10	S 01°19'22"E	164.88'
L-11	S 00°00'00"E	62.88'
L-12	S 89°20'32"W	20.00'

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 19,949 SQ. FT. OR
 0.458 ACRES

DALLAS BLOCK
 NO. 8572

528,257 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 631, PAGE B65
 D.R.D.C.T.

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

N 00°40'23"W
 570.22'

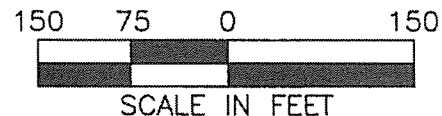
N 89°20'32"E 728.29'

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

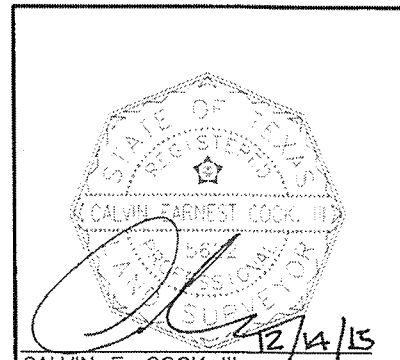
P.O.B.
 GRID COORDINATE
 N=7,004,596.91
 E=2,452,726.58

20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, 1470
 D.R.D.C.T.

MATCHLINE



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD	ARC
C-1	250.00'	70°26'34"	N 36°32'39"W	288.37'	307.36'
C-2	100.00'	11°21'41"	N 64°58'27"W	19.80'	19.83'
C-3	80.00'	11°21'41"	S 64°58'27"E	15.84'	15.86'
C-4	270.00'	70°24'03"	S 36°31'24"E	311.28'	331.76'



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 4

Being a 34,023 square foot tract of land situated in the William Babbett Survey, Abstract No. 155, Dallas Block No. 8572, City of Dallas, Dallas County, Texas, said 34,023 square foot tract of land being a portion of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 34,023 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway)(a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point also being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; THENCE North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 and being the southeast corner of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, in all, a distance of 660.00 feet to a point for the southwest corner of said Tract No. 6 and being the northwest corner of said Tract No. 7, said point also being in the east line of said Tract No. 9; THENCE North 89 degrees 19 minutes 45 seconds East, with the south line of said Tract No. 6 and with the north line of said Tract No. 7, a distance of 263.63 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,005,251.50 and E=2,452,254.25;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 680.47 feet to a point for corner in the north line of said Tract No. 6, said point being in the



[Handwritten signature]
7/23/10

**TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS**

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 4

south line of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas as recorded in Volume 619 Page 844 of said Deed Records of Dallas County, Texas;

THENCE North 89 degrees 19 minutes 40 seconds East, with the north line of said Tract No. 6 and with the south line of said 1,441,290 square foot tract of land, a distance of 51.55 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 680.47 feet to a point for corner in the south line of said Tract No. 6, said point being the north line of said Tract No. 7;

THENCE South 89 degrees 19 minutes 45 seconds West, with the south line of said Tract No. 6 and with the north line of said Tract No. 7, a distance of 51.55 feet to the **POINT OF BEGINNING**, and containing 34,023 square feet or 0.781 acres of land, more or less.

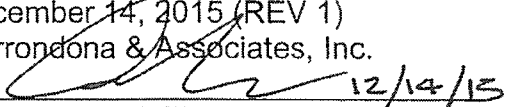
Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
Gorrondona & Associates, Inc.

 12/14/15
Calvin E. Cock III
Registered Professional Land Surveyor
Texas No. 5622
Texas Firm No. 10106903

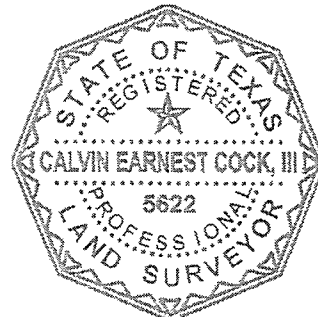


EXHIBIT A-TRACT 5

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 1-TCE PART 4

MATCHLINE "A"

WILLIAM A. DOWNING
SURVEY
ABSTRACT NO. 391

CITY OF DALLAS
VOLUME 452, PAGE 962
D.R.D.C.T.

DALLAS BLOCK
NO. 8578

P.O.C.
FND TXDOT
MONUMENT (CM)

N 00°40'23"W
570.22'

50' EASEMENT AND RIGHT-OF-WAY
TRACT #2
TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 4967, PAGE 312
D.R.D.C.T.

20 ACRES (BY DEED)
TRACT NO. 8
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

DALLAS BLOCK
NO. 8572

WILLIAM BABBETT SURVEY
ABSTRACT NO. 155

S 75°21'03"E
439.21'

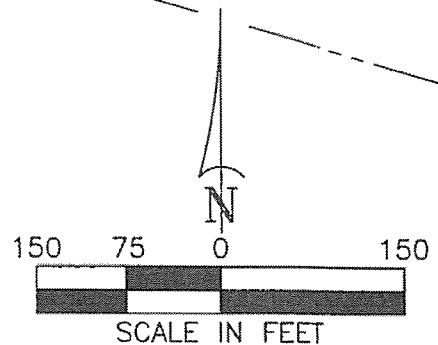
FND TXDOT MONUMENT (CM)

APPROXIMATE LOCATION
OF SURVEY LINE

SPUR 348
(NORTHWEST HIGHWAY)
(A VARIABLE WIDTH RIGHT-OF-WAY)
VOLUME 5750, PAGE 66
D.R.D.C.T.

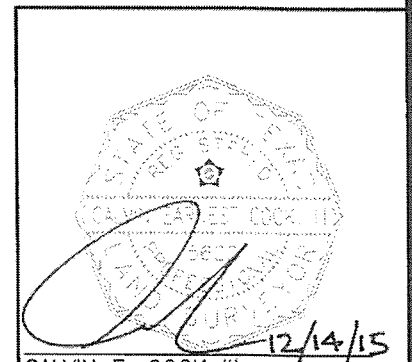
LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- _____ SURVEY/ABSTRACT LINE



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HEREWITH ACCOMPANIES THIS PLAT

2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



JOB NO. JQI_1501.00	DRAWN BY: JWW	CAD FILE: EF-R3 EASEMENTS_1-TCE P4_R1.DWG	CALVIN E. COCK III
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 3 OF 5	SCALE: 1" = 150'	REGISTERED PROFESSIONAL LAND SURVEYOR
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604			NO. 5622 TEXAS FIRM No. 10106903

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 1-TCE PART 4

MATCHLINE "B"

WILLIAM BABBETT SURVEY
ABSTRACT NO. 155

80 ACRES (BY DEED)
TRACT NO. 9
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

TRACT NO. 7
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

WILLIAM A. DOWNING
SURVEY
ABSTRACT NO. 391

DALLAS BLOCK
NO. 8572

DALLAS BLOCK
NO. 8578

CITY OF DALLAS
VOLUME 452, PAGE 962
D.R.D.C.T.

50' EASEMENT AND RIGHT-OF-WAY
TRACT #2
TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 4967, PAGE 312
D.R.D.C.T.

20 ACRES (BY DEED)
TRACT NO. 8
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE
N 00°40'23"W 570.22'
N 00°40'15"W 660.00'

18.00'

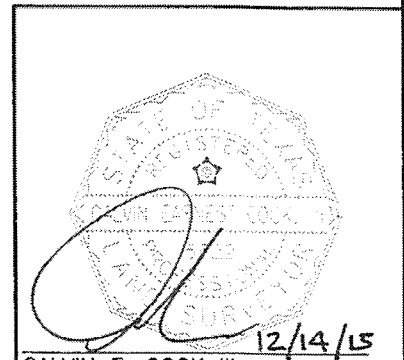
MATCHLINE "A"



150 75 0 150



SCALE IN FEET

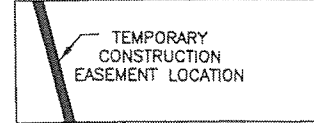


JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P4_R1.DWG	CALVIN E. COCK III REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622 TEXAS FIRM No. 10106903
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 4 OF 5	SCALE: 1" = 150'	12/14/15

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM BABBETT SURVEY, ABSTRACT NO. 155
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 4

1,441,290 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 619, PAGE 844
 D.R.D.C.T.



SUBJECT TRACT & LOCATION OF EASEMENT

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8578

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

DALLAS BLOCK
 NO. 8572

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 34,023 SQ. FT. OR
 0.781 ACRES

P.O.B.
 GRID COORDINATE
 N=7,005,251.50
 E=2,452,254.25

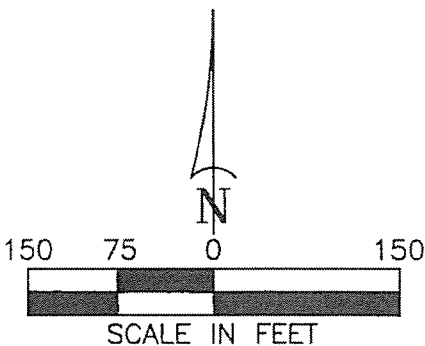
APPROXIMATE LOCATION
 OF SURVEY LINE

N 89°19'45"E 263.63'

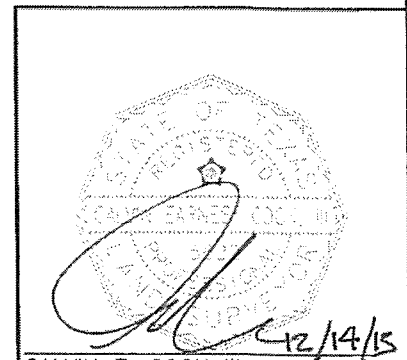
N 00°40'15"W
 660.00'

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 89°19'40"E	51.55'
L-2	S 89°19'45"W	51.55'



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 5

Being a 3,943 square foot tract of land situated in the William A. Downing Survey, Abstract No. 391, Dallas Block No. 8578, City of Dallas, Dallas County, Texas, said 3,943 square foot tract of land being a portion of an 80 acre tract of land (by deed) described as Tract No. 9 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 3,943 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a Texas Department of Transportation (TXDOT) monument found (Controlling Monument) (CM) in the northerly right-of-way line of Spur 348 (Northwest Highway) (a variable width right-of-way) as recorded in Volume 5750, Page 66 of said Deed Records of Dallas County, Texas, said TXDOT monument being the southwest corner of a 20 acre tract of land (by deed) described as Tract No. 8 deeded to the City of Dallas as recorded in Volume 120, Page 1470 of said Deed Records of Dallas County, Texas, said TXDOT monument also being the southeast corner of a tract of land deeded to the City of Dallas as recorded in Volume 452, Page 962 of said Deed Records of Dallas County, Texas, from which a TXDOT monument found (CM) for an angle point in the northerly right-of-way line of said Spur 348 bears South 75 degrees 21 minutes 03 seconds East, a distance of 439.21 feet; THENCE North 00 degrees 40 minutes 23 seconds West, with the west line of said Tract No. 8 and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, a distance of 570.22 feet to a point for the northwest corner of said Tract No. 8, said point being the southwest corner of a tract of land described as Tract No. 7 deeded to the City of Dallas as recorded in said Volume 120, Page 1470; THENCE North 00 degrees 40 minutes 15 seconds West, with the west line of said Tract No. 7, and with the east line of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962, passing at a distance of 18.00 feet, a point for the northeast corner of said tract of land deeded to the City of Dallas as recorded in said Volume 452, Page 962 and being the southeast corner of said Tract No. 9, in all, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 7, said point being southwest corner of a 25 acre tract of land (by deed) described as Tract No. 6 deeded to the City of Dallas as recorded in said Volume 120, Page 1470, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 20 seconds West, with the east line of said Tract No. 9 and with the west line of said Tract No. 6, a distance of 660.00 feet to a point for the northwest corner of said Tract No. 6, said point being the southwest corner of a 1,441,290 square foot tract of land (by deed) deeded to the City of Dallas as recorded in Volume 619, Page 844 of said Deed Records of Dallas County, Texas, said point also being in the east line of said Tract No. 9; THENCE North 00 degrees 40 minutes 23 seconds West, with the with the east line of said Tract No. 9 and



TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 5

with the west line of said 1,441,290 square foot tract of land, a distance of 390.59 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,006,298.77 and E=2,451,978.35;

THENCE North 14 degrees 45 minutes 32 seconds West, a distance of 73.49 feet to a point for corner in the east line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas;

THENCE North 01 degrees 22 minutes 01 seconds West, with the east line of said existing 50' Easement and Right-of-Way, a distance of 215.88 feet to a point for corner;

THENCE South 14 degrees 45 minutes 32 seconds East, a distance of 84.23 feet to a point for corner in the east line of said Tract No. 9, said point being in the west line of said 1,441,290 square foot tract of land;

THENCE South 00 degrees 40 minutes 23 seconds East, with the east line of said Tract No. 9 and with the west line of said 1,441,290 square tract foot of land, a distance of 205.44 feet to the **POINT OF BEGINNING**, and containing 3,943 square feet or 0.091 acres of land, more or less.

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3
 SEGMENT 1C
 PARCEL NO. 1-TCE PART 5

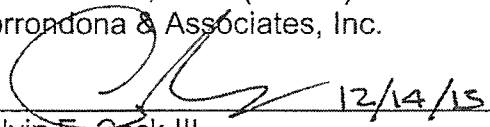
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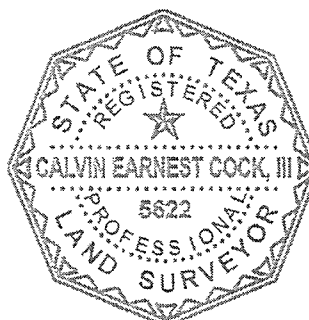
- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
 Gorrondona & Associates, Inc.

 12/14/15
 Calvin E. Cock III
 Registered Professional Land Surveyor
 Texas No. 5622
 Texas Firm No. 10106903



TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 5

MATCHLINE "A"

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

TRACT NO. 7
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

CITY OF DALLAS
 VOLUME 452, PAGE 962
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8572

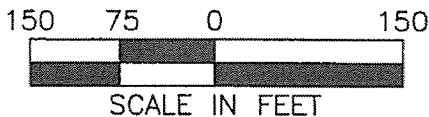
DALLAS BLOCK
 NO. 8578

50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

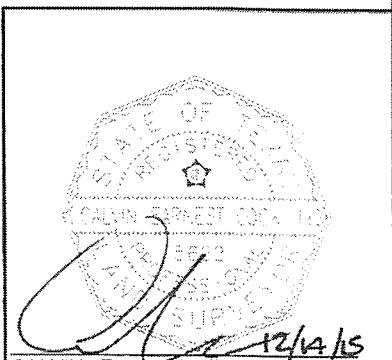
20 ACRES (BY DEED)
 TRACT NO. 8
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

P.O.C.
 FND TXDOT
 MONUMENT (CM)

SPUR 348
 (NORTHWEST HIGHWAY)
 (A VARIABLE WIDTH RIGHT-OF-WAY)
 VOLUME 5750, PAGE 66
 D.R.D.C.T.



NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HEREWITH ACCOMPANIES THIS PLAT
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S. CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



JOB NO. JQL_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P5_R1.DWG	CALVIN E. COCK III
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 4 OF 6	SCALE: 1" = 150'	REGISTERED PROFESSIONAL LAND SURVEYOR
GORRONDONA & ASSOCIATES, INC. • 1701 NORTH MARKET STREET, SUITE 450, LB 5, DALLAS, TX. 75202 • 214-712-0600 FAX 214-712-0604			NO. 5622 TEXAS FIRM No. 10106903

TEMPORARY CONSTRUCTION EASEMENT
WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 1-TCE PART 5

MATCHLINE "B"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- — — — — PROPERTY/RIGHT-OF-WAY LINE
- - - - - EXISTING EASEMENT LINE
- - - - - PROPOSED EASEMENT LINE
- - - - - SURVEY/ABSTRACT LINE

WILLIAM A. DOWNING
SURVEY
ABSTRACT NO. 391

25 ACRES (BY DEED)
TRACT NO. 6
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

DALLAS BLOCK
NO. 8572

50' EASEMENT AND RIGHT-OF-WAY
TRACT #2
TRINITY RIVER AUTHORITY OF TEXAS
VOLUME 4967, PAGE 312
D.R.D.C.T.

DALLAS BLOCK
NO. 8578

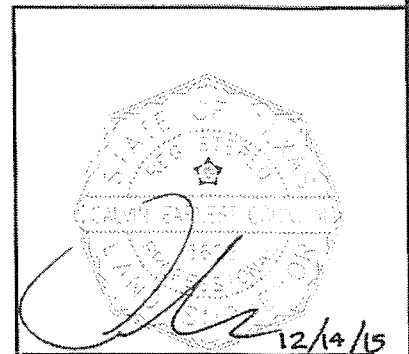
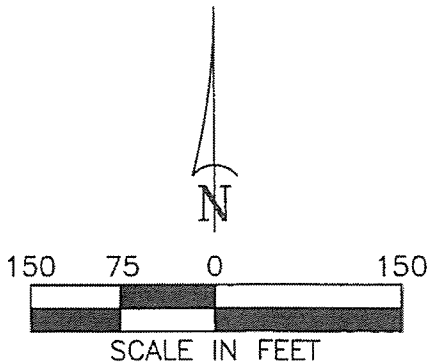
WILLIAM BABBETT SURVEY
ABSTRACT NO. 155

80 ACRES (BY DEED)
TRACT NO. 9
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

TRACT NO. 7
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

APPROXIMATE LOCATION
OF SURVEY LINE
N 00°40'15"W 660.00'

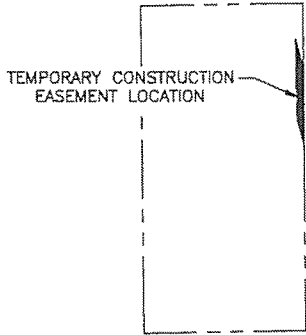
MATCHLINE "A"



CALVIN E. COCK III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5622 TEXAS FIRM No. 10106903

TEMPORARY CONSTRUCTION EASEMENT
 WILLIAM A. DOWNING SURVEY, ABSTRACT NO. 391
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1--TCE PART 5



TEMPORARY CONSTRUCTION EASEMENT AREA
 3,943 SQ. FT. OR
 0.091 ACRES

DALLAS BLOCK NO. 8578

WILLIAM BABBETT SURVEY
 ABSTRACT NO. 155

DALLAS BLOCK NO. 8572

SUBJECT TRACT &
 LOCATION OF EASEMENT

P.O.B.
 GRID COORDINATE
 N=7,006,298.77
 E=2,451,978.35

APPROXIMATE LOCATION
 OF SURVEY LINE

80 ACRES (BY DEED)
 TRACT NO. 9
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

1,441,290 SQUARE FEET (BY DEED)
 CITY OF DALLAS
 VOLUME 619, PAGE 844
 D.R.D.C.T.

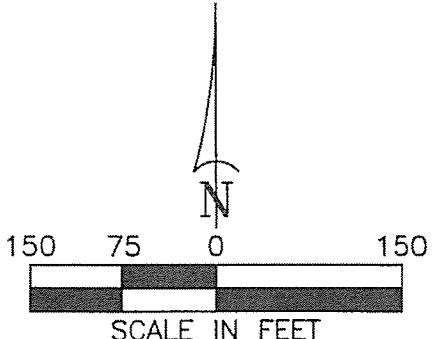
50' EASEMENT AND RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

WILLIAM A. DOWNING
 SURVEY
 ABSTRACT NO. 391

25 ACRES (BY DEED)
 TRACT NO. 6
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

N 00°40'23"W 390.59'
 N 00°40'20"W 660.00'

MATCHLINE "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 14°45'32"W	73.49'
L-2	N 01°22'01"W	215.88'
L-3	S 14°45'32"E	84.23'
L-4	S 00°40'23"E	205.44'

12/14/15

CALVIN E. COCK III
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 5622 TEXAS FIRM No. 10106903

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3
 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

Being a 42,664 square foot tract of land situated in the Archer Fyke Survey, Abstract No. 481, Dallas Block No. 8574, City of Dallas, Dallas County, Texas, said 42,664 square foot tract of land being a portion of the remainder of a 44.71 acre tract of land (by deed) described as Tract No. 3 deeded to the City of Dallas by Warranty Deed dated August 2, 1963 as recorded in Volume 120, Page 1470 of the Deed Records of Dallas County, Texas, said 42,664 square foot tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found (Controlling Monument) (CM) for the southeast corner of said Tract No. 3, said 5/8 inch iron rod being the northeast corner of a 51.89 acre tract of land (by deed) described as Tract Eight deeded to the City of Dallas as recorded in Volume 244, Page 323 of said Deed Records of Dallas County, Texas, said 5/8 inch iron rod also being in the west line of an 83.02 acre tract of land (by deed) described as Tract Three deeded to the City of Dallas as recorded in said Volume 244, Page 323; **THENCE** South 89 degrees 19 minutes 37 seconds West, with the south line of said Tract No. 3 and with the north line of said Tract Eight, a distance of 110.53 feet to a point for the intersection of the south line of said Tract No. 3 and the north line of said Tract Eight with the west line of an existing 50' Easement and Right-of-Way described as Tract #2 granted to Trinity River Authority of Texas as recorded in Volume 4967, Page 312 of said Deed Records of Dallas County, Texas; **THENCE** North 00 degrees 20 minutes 29 seconds East, with the west line of said existing 50' Easement and Right-of-Way, a distance of 1169.50 feet to the **POINT OF BEGINNING**, said point having a grid coordinate of N=7,011,515.59 and E=2,451,827.25;

THENCE North 74 degrees 27 minutes 02 seconds West, a distance of 494.63 feet to a point for corner;

THENCE North 30 degrees 00 minutes 00 seconds West, a distance of 258.36 feet to a point for corner;

THENCE North 00 degrees 51 minutes 03 seconds East, a distance of 312.46 feet to a point for corner;

THENCE North 46 degrees 05 minutes 13 seconds West, a distance of 100.30 feet to a point for corner;

THENCE North 89 degrees 08 minutes 57 seconds West, a distance of 260.92 feet to a point for corner;



TEMPORARY CONSTRUCTION EASEMENT
ARCHER FYKE SURVEY, ABSTRACT NO. 481
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3
SEGMENT 1C
PARCEL NO. 1-TCE PART 6

- THENCE** North 00 degrees 51 minutes 03 seconds East, a distance of 71.93 feet to a point for corner in the south right-of-way line of Royal Lane (a 100' right-of-way) as recorded in Volume 77070, Page 2653 of the Deed Records of Dallas County, Texas;
- THENCE** South 88 degrees 45 minutes 46 seconds East, with the south right-of-way line of said Royal Lane, a distance of 30.00 feet to a point for corner, from which an "X" cut in concrete found (CM) for the southwest corner of a 5.02 acre tract of land (by deed) described as Site 54 deeded to BAM Riverside Park, LP as recorded in Instrument Number 201300371649 of the Official Public Records of Dallas County, Texas bears North 71 degrees 44 minutes 58 seconds East (radial bearing), a distance of 299.75 feet, said "X" cut in concrete being an angle point in the easterly line of a 10.5018 acre tract of land (by deed) described as Tract 2 deeded to Dallas County Utility and Reclamation District as recorded in Volume 91171, Page 1249 of said Deed Records of Dallas County, Texas, said "X" cut in concrete also being in the north right-of-way line of said Royal Lane;
- THENCE** South 00 degrees 51 minutes 03 seconds West, a distance of 41.73 feet to a point for corner;
- THENCE** South 89 degrees 08 minutes 57 seconds East, a distance of 242.76 feet to a point for corner;
- THENCE** South 46 degrees 05 minutes 13 seconds East, a distance of 125.16 feet to a point for corner;
- THENCE** South 00 degrees 51 minutes 03 seconds West, a distance of 317.20 feet to a point for corner;
- THENCE** South 30 degrees 00 minutes 00 seconds East, a distance of 242.04 feet to a point for corner;
- THENCE** South 74 degrees 27 minutes 02 seconds East, a distance of 472.01 feet to a point for corner in the west line of said existing 50' Easement and Right-of-Way;
- THENCE** South 00 degrees 20 minutes 29 seconds West, with the west line of said existing 50' Easement and Right-of-Way, a distance of 28.03 feet to the

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3
 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

POINT OF BEGINNING, and containing 42,664 square feet or 0.979 acres of land, more or less.

Notes:

- (1) A plat of same date herewith accompanies this legal description.
- (2) All bearings are referenced to the Texas Coordinate System, NAD-83, the North Central Zone, based on City of Irving G.P.S. Control Monuments A10 and A11, with a combined scale factor for this site of 0.999856145. All distances and areas shown are surface, with controlling monuments being shown hereon.

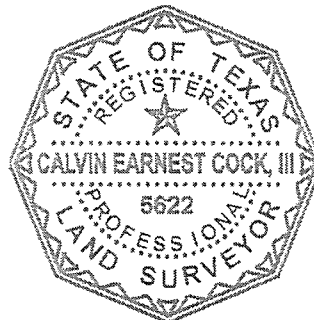
* SURVEYOR'S CERTIFICATE *

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FORM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUNDS AND THAT SAME IS TRUE AND CORRECT.

December 14, 2015 (REV 1)
 Gorrondona & Associates, Inc.

 12/14/15

Calvin E. Cock III
 Registered Professional Land Surveyor
 Texas No. 5622
 Texas Firm No. 10106903



TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF--R3 SEGMENT 1C
 PARCEL NO. 1--TCE PART 6

MATCHLINE "A"

LEGEND

- FND MONUMENTATION (SIZE AND TYPE NOTED)
- CALCULATED POINT
- PROPERTY/RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURVEY/ABSTRACT LINE

25.5 ACRES (BY DEED)
 TRACT NO. 2
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8574

REMAINDER OF
 44.71 ACRES (BY DEED)
 TRACT NO. 3
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

83.02 ACRES (BY DEED)
 TRACT THREE
 CITY OF DALLAS
 VOLUME 244, PAGE 323
 D.R.D.C.T.

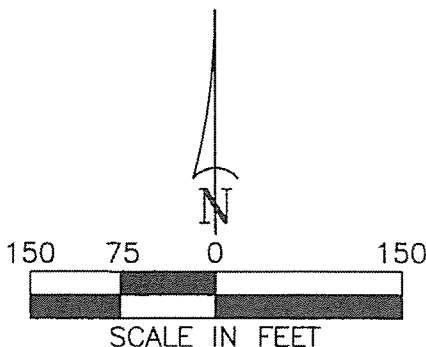
ARCHER FYKE SURVEY
 ABSTRACT NO. 481

50' EASEMENT AND
 RIGHT-OF-WAY
 TRACT #2
 TRINITY RIVER AUTHORITY
 OF TEXAS
 VOLUME 4967, PAGE 312
 D.R.D.C.T.

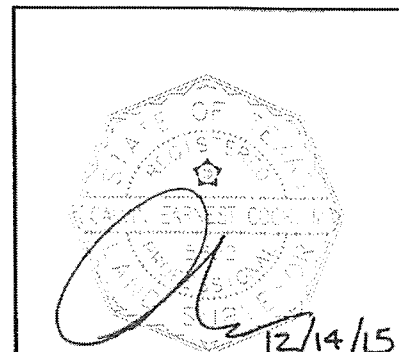
P.O.C.
 FND 5/8"IR (CM)

51.89 ACRES (BY DEED)
 TRACT EIGHT
 CITY OF DALLAS
 VOLUME 244, PAGE 323
 D.R.D.C.T.

E. W. HUNT SURVEY
 ABSTRACT NO. 575



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 89°19'37"W	110.53'
L-2	N 30°00'00"W	258.36'
L-3	N 46°05'13"W	100.30'
L-4	N 00°51'03"E	71.93'
L-5	S 88°45'46"E	30.00'
L-6	S 00°51'03"W	41.73'
L-7	S 46°05'13"E	125.16'
L-8	S 30°00'00"E	242.04'
L-9	S 00°20'29"W	28.03'



TEMPORARY CONSTRUCTION EASEMENT
ARCHER FYKE SURVEY, ABSTRACT NO. 481
CITY OF DALLAS
DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
PARCEL NO. 1-TCE PART 6

MATCHLINE "B"

TEMPORARY
CONSTRUCTION
EASEMENT AREA
42,664 SQ. FT. OR
0.979 ACRES

P.O.B.
GRID COORDINATE
N=7,011,515.59
E=2,451,827.25

20.8 ACRES (BY DEED)
TRACT TWO
CITY OF DALLAS
VOLUME 244, PAGE 323
D.R.D.C.T.

REMAINDER OF
44.71 ACRES (BY DEED)
TRACT NO. 3
CITY OF DALLAS
VOLUME 120, PAGE 1470
D.R.D.C.T.

DALLAS BLOCK
NO. 8574
ARCHER FYKE SURVEY
ABSTRACT NO. 481

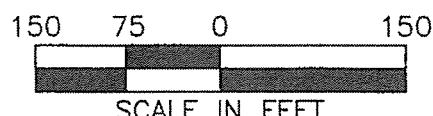
T.C. WILLIAMS SURVEY
ABSTRACT NO. 1573

50' EASEMENT AND
RIGHT-OF-WAY
TRACT #2
TRINITY RIVER AUTHORITY
OF TEXAS
VOLUME 4967, PAGE 312
D.R.D.C.T.

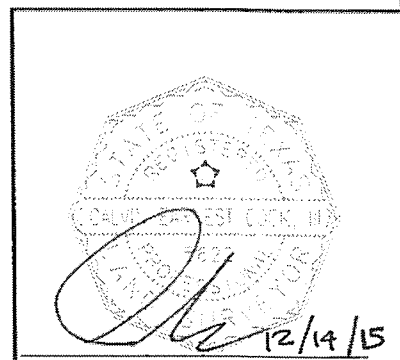
N 00°20'29"E 1169.50'

APPROXIMATE LOCATION
OF SURVEY LINE

MATCHLINE "A"



SCALE IN FEET



CALVIN E. COCK III
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5622 TEXAS FIRM No. 10106903

JOB NO. JQI_1501.00	DRAWN BY: JWW	CAD FILE: EF-R3 EASEMENTS_1-TCE P6_R1.DWG
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 5 OF 6	SCALE: 1" = 150'

TEMPORARY CONSTRUCTION EASEMENT
 ARCHER FYKE SURVEY, ABSTRACT NO. 481
 CITY OF DALLAS
 DALLAS COUNTY, TEXAS

CENTRAL REGIONAL WASTEWATER SYSTEM
 ELM FORK RELIEF INTERCEPTOR EF-R3 SEGMENT 1C
 PARCEL NO. 1-TCE PART 6

125.24 ACRES (BY DEED)
 DALLAS COUNTY MUNICIPAL
 DISTRICT NO. 1
 VOLUME 82250, PAGE 4196
 D.R.D.C.T.
 CITY OF FARMERS BRANCH
 DALLAS COUNTY

SAMUEL P. BROWN SURVEY
 ABSTRACT NO. 158

REMAINDER OF
 10.5018 ACRES (BY DEED)
 "TRACT 2"
 DALLAS COUNTY UTILITY AND
 RECLAMATION DISTRICT
 VOLUME 91171, PAGE 1249
 D.R.D.C.T.

5.02 ACRES (BY DEED)
 "SITE 54"
 BAM RIVERSIDE PARK, LP
 INSTRUMENT NO. 201300371649
 O.P.R.D.C.T.

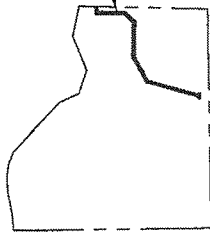
ROYAL LANE

(A 100' RIGHT-OF-WAY)
 VOLUME 77070, PAGE
 2653

APPROXIMATE LOCATION
 OF CITY LIMIT LINE

CITY OF DALLAS
 DALLAS COUNTY

TEMPORARY
 CONSTRUCTION
 EASEMENT
 LOCATION



SUBJECT TRACT &
 LOCATION OF EASEMENT

ARCHER FYKE SURVEY
 ABSTRACT NO. 481

REMAINDER OF
 44.71 ACRES (BY DEED)
 TRACT NO. 3
 CITY OF DALLAS
 VOLUME 120, PAGE 1470
 D.R.D.C.T.

DALLAS BLOCK
 NO. 8574

TEMPORARY
 CONSTRUCTION
 EASEMENT AREA
 42,664 SQ. FT. OR
 0.979 ACRES

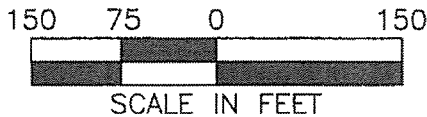
(RADIAL BEARING)
 N 71°44'58"E 299.75'

S 89°08'57"E 242.76'
 N 89°08'57"W 260.92'

N 00°51'03"E 312.46'
 S 00°51'03"W 317.20'

FND "X" CUT
 IN CONCRETE (CM)

APPROXIMATE LOCATION
 OF SURVEY LINE



SCALE IN FEET

MATCHLINE "B"

NOTE: 1. A LEGAL DESCRIPTION OF THE SAME DATE HEREWITH ACCOMPANIES THIS PLAT
 2. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM,
 NAD-83, THE NORTH CENTRAL ZONE, BASED ON CITY OF IRVING G.P.S.
 CONTROL MONUMENTS A10 AND A11, WITH A COMBINED SCALE FACTOR FOR
 THIS SITE OF 0.999856145. ALL DISTANCES AND AREAS SHOWN ARE
 SURFACE, WITH CONTROLLING MONUMENTS BEING SHOWN HEREON.



JOB NO. JQI_1501.00	DRAWN BY: JWJ	CAD FILE: EF-R3 EASEMENTS_1-TCE P6_R1.DWG	CALVIN E. COCK III REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622 TEXAS FIRM No. 10106903
DATE: DECEMBER 14, 2015	EXHIBIT A PAGE 6 OF 6	SCALE: 1" = 150'	