

WHEREAS, the City of Dallas ("City") is the owner of a tract of land containing approximately 268 square feet of land, being in Block M/8579, Dallas, Dallas County, Texas, (the "Property"), and is located near the intersection of Woodmeadow Parkway and La Prada Drive, which is no longer needed for municipal use; and

WHEREAS, the Texas Department of Transportation, a State of Texas agency, has the power of eminent domain and proposes to acquire said property at fair market value for a state highway project for Interstate Highway 635; and

WHEREAS, the City of Dallas may sell or exchange its property to a governmental entity that has the power of eminent domain, for fair market value as determined by an appraisal, without complying with the notice and bidding requirements for the sale of public lands provided for in Chapter 272, Section 272.001 of the Texas Local Government Code; and

WHEREAS, certain provisions of Section 2-24 of the Dallas City Code do not apply to the sale of land by the City of Dallas to other governmental entities as contemplated and authorized herein.

Now, Therefore,

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

SECTION 1. That upon receipt of **FOUR THOUSAND AND NO/100 DOLLARS (\$4,000.00)** from the State of Texas, acting by and through the Texas Transportation Commission, the City Manager or designee is authorized to execute a Deed Without Warranty and a Drainage Easement to be attested by the City Secretary, approved as to form by the City Attorney, said Deed Without Warranty and Drainage Easement are subject to the conditions contained in Section 2.

SECTION 2. That the Deed Without Warranty and a Drainage Easement shall provide that the conveyance to the State of Texas, acting by and through the Texas Transportation Commission, ("**GRANTEE**") are subject to the following:

- (a) a restriction prohibiting the placement of industrialized housing on the property; and
- (b) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals; and
- (c) any visible and apparent easements and any encroachments whether of record or not; and

December 12, 2018

- (d) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases or other instruments of record and applicable to the property or any part thereof; and
- (e) to the maximum extent allowed by law, (i) **GRANTEE** is taking the Property "AS IS, WHERE IS, WITH ALL FAULTS"; (ii) GRANTOR disclaims responsibility as to the accuracy or completeness of any information relating to the Property; (iii) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders; and (iv) GRANTOR expressly disclaims and **GRANTEE** expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the Property; and
- (f) GRANTOR makes no representations of any nature regarding the Property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the Property, including without limitation, the water, soil and geology, and the suitability thereof and the Property for any and all activities and uses which **GRANTEE** may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the Property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the Property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any

December 12, 2018

substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations; and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal.

- (g) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 3. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction Services-Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in the General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8118.

SECTION 4. That if a title policy is desired by **GRANTEE**, same shall be at the expense of said **GRANTEE**.

SECTION 5. That the sale shall be subject to standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

SECTION 6. That the procedures required by Section 2-24 of the Dallas City Code that are not required by state law concerning the sale of unneeded real property are waived with respect to this tract of land.


SECTION 7. That this resolution is designated for City purposes as Contract No. DEV-2018-00006993.

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

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY: 
Assistant City Attorney

APPROVED BY
CITY COUNCIL

DEC 12 2018

CITY SECRETARY

County: Dallas
Highway: IH 635
Parcel 96
STA. 935+57.77 to STA. 936+36.89
ROW CSJ: 2374-02-115

Page 1 of 5
December 2017
Revision No. 2-May 11, 2018

Description for Parcel 96

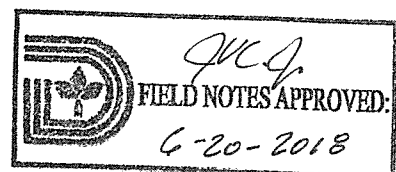
BEING 178 square feet of land situated in the Theophalus Thomas Survey, Abstract Number 1461, City of Dallas, Dallas County, Texas, being a part of a called 0.296 acre tract of land dedicated as Floodway Management Area on the plat of in Block M/8579 CREEKSIDE VILLAGE, an addition to the City of Dallas, Texas as recorded in Volume 82218, Page 1758 D.R.D.C.T., said 178 square feet (0.0041 of one acre) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch found iron rod with cap stamped "GSES,INC. RPLS 4804" (controlling monument) being at the point of reverse curvature of a circular curve to the right, having a radius of 635.98 feet, whose chord bears South 51 degrees 53 minutes 10 seconds East, a distance of 140.31 feet, and being on the existing northeasterly right-of-way line of Woodmeadow Parkway (variable width right-of-way, as dedicated to the City of Dallas, and shown on the plat of said Creekside Village) and the south line of Lot 4 of said CREEKSIDE VILLAGE;

THENCE Southeasterly, along said existing northeasterly right-of-way line of Woodmeadow Parkway and the south line of Lot 4 of said CREEKSIDE VILLAGE and along said circular curve to the right, through a central angle of 12 degrees 40 minutes 00 seconds, an arc length of 140.60 feet to a point for corner;

THENCE South 45 degrees 33 minutes 10 seconds East, continuing along the existing northeasterly right-of-way line of said Woodmeadow Parkway and the south line of said Lot 4, a distance of 1,065.42 feet to a 5/8-inch found iron rod with an unreadable cap (controlling monument) for the POINT OF BEGINNING at Station 935+57.77, 475.16 feet Right, having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,995,988.69 feet, East=2,541,064.91 feet, and being the common southwest corner of said Lot 4 and northwest corner of said called Floodway Management Area;

- 1) THENCE North 65 degrees 10 minutes 51 seconds East, departing the existing northeasterly right-of-way line of said Woodmeadow Parkway, and along the common line between the north line of said Floodway Management Area and the south line of said Lot 4, a distance of 6.55 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 935+58.82, 468.67 feet Right, being on the new northeasterly right-of-way line of Woodmeadow Parkway (variable width right-of-way), and being on a circular curve to the right, not being tangent to the preceding course, having a radius of 843.00 feet, whose chord bears South 38 degrees 36 minutes 22 seconds East, a distance of 14.12 feet;

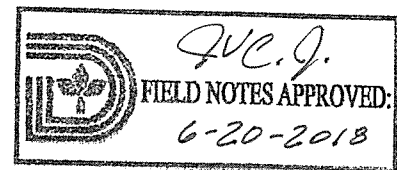


County: Dallas
Highway: IH 635
Parcel 96
STA. 935+57.77 to STA. 936+36.89
ROW CSJ: 2374-02-115

Page 2 of 5
December 2017
Revision No. 2-May 11, 2018

- 2) THENCE Southeasterly, departing said common line between the north line of said Floodway Management Area and the south line of said Lot 4, with the new northeasterly right-of-way line of said Woodmeadow Parkway, and along said circular curve to the right, through a central angle of 00 degrees 57 minutes 34 seconds, an arc length of 14.12 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 935+74.81, 467.24 feet Right, for the point of reverse curvature of a circular curve to the left, having a radius of 558.00 feet, whose chord bears South 40 degrees 57 minutes 52 seconds East, a distance of 55.25 feet;**
- 3) THENCE Southeasterly, continuing with the new northeasterly right-of-way line of said Woodmeadow Parkway, and along said circular curve to the left, through a central angle of 05 degrees 40 minutes 33 seconds, an arc length of 55.28 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 936+36.89, 458.82 feet Right, for corner, being the point of intersection of the new northeasterly right-of-way line of said Woodmeadow Parkway and the existing northeasterly right-of-way line of said Woodmeadow Parkway;**
- 4) THENCE North 45 degrees 33 minutes 10 seconds West, departing the new northeasterly right-of-way line of said Woodmeadow Parkway and along the existing northeasterly right-of-way line of said Woodmeadow Parkway, a distance of 71.41 feet to the POINT OF BEGINNING AND CONTAINING 178 square feet (0.0041 of one acre) of land, more or less.

** The monument described in this call, if destroyed or damaged during construction, may be replaced with a TxDOT Type II Right-of-Way Marker upon the completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

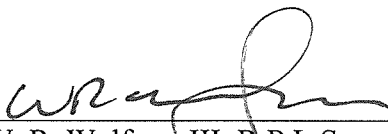


County: Dallas
Highway: IH 635
Parcel 96
STA. 935+57.77 to STA. 936+36.89
ROW CSJ: 2374-02-115

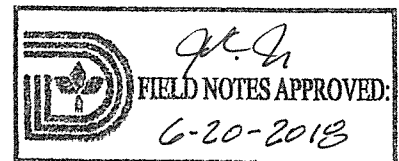
Page 3 of 5
December 2017
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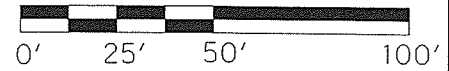
NOTES:

1. Abstracting completed by Courthouse Research Specialist between May 2017 and October 2017.
2. Field surveys were performed between May 2017 and December 2017.
3. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), TxDOT Virtual Reference System (VRS) RTK Network.
4. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000136506 (TxDOT Dallas County Scale Factor).
5. Project control was established by others and provided by TxDOT.
6. The Station and Offset information refers to the baselines described in the Project Schematic which received environmental clearance on 4/24/2017; Project Control-Section-Job: 2374-02-053
7. A survey plat of even date accompanies this legal description.

 05/11/2018
 W. R. Wolfram III, R.P.L.S. Date
 Texas Registration No. 6244

HALFF ASSOCIATES, INC.
14800 St. Mary's Lane, Suite 160
Houston, TEXAS 77079
TEL (713) 588-2450
TBPLS FIRM NO. 10029606





POINT OF COMMENCING

5/8" FIR W/
"GSES, INC RPLS4804"
(C.M.)
Δ=12°40'00"(RT)
R=635.98'
L=140.60'
CL=140.31'
CB=S51°53'10"E

THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461

(CALLED 10.500 ACRE TRACT)
GC APARTMENTS, LLC
INST. NO. 201200098451

LOT 4, BLOCK M/8579
OF
CREEKSIDE VILLAGE
VOL. 82218, PG. 1758

DALLAS POWER & LIGHT COMPANY
CALLED 0.713 ACRES
VOL. 802, PG. 1875

WOODMEADOW PKWY
(VARIABLE WIDTH R.O.W.)
VOL. 82218, PG. 1758

EXISTING
R.O.W.
LINE

3.5' SIDEWALK EASEMENT
VOL. 82218, PAGE 1758

Δ=00°57'34"(RT)
R=843.00'
L=14.12'
CL=14.12'
CB=S38°36'22"E

STA. 935+58.82
468.67 RT

N65°10'51"E
6.55'

STA. 935+74.81
467.24' RT **

POINT OF BEGINNING
N=6995988.69
E=2541064.91
STA. 935+57.77
475.16' RT
5/8" FIR W/
UNREADABLE CAP
(C.M.)

NEW
R.O.W.
LINE

Δ=05°40'33"(LT)
R=558.00'
L=55.28'
CL=55.25'
CB=S40°57'52"E

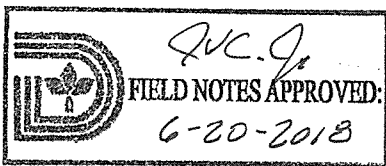
96
178 SQ. FT.
(0.0041 ACRE)

STA. 936+36.89
458.82' RT **

N45°33'10"W
71.41'

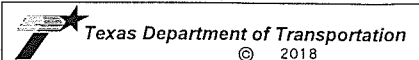
EXISTING
R.O.W.
LINE

CALLLED 0.296 ACRES
FLOODWAY MANAGEMENT AREA
CREEKSIDE VILLAGE
VOL. 82218, PAGE 1758



A PLAT OF A SURVEY OF
PARCEL 96
FOR IH 635
RIGHT OF WAY RCSJ: 2374-02-115
178 SQ. FT. (0.0041 AC.)
IN THE THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461
CITY OF DALLAS,
DALLAS COUNTY, TEXAS
DECEMBER 2017

REVISION NO. 2 - MAY 11, 2018



HALFF
14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TEXAS 77079-2943
TEL (713) 588-2450
TBPLS REG# 10029606

LEGEND

---	EXISTING RIGHT OF WAY LINE
----	RIGHT OF WAY DEED LINE
----	PARCEL BOUNDARY
---	NEW BASELINE
---	CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF USE
---	PROPERTY LINE
---	NEW ACCESS DENIAL LINE
---	EXISTING ACCESS DENIAL LINE
---	SURVEY LINE
---	CITY LIMITS
---	EXISTING EASEMENT LINE
---	EXISTING EASEMENT LINE
---	EXISTING EASEMENT LINE
---	NEW EASEMENT LINE
---	EXISTING VISIBLE IMPROVEMENTS
---	VOL. = VOLUME
---	PG. = PAGE
---	CAB. = CABINET
---	FIR = FOUND IRON ROD
---	FIP = FOUND IRON PIPE
---	(C.M.) = CONTROLLING MONUMENT
---	INST. NO. = INSTRUMENT NUMBER
---	MON. = MONUMENT
---	R.O.W. = RIGHT-OF-WAY
---	F.K.A. = FORMERLY KNOWN AS

POINT OF COMMENCING

WOODMEADOW PKWY
(VARIABLE WIDTH R.O.W.)

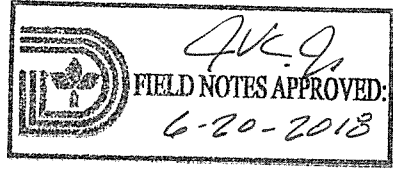
EXISTING R.O.W. LINE

CALLLED 0.296 ACRES
FLOODWAY MANAGEMENT AREA
CREEKSIDE VILLAGE
VOL. 82218, PAGE 1758

POINT OF BEGINNING

96
178 SQ. FT.
(0.0041 ACRE)

NEW R.O.W. LINE



NOT TO SCALE

PARENT TRACT INSET

A PLAT OF A SURVEY OF
PARCEL 96
FOR IH 635
RIGHT OF WAY RCSJ: 2374-02-115
178 SQ. FT. (0.0041 AC.)
IN THE THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DECEMBER 2017

REVISION NO. 2 - MAY 11, 2018
Texas Department of Transportation © 2018



PARCEL REMAINDER AREA

PARENT TRACT AREA (PLAT)	ACQUISITION AREA	CALC. REMAINDER AREA (RIGHT)
0.296 AC. (12,894 SQ. FT.)	0.0041 AC. (178 SQ. FT.)	0.2919 AC. (12,716 FT.)

(PLAT) = PLAT CALLED

- GENERAL NOTES:**
1. ABSTRACTING COMPLETED BY COURTHOUSE RESEARCH SPECIALIST BETWEEN JUNE 2017 AND JULY 2017.
 2. FIELD SURVEYS WERE PERFORMED BETWEEN MAY 2017 AND DECEMBER 2017.
 3. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202). TXDOT VIRTUAL REFERENCE SYSTEM (VRS) RTK NETWORK.
 4. ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DISPLAYED IN SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000136506 (TXDOT DALLAS COUNTY SCALE FACTOR).
 5. PROJECT CONTROL WAS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT.
 6. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC WHICH RECEIVED ENVIRONMENTAL CLEARANCE ON 4/24/2017; PROJECT CONTROL-SECTION-JOB: 2374-02-053.
 7. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 8. VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE DALLAS COUNTY CLERK'S RECORDS.

County: Dallas
 Highway: IH 635
 Parcel 96 (E)
 STA. 938+23.40 to STA. 938+49.19
 ROW CSJ: 2374-02-115

Page 1 of 4
 December 2017
 Revision No. 1-May 25, 2018

Description for Parcel 96 (E)

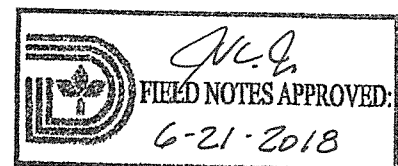
BEING 90 square feet of land situated in the Theophalus Thomas Survey, Abstract Number 1461, City of Dallas, Dallas County, Texas, being a part of a called 0.296 acre tract of land dedicated as Floodway Management Area on the plat of in Block M/8579 CREEKSIDE VILLAGE, an addition to the City of Dallas, Texas as recorded in Volume 82218, Page 1758 D.R.D.C.T., said 90 square feet (0.0021 of one acre) of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch found iron rod with cap stamped "GSES,INC. RPLS 4804" (controlling monument) being at the point of reverse curvature of a circular curve to the right, having a radius of 635.98 feet, whose chord bears South 51 degrees 53 minutes 10 seconds East, a distance of 140.31 feet, and being on the existing northeasterly right-of-way line of Woodmeadow Parkway (variable width right-of-way as dedicated to the City of Dallas, and shown on the plat of said CREEKSIDE VILLAGE) and the south line of Lot 4 of said CREEKSIDE VILLAGE;

THENCE Southeasterly, along the existing northeasterly right-of-way line of said Woodmeadow Parkway and the south line of Lot 4 of said CREEKSIDE VILLAGE and along said circular curve to the right, through a central angle of 12 degrees 40 minutes 00 seconds, an arc length of 140.60 feet to an angle point on the south line of said Lot 4;

THENCE South 45 degrees 33 minutes 10 seconds East, continuing along the existing northeasterly right-of-way line of said Woodmeadow Creek passing at a distance of 1,065.42 feet a 5/8-inch found iron rod with an unreadable cap (controlling monument) for the south corner of Lot 4 of said CREEKSIDE VILLAGE and the northeast corner of said Floodway Management Area, continuing along the existing northeasterly right-of-way line of said Woodmeadow Creek, with the south line of said Floodway Management Area, in all, a total distance of 1,310.66 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 938+26.06, 413.18 feet Right, for the POINT OF BEGINNING having Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD83) 2011 Adjustment, Epoch 2010.00 surface coordinates of North=6,995,816.96 feet, East=2,541,239.99 feet;

- 1) THENCE North 44 degrees 24 minutes 45 seconds East, departing the existing northeasterly right-of-way line of said Woodmeadow Parkway, over and across said Floodway Management Area, a distance of 8.30 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 938+23.40, 405.23 feet Right, for corner on the common east line of said Floodway Management Area and the west line of a called 5.369 acre tract of land described in Warranty Deed to Dallas Power & Light Company as recorded in Volume 75129, Page 1142 D.R.D.C.T.;



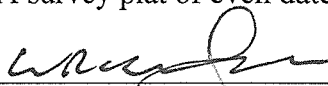
County: Dallas
 Highway: IH 635
 Parcel 96 (E)
 STA. 938+23.40 to STA. 938+49.19
 ROW CSJ: 2374-02-115

Page 2 of 4
 December 2017
 Revision No. 1-May 25, 2018

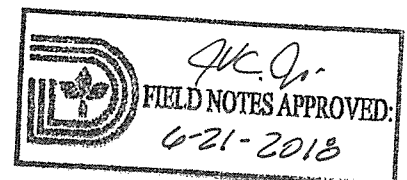
- 2) THENCE South 24 degrees 31 minutes 57 seconds East, with said common line between said Floodway Management Area and the west line of the called 5.369 acre tract, a distance of 23.13 feet to a 5/8-inch set iron rod with a pink plastic cap marked "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT", at Station 938+49.19, 406.94 feet Right on the existing northeasterly right-of-way line of said Woodmeadow Parkway;
- 3) THENCE North 45 degrees 33 minutes 10 seconds West, departing said common line between said Floodway Management Area and the west line of the called 5.369 acre tract, and along the existing northeasterly right-of-way line of said Woodmeadow Parkway, a distance of 21.59 feet to the POINT OF BEGINNING AND CONTAINING 90 square feet (0.0021 of one acre) of land, more or less.

NOTES:

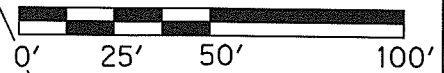
1. Abstracting completed by Courthouse Research Specialist between May 2017 and October 2017.
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3. The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), TxDOT Virtual Reference System (VRS) RTK Network.
4. All coordinates and distances are US Survey Feet, displayed in surface values and may be converted to grid by dividing by the combined adjustment factor of 1.000136506 (TxDOT Dallas County Scale Factor).
5. Project control was established by others and provided by TxDOT.
6. The Station and Offset information refers to the baselines described in the Project Schematic which received environmental clearance on 4/24/2017; Project Control-Section-Job: 2374-02-053
7. A survey plat of even date accompanies this legal description.

 05/25/2018
 W. R. Wolfram III, R.P.L.S. Date
 Texas Registration No. 6244

HALFF ASSOCIATES, INC.
 14800 St. Mary's Lane, Suite 160
 Houston, TEXAS 77079
 TEL (713) 588-2450
 TBPLS FIRM NO. 10029606



GRAPHIC SCALE



$\Delta=12^{\circ}40'00''(\text{RT})$
 $R=635.98'$
 $L=140.60'$
 $CL=140.31'$
 $CB=S51^{\circ}53'10''E$

POINT OF COMMENCING
 5/8" FIR
 "GSES, INC RPLS4804"
 (C.M.)

LOT4, BLOCK M/8579
 CREEKSIDE VILLAGE
 VOL. 82218, PAGE 1758

3.5' SIDEWALK EASEMENT
 VOL. 82218, PAGE 1758

5/8" FIR W/
 UNREADABLE CAP
 (C.M.)

CALLED 0.296 ACRES
 FLOODWAY MANAGEMENT AREA
 CREEKSIDE VILLAGE
 VOL. 82218, PAGE 1758

CALLLED 5.369 ACRES
 DALLAS POWER & LIGHT COMPANY
 VOL. 75129, PG. 1142

WOODMEADOW PKWY
 (VARIABLE WIDTH R.O.W.)
 VOL. 82218, PG. 1758

LONESTAR GAS CO. EASEMENT
 VOL. 5483, PG. 122

EXISTING
 R.O.W. LINE

THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461

POINT OF BEGINNING

SEE
 DETAIL
 "A"

96(E)

90 SQ. FT.
 (0.0021 ACRE)

DETAIL "A"
 NOT TO SCALE

STA. 938+23.40
 405.23' RT

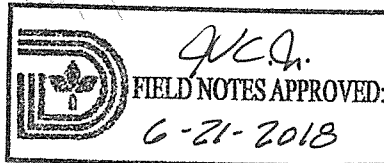
96(E)

POINT OF BEGINNING
 $N=6995816.96$
 $E=2541239.99$
 STA. 938+26.06
 413.18' RT **

STA. 938+49.19
 406.94' RT

EXISTING
 R.O.W. LINE

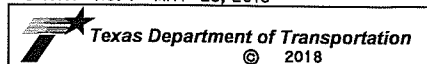
A PLAT OF A SURVEY OF
 PARCEL 96(E)
 FOR IH 635
 RIGHT OF WAY RCSJ: 2374-02-115
 90 SQ. FT. (0.0021 AC.)
 IN THE THEOPHALUS THOMAS SURVEY
 ABSTRACT NUMBER 1461
 CITY OF DALLAS,
 DALLAS COUNTY, TEXAS
 DECEMBER 2017



LINE TABLE

LINE NO.	BEARING	LENGTH
L1	N44°24'45"E	8.30'
L2	S24°31'57"E	23.13'
L3	N45°33'10"W	21.59'

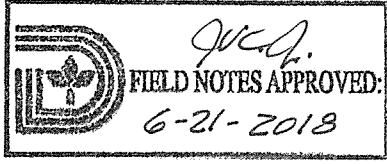
REVISION NO. 1--MAY 25, 2018



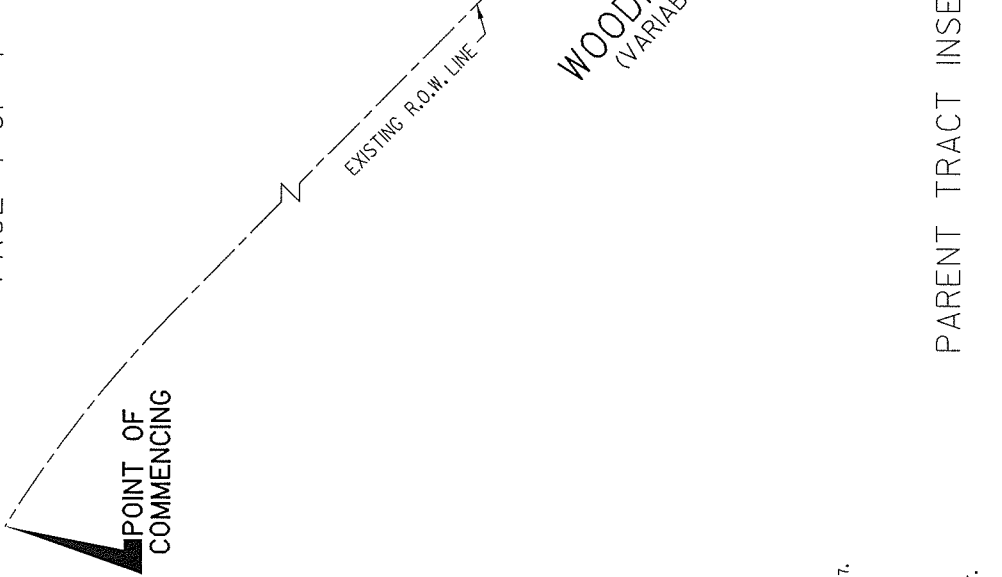
HALFF

14800 ST. MARY'S LANE, SUITE 160
 HOUSTON, TEXAS 77079-2943
 TEL (713) 588-2450
 TBPLS REG# 10029606

EXHIBIT "A"
PAGE 4 OF 4



NOT TO SCALE



CALLLED 0.296 ACRES
FLOODWAY MANAGEMENT AREA
CREEKSIDE VILLAGE
VOL. 82218, PAGE 1758

96(E)
90 SQ. FT.
(0.0021 ACRE)

POINT OF BEGINNING

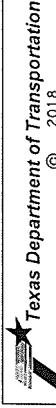
WOODMEADOW PKWY
(VARIABLE WIDTH R.O.W.)

PARENT TRACT INSET

A PLAT OF A SURVEY OF
PARCEL 96(E)
FOR IH 635

RIGHT OF WAY RCSJ: 2374-02-115
90 SQ. FT. (0.0021 AC.)
IN THE THEOPHALUS THOMAS SURVEY
ABSTRACT NUMBER 1461
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DECEMBER 2017

REVISION NO. 1--MAY 25, 2018



HALFF
14800 ST. MARY'S LANE, SUITE 160
HOUSTON, TEXAS 77079-2943
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LEGEND

- EXISTING RIGHT OF WAY LINE
- RIGHT OF WAY DEED LINE
- PARCEL BOUNDARY
- NEW BASELINE
- CONTINUOUS OWNERSHIP PER DEEDS AND UNITY OF USE
- PROPERTY LINE
- NEW ACCESS DENIAL LINE
- EXISTING ACCESS DENIAL LINE
- SURVEY LINE
- CITY LIMITS
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- EXISTING VISIBLE IMPROVEMENTS
- VOL. = VOLUME
- PG. = PAGE
- CAB. = CABINET
- FIR = FOUND IRON ROD
- FIP = FOUND IRON PIPE
- (C.M.) = CONTROLLING MONUMENT
- INST. NO. = INSTRUMENT NUMBER
- MON. = MONUMENT
- R.O.W. = RIGHT-OF-WAY
- F.K.A. = FORMERLY KNOWN AS

- ⊙ = 5/8-INCH SET IRON ROD WITH A PINK PLASTIC CAP MARKED "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT"
- = 5/8-INCH SET IRON ROD WITH AN ALUMINUM CAP STAMPED "TXDOT ACCESS DENIAL POINT"
- △ = SET "X" (UNLESS NOTED)
- = FOUND MONUMENT (AS NOTED)
- ① = PARCEL NUMBER

- GENERAL NOTES:
1. ABSTRACTING COMPLETED BY COURTHOUSE RESEARCH SPECIALIST BETWEEN JUNE 2017 AND JULY 2017.
 2. FIELD SURVEYS WERE PERFORMED BETWEEN MAY 2017 AND SEPTEMBER 2017.
 3. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), TXDOT VIRTUAL REFERENCE SYSTEM (VRS) NETWORK.
 4. ALL COORDINATES AND DISTANCES ARE US SURVEY FEET, DIVIDING BY SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000136506 (TXDOT DALLAS COUNTY SCALE FACTOR).
 5. PROJECT CONTROL WAS ESTABLISHED BY OTHERS AND PROVIDED BY TXDOT. THE STATION AND OFFSET INFORMATION REFERS TO THE BASELINE DESCRIBED IN THE PROJECT SCHEMATIC WHICH RECEIVED ENVIRONMENTAL CLEARANCE ON 4/24/2017; PROJECT CONTROL-SECTION-JOB: 2374-01-137.
 7. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS SURVEY PLAT.
 8. VOLUME & PAGES AND INSTRUMENT NUMBERS SHOWN HEREON ARE REFERENCED TO THE DALLAS COUNTY CLERK'S RECORDS.

PARCEL REMAINDER AREA

PARENT TRACT AREA (PLAT)	ACQUISITION AREA	CALC. REMAINDER AREA (RIGHT)
0.296 AC. (12,894 SQ. FT.)	0.0021 AC. (90 SQ. FT.)	0.2960 AC. (12,894 SQ. FT.)