

**A RESOLUTION AUTHORIZING CONDEMNATION FOR THE ACQUISITION OF REAL PROPERTY.**

*All capitalized terms are defined in Section 1 below.*

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION found that the USE of the PROPERTY INTEREST in and to the PROPERTY for the PROJECT is a public use; and

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION found that a public necessity requires that CITY acquire the PROPERTY INTEREST in and to the PROPERTY from OWNER for the PROJECT; and

**WHEREAS**, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase, of the PROPERTY INTEREST in and to the PROPERTY held by OWNER for the PROJECT; and

**WHEREAS**, OWNER refused to sell the PROPERTY INTEREST in and to the PROPERTY to CITY for the OFFICIAL OFFER AMOUNT contained in the FIRST RESOLUTION; and

**WHEREAS**, the Dallas City Council desires to authorize the City Attorney to acquire the PROPERTY INTEREST in and to the PROPERTY by condemnation for the OFFICIAL OFFER AMOUNT stated herein:

**NOW, THEREFORE,**

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

**SECTION 1.** For the purposes of this resolution, the following definitions shall apply:

"CITY": The City of Dallas

"FIRST RESOLUTION": Resolution No. 17-0761 approved by the Dallas City Council on May 10, 2017, which is incorporated herein by reference.

"PROPERTY": Located under a total of approximately 11,455 square feet of land, lying between the subsurface elevations of 232 feet and 407 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROPERTY INTEREST": Flood Control Tunnel Easement

"PROJECT": Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project

"USE": The below ground construction, installation, use and maintenance of a deep tunnel for storage and transmission of storm drainage.

"OWNER": LG East Ross, LLC, provided, however, that the term "OWNER" as used in this resolution means all persons or entities having an ownership interest, regardless of whether those persons or entities are actually named herein.

"OFFICIAL OFFER AMOUNT": \$80,185.00

"CLOSING COSTS AND TITLE EXPENSES": Not to exceed \$3,500.00

"AUTHORIZED AMOUNT": \$83,685 (OFFICIAL OFFER AMOUNT plus CLOSING COSTS AND TITLE EXPENSES)

"DESIGNATED FUNDS": OFFICIAL OFFER AMOUNT payable out of 2006 Bond Funds: Fund 1T23, Department TWM, Unit T525, Activity SDRS, Program PB06T525, Object 4210, Encumbrance CT-TWM06T525H17, CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund 1T23, Department TWM, Unit T525, Activity SDRS, Program PB06T525, Object 4230, Encumbrance CT-TWM06T525H18.

**SECTION 2.** That the CITY will pay court costs as may be assessed by the Special Commissioners or the Court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid out of and charged to the DESIGNATED FUNDS.

**SECTION 3.** That the City Attorney is authorized and requested to file the necessary proceeding and take the necessary action for the acquisition of the PROPERTY INTEREST in and to the PROPERTY by condemnation or in any manner provided by law.

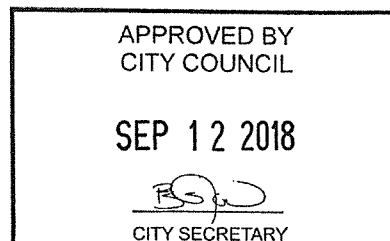
**SECTION 4.** That in the event it is subsequently determined that additional persons or entities other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation proceeding and/or suit.

**SECTION 5.** That in the event the Special Commissioners appointed by the Court return an award that is the same amount, or less, than the OFFICIAL OFFER AMOUNT, the City Attorney is hereby authorized to acquire the PROPERTY INTEREST in and to the PROPERTY by instrument, or judgment, for the Special Commissioners' Award Amount. If the PROPERTY INTEREST in and to the PROPERTY is being acquired by instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in an amount not to exceed the Special Commissioners' Award Amount, made payable to OWNER, or the then current owner(s) of record, or to the title company insuring the transaction described herein. If the PROPERTY INTEREST in and to the PROPERTY is not being acquired through instrument, the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in an amount not to exceed the Special Commissioners' Award Amount, made payable to the County Clerk of Dallas County, Texas, to be deposited into the registry of the Court, to enable CITY to take possession of the PROPERTY INTEREST in and to the PROPERTY without further action of the Dallas City Council. The Chief Financial Officer is further authorized and directed to issue another check, to be paid out of and charged to the DESIGNATED FUNDS, in the amount of the CLOSING COSTS AND TITLE EXPENSES, made payable to the title company insuring the transaction described herein. The Special Commissioners Award Amount and the CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

**SECTION 6.** 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**



FIELD NOTES DESCRIBING A 9,968 SQUARE FOOT (0.2288 ACRE)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517A)  
TO BE DEDICATED IN CITY OF DALLAS BLOCK 514  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM THE CITY OF DALLAS

BEING a 9,968 square foot (0.2288 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 514 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Warranty Deed to the City of Dallas recorded in Volume 634, Page 543 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) as affected by City of Dallas Ordinance No. 6034 recorded in Volume 3955, Page 628, D.R.D.C.T., and being part of that tract of land described in Warranty Deed to the City of Dallas recorded in Volume 358, Page 295, D.R.D.C.T. as affected by said City of Dallas Ordinance No. 6034, and being part of that tract of land described in Warranty Deed to the City of Dallas recorded in Volume 358, Page 296, D.R.D.C.T. as affected by said City of Dallas Ordinance No. 6034, said tract being further described in Warranty Deed to the City of Dallas recorded in Volume 340, Page 130, D.R.D.C.T. as affected by said City of Dallas Ordinance No. 6034, and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

BEGINNING at the intersection of the southeast right-of-way line of Ross Avenue (a variable width right-of-way, 65.2 feet wide at this point), same being the northwest line of said City of Dallas tract recorded in Volume 634, Page 543 and the northwest line of said City Block 514, with the southwest right-of-way line of Washington Avenue (a variable width right-of-way, 50 feet wide at this point), same being the northeast line of said City of Dallas tract recorded in Volume 634, Page 543 and the northeast line of said City Block 514, for the north corner of said City of Dallas tract recorded in Volume 634, Page 543 having coordinates of N=6977472.7972, E=2495079.3679 (not monumented), same being the north corner of said City Block 514, from whence a 2.5-inch diameter brass monument stamped "RAYMOND L. GOODSON JR. INC." found (controlling monument) on the projection of said southwest right-of-way line of Washington Avenue for the most easterly corner of a right-of-way dedication by the plat of Pilgrim Rest Baptist Church, an addition to the City of Dallas recorded in Volume 89234, Page 3084, D.R.D.C.T. bears North 45 degrees 50 minutes 41 seconds West a distance of 464.96 feet;

THENCE South 45 degrees 50 minutes 41 seconds East, with said southwest right-of-way line of Washington Avenue, same being said northeast line of said City of Dallas tract recorded in Volume 634, Page 543 and said northeast line of said City Block 514, a distance of 72.88 feet to the beginning of a non-tangent curve to the left having coordinates of N=6977422.0363, E=2495131.6483 (not monumented), said curve having a central angle of 08 degrees 46 minutes 08 seconds, a radius of 1,355.00 feet, a tangent of 103.89 feet and a chord which bears South 55 degrees 55 minutes 33 seconds West a distance of 207.17 feet;



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 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517A)  
 TO BE DEDICATED IN CITY OF DALLAS BLOCK 514  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM THE CITY OF DALLAS

THENCE Southwesterly, departing said southwest right-of-way line of said Washington Avenue, said northeast line of said City of Dallas tract recorded in Volume 634, Page 543 and said northeast line of said City Block 514 and with said curve to the left, over and across said City of Dallas tract recorded in Volume 634, Page 543, at an arc distance of 65.14 feet passing the southwest line of said City of Dallas tract recorded in Volume 634, Page 543, same being the northeast line of said City of Dallas tract recorded in Volume 358, Page 295, and continuing with said curve to the left and over and across said City of Dallas tract recorded in Volume 358, Page 295, at a cumulative arc distance of 136.60 feet passing the southwest line of said City of Dallas tract recorded in Volume 358, Page 295, same being the northeast line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130, and continuing with said curve to the left and over and across said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130 for a total arc distance of 207.37 feet to the end of said curve having coordinates of N=6977305.9807, E=2494960.0676 (not monumented), said end of curve being in the southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130, same being the northeast line of that called 0.365 acre tract described in warranty deed to the Dallas Independent School District recorded in Volume 273, Page 443, D.R.D.C.T.;

THENCE North 45 degrees 47 minutes 10 seconds West, departing said curve and with said southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130 and said northeast line of said called 0.365 acre tract and over a portion of said City Block 514, at a distance of 15.82 feet passing the east corner of that tract of land whose title is vested in the City of Dallas by judgment according to Cause No. 59308-B recorded in Volume 19, Page 422, County Court-at Law No. 2, same being an ell corner in said southeast right-of-way line of Ross Avenue (80.2 feet wide at this point) and the northwest line of said City Block 514, from whence a 5/8-inch iron rod with cap stamped "GSES INC. RPLS 4804" (controlling monument) bears South 44 degrees 12 minutes 50 seconds West a distance of 295.38 feet, and from which said 5/8-inch iron rod with cap stamped "GSES INC. RPLS 4804" an "X" cut in concrete found (controlling monument) at the intersection of the northeast right-of-way line of Villars Street (a variable width right-of-way, 40.1 feet wide at this point) with the northwest right-of-way line of San Jacinto Street (a variable width right-of-way) for the south corner of that tract of land condemned and acquired by the Dallas Independent School District according to Judgment rendered in Cause No. CC-67-6180-D recorded in Volume 7, Page 642, County Court At Law No. 4, same being the south corner of said City Block 514, bears South 45 degrees 30 minutes 18 seconds East a distance of 352.31 feet, and with the northeast line of said Cause No. 59308-B tract and continuing with said southeast right-of-way line of Ross Avenue, said northwest line of said City Block 514 and said southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130 for a total distance of 30.82 feet to the west corner of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130, having coordinates of N=6977327.4728, E=2494937.9776 (not monumented), same being the north corner of said Cause No. 59308-B tract and an ell corner in said southeast right-of-way line of Ross Avenue (65.2 feet wide at this point) and said northwest line of said City Block 514;



FIELD NOTES APPROVED:

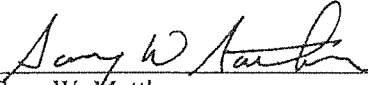
DER 4/17/15

FIELD NOTES DESCRIBING A 9,968 SQUARE FOOT (0.2288 ACRE)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517A)  
 TO BE DEDICATED IN CITY OF DALLAS BLOCK 514  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM THE CITY OF DALLAS

THENCE North 44 degrees 12 minutes 50 seconds East, departing said northeast line of said Cause No. 59308-B and said southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130 and with said southeast right-of-way line of Ross Avenue and said northwest line of said City Block 514, at a distance of 69.93 feet passing the north corner of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130, same being the west corner of said City of Dallas tract recorded in Volume 358, Page 295, and continuing with said southeast right-of-way line of Ross Avenue and said northwest line of said City Block 514 and with the northwest line of said City of Dallas tract recorded in Volume 358, Page 295, at a cumulative distance of 139.86 feet passing the north corner of said City of Dallas tract recorded in Volume 358, Page 295, same being the west corner of said City of Dallas tract recorded in Volume 634, Page 543, and continuing with said southeast right-of-way line of Ross Avenue and said northwest line of said City Block 514 and with the northwest line said City of Dallas tract recorded in Volume 634, Page 543 for a total distance of 202.78 feet to the POINT OF BEGINNING and containing 9,968 square feet (0.2288 acre) of land, more or less.

Basis of Bearings 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: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

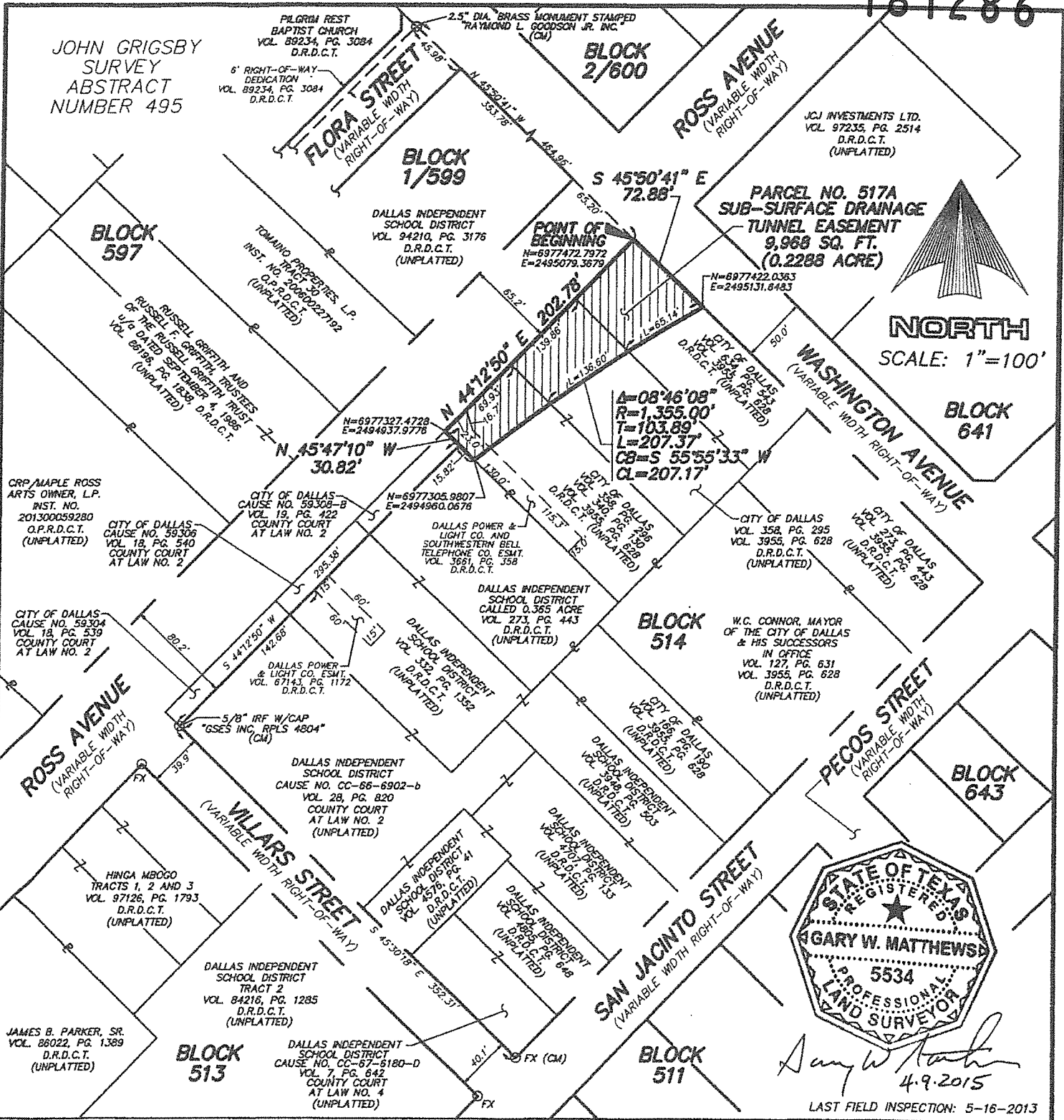
  
 Gary W. Matthews  
 Registered Professional Land Surveyor  
 Texas No. 5534      4.9.2015



FIELD NOTES APPROVED:

*DSR* 4/17/15

JOHN GRIGSBY  
SURVEY  
ABSTRACT  
NUMBER 495



STATE OF TEXAS  
REGISTERED  
GARY W. MATTHEWS  
5534  
PROFESSIONAL  
LAND SURVEYOR  
*Gary W. Matthews*  
4.9.2015

LAST FIELD INSPECTION: 5-16-2013

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

PAGE 4 OF 4

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.

9,968 SQ. FT. (0.2288 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517A) TO BE DEDICATED IN CITY OF DALLAS BLOCK 514, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM THE CITY OF DALLAS.

| LEGEND       |   |
|--------------|---|
| 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 |
| INST. NO.    | INSTRUMENT NUMBER                               |
| VOL., PG.    | VOLUME, PAGE                                    |
| ESMT.        | EASEMENT  |
| SQ. FT.      | SQUARE FEET                                     |
| ---          | RIGHT-OF-WAY LINE                               |
| ---          | EASEMENT LINE                                   |
| ---          | SUBDIVISION LINE                                |
| ---          | PROPERTY LINE                                   |
| IRF          | IRON ROD FOUND                                  |
| IPF          | IRON PIPE FOUND                                 |
| CM           | CONTROLLING MONUMENT                            |
| FPK          | FOUND PK NAIL                                   |
| FX           | FOUND "X"                                       |
| O            | MONUMENT (AS NOTED)                             |

NDM

TBPE FIRM REG. NO. F-356  
TBPLS FIRM REG. NO. 100189-00

Two Hopkins / 1030 Phyllis / Suite 500  
Dallas, Texas 75201 / (214) 759-4111

04/09/2015      PARCEL-517A.DWG

FIELD NOTES DESCRIBING A 1,487 SQUARE FOOT (0.0341 ACRE)  
SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517B)  
TO BE ACQUIRED IN CITY OF DALLAS BLOCK 514  
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
FROM THE DALLAS INDEPENDENT SCHOOL DISTRICT

BEING a 1,487 square foot (0.0341 acre) tract of land (unplatted) situated in the John Grigsby Survey, Abstract No. 495, in City Block 514 of the City of Dallas, Dallas County, Texas, and being part of that tract of land described in Special Warranty Deed to the Dallas Independent School District recorded in Volume 332, Page 1352 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that called 0.365 acre tract of land described in Warranty Deed to the Dallas Independent School District recorded in Volume 273, Page 443, D.R.D.C.T., and being more particularly described as follows:

(Note: Subsurface easement corners are not monumented.)

COMMENCING at a 5/8-inch iron rod with cap stamped "GSES INC. RPLS 4804" found (controlling monument) having coordinates of N=6977105.3312, E=2494742.7748 (not monumented) for the intersection of the northeast right-of-way line of Villars Street (a variable width right-of-way, 39.9 feet wide at this point) with the southeast right-of-way line of Ross Avenue (a variable width right-of-way, 80.2 feet wide at this point) and the west corner of said City Block 514, same being the west corner of that tract of land condemned and acquired by the Dallas Independent School District according to Judgment rendered in Cause No. CC-66-6902-b recorded in Volume 28, Page 820, County Court At Law No. 2, from whence an "X" cut in concrete found (controlling monument) at the intersection of the northeast right-of-way line of said Villars Street (40.1 feet wide at this point) with the northwest right-of-way line of San Jacinto Street (a variable width right-of-way) for the south corner of that tract of land condemned and acquired by the Dallas Independent School District according to Judgment rendered in Cause No. CC-67-6180-D recorded in Volume 7, Page 642, County Court At Law No. 4, same being the south corner of said City Block 514, bears South 45 degrees 30 minutes 18 seconds East a distance of 352.31 feet;

THENCE North 44 degrees 12 minutes 50 seconds East, with said southeast right-of-way line of Ross Avenue, the northwest line of said City Block 514 and the northwest line of said Cause No. CC-66-6902-b tract, a distance of 116.56 feet to the POINT OF BEGINNING having coordinates of N=6977188.8639, E=2494824.0462 (not monumented), same being the most northerly corner of said Cause No. CC-66-6902-b tract and the west corner of said Dallas Independent School District tract recorded in Volume 332, Page 1352;



FIELD NOTES APPROVED:

*OR* 4/17/15



FIELD NOTES DESCRIBING A 1,487 SQUARE FOOT (0.0341 ACRE)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517B)  
 TO BE ACQUIRED IN CITY OF DALLAS BLOCK 514  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM THE DALLAS INDEPENDENT SCHOOL DISTRICT

THENCE North 44 degrees 12 minutes 50 seconds East, continuing with said southeast right-of-way line of Ross Avenue and said northwest line of said City Block 514 and with the northwest line of said Dallas Independent School District tract recorded in Volume 332, Page 1352, at a distance of 84.92 feet passing the north corner of said Dallas Independent School District tract recorded in Volume 332, Page 1352, same being the west corner of said called 0.365 acre tract, and continuing with said southeast right-of-way line of Ross Avenue and said northwest line of said City Block 514 and with the northwest line of said called 0.365 acre tract for a total distance of 178.82 feet to the north corner of said called 0.365 acre tract having coordinates of N=6977317.0142, E=2494948.7272 (not monumented), said corner being in the southwest line of that tract of land described in Warranty Deed to the City of Dallas recorded in Volume 358, Page 296, D.R.D.C.T., as affected by City of Dallas Ordinance No. 6034 recorded in Volume 3955, Page 628, D.R.D.C.T., said tract being further described in Warranty Deed to the City of Dallas recorded in Volume 340, Page 130, D.R.D.C.T. as affected by said City of Dallas Ordinance No. 6034, from which north corner a 2.5-inch diameter brass monument stamped "RAYMOND L. GOODSON JR. INC." found (controlling monument) on the projection of said southwest right-of-way line of Washington Avenue for the most easterly corner of a right-of-way dedication by the plat of Pilgrim Rest Baptist Church, an addition to the City of Dallas recorded in Volume 89234, Page 3084, D.R.D.C.T. bears North 45 degrees 47 minutes 10 seconds West a distance of 15.00 feet, North 44 degrees 12 minutes 50 seconds East a distance of 202.78 feet and North 45 degrees 50 minutes 41 seconds West a distance of 464.96 feet;

THENCE South 45 degrees 47 minutes 10 seconds East, departing said southeast right-of-way line of Ross Avenue, said northwest line of said City Block 514 and said northwest line of said called 0.365 acre tract, and with the northeast line of said called 0.365 acre tract and said southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130, a distance of 15.82 feet to the beginning of a non-tangent curve to the left having coordinates of N=6977305.9807, E=2494960.0676 (not monumented), said curve having a central angle of 07 degrees 19 minutes 40 seconds, a radius of 1,355.00 feet, a tangent of 86.77 feet and a chord which bears South 47 degrees 52 minutes 40 seconds West, a distance of 173.18 feet;

THENCE Southwesterly, departing said northeast line of said called 0.365 acre tract and said southwest line of said City of Dallas tract recorded in Volume 358, Page 296 and Volume 340, Page 130 and with said curve to the left, over and across said called 0.365 acre tract, at an arc distance of 94.33 feet passing the southwest line of said called 0.365 acre tract and the northeast line of said Dallas Independent School District tract recorded in Volume 332, Page 1352, and continuing with said curve to the left, over and across said Dallas Independent School District tract recorded in Volume 332, Page 1352 for a total arc distance of 173.29 feet to the point of tangency having coordinates of N=6977189.8451, E=2494831.6380 (not monumented);



FIELD NOTES APPROVED:

*DR* 4/17/15

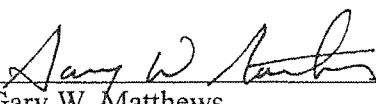
FIELD NOTES DESCRIBING A 1,487 SQUARE FOOT (0.0341 ACRE)  
 SUB-SURFACE DRAINAGE TUNNEL EASEMENT  
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517B)  
 TO BE ACQUIRED IN CITY OF DALLAS BLOCK 514  
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 FROM THE DALLAS INDEPENDENT SCHOOL DISTRICT

THENCE South 44 degrees 12 minutes 50 seconds West, departing said curve and continuing over and across said Dallas Independent School District tract recorded in Volume 332, Page 1352 with a line parallel to and 4.76 feet southeast of said southeast right-of-way line of Ross Avenue, said northwest line of said Dallas Independent School District tract recorded in Volume 332, Page 1352 and said northwest line of said City Block 514, a distance of 6.00 feet to the intersection of said parallel line with the southwest line of said Dallas Independent School District tract recorded in Volume 332, Page 1352 and the northeast line of the aforementioned Cause No. CC-66-6902-b tract, said intersection having coordinates of N=6977185.5466, E=2494827.4559 (not monumented);

THENCE North 45 degrees 47 minutes 10 seconds West, departing said parallel line and with said southwest line of said Dallas Independent School District tract recorded in Volume 332, Page 1352 and said northeast line of said Cause No. CC-66-6902-b tract and over a portion of said City Block 514, a distance of 4.76 feet to the POINT OF BEGINNING and containing 1,487 square feet (0.0341 acre) 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: 1.000136506

For Nathan D. Maier Consulting Engineers, Inc.

  
 Gary W. Matthews  
 Registered Professional Land Surveyor  
 Texas No. 5534 4.9.2015

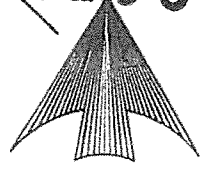


FIELD NOTES APPROVED:

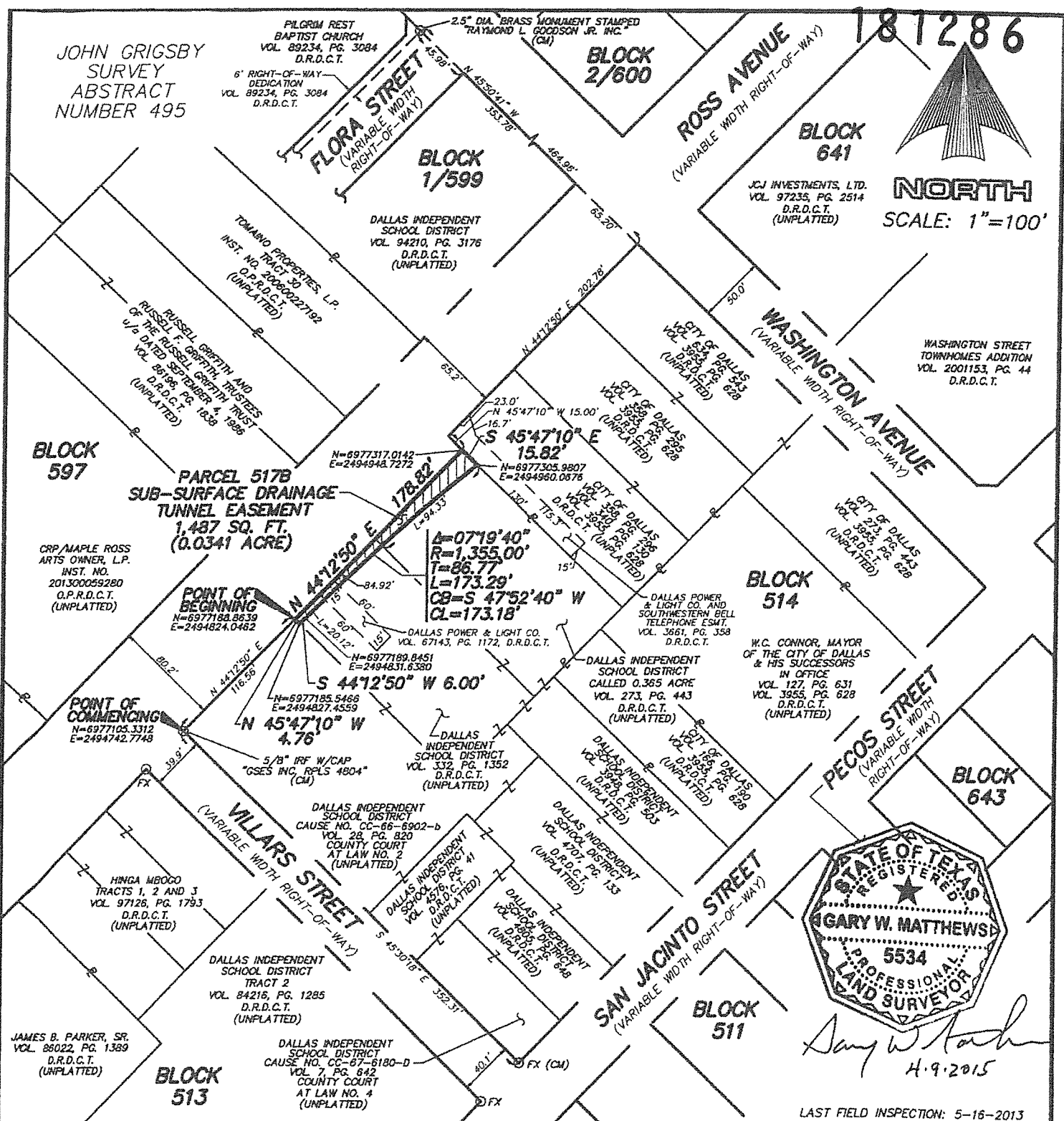
*20R* 4/17/15

JOHN GRIGSBY  
SURVEY  
ABSTRACT  
NUMBER 495

181286



**NORTH**  
SCALE: 1"=100'



LAST FIELD INSPECTION: 5-16-2013

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED.

PAGE 4 OF 4

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.

1,487 SQ. FT. (0.0341 ACRE) SUB-SURFACE DRAINAGE TUNNEL EASEMENT CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 517B) TO BE ACQUIRED IN CITY OF DALLAS BLOCK 514, JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495, CITY OF DALLAS, DALLAS COUNTY, TEXAS, FROM THE DALLAS INDEPENDENT SCHOOL DISTRICT.

| LEGEND       |   |       |                      |
|--------------|---|-------|----------------------|
| D.R.D.C.T.   | DEED RECORDS OF DALLAS COUNTY, TEXAS            | ----- | RIGHT-OF-WAY LINE    |
| M.R.D.C.T.   | MAP RECORDS OF DALLAS COUNTY, TEXAS             | ----- | EASEMENT LINE        |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS | ----- | SUBDIVISION LINE     |
| INST. NO.    | INSTRUMENT NUMBER                               | ----- | PROPERTY LINE        |
| VOL., PG.    | VOLUME, PAGE                                    | IRF   | IRON ROD FOUND       |
| ESMT.        | EASEMENT  | IPF   | IRON PIPE FOUND      |
| SQ. FT.      | SQUARE FEET                                     | CM    | CONTROLLING MONUMENT |
|              |   | Fpk   | FOUND PK NAIL        |
|              |   | FX    | FOUND "X"            |
|              |   | O     | MONUMENT (AS NOTED)  |

NDM

TBPE FIRM REG. NO. F-356  
TBPLS FIRM REG. NO. 100189-00

Survey 1/10/2015 / 6030 Park Lane / Suite 500  
Dallas, Texas 75231 / (214) 719-4741

04/09/2015      PARCEL-517B.DWG