

**WHEREAS**, the City of Dallas owns a tract of land which is used for Lake Ray Hubbard; and

**WHEREAS**, the City of Rowlett has requested three drainage easements and a wastewater easement on said land for the construction, maintenance and use of drainage and wastewater facilities containing a total of approximately 15,242 square feet across City-owned land located at Lake Ray Hubbard, City of Dallas, Dallas County, Texas; and being more fully described in Exhibit "A" attached hereto and made a part of hereof for all purposes.

**Now, Therefore,**

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

**SECTION 1.** That upon receipt of **FORTY THOUSAND EIGHTY-SIX DOLLARS AND NO/100 (\$40,086.00)** from the City of Rowlett, the City Manager or designee is hereby authorized to execute a Drainage Easement and a Wastewater Easement, to be attested by the City Secretary, approved as to form by the City Attorney.

**SECTION 2.** 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 (General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011). Any remaining proceeds shall be transferred to the Water and Sewer Revenue Fund, Fund 0100, Department DWU, Unit 7005, Revenue Code 8428.

**SECTION 3.** That this resolution is designated for City purposes as Contract No. DEV-2018-00007897.

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

BY:

  
Assistant City Attorney

APPROVED BY  
CITY COUNCIL

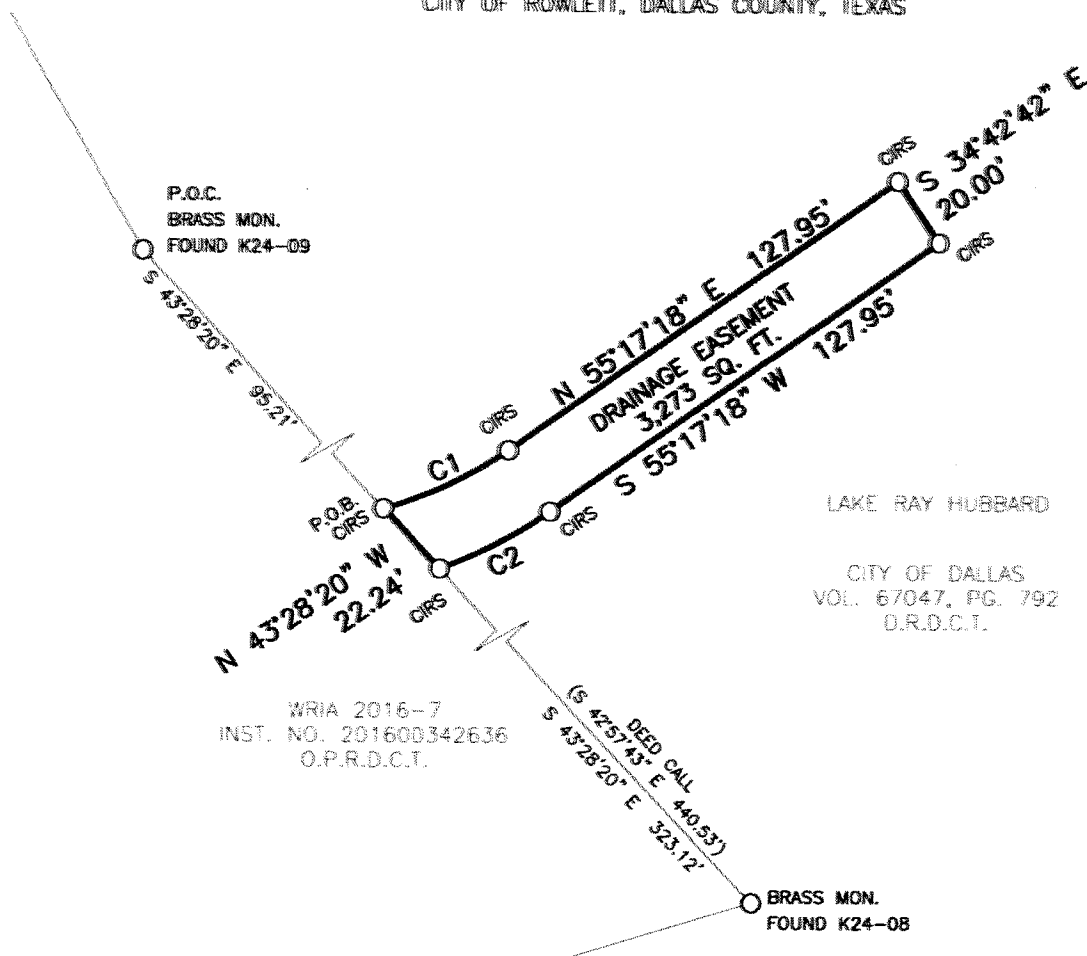
FEB 27 2019

  
CITY SECRETARY

# EXHIBIT A-TRACT 1

190317

EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS



WRIA 2016-7  
INST. NO. 201600342636  
O.P.R.D.C.T.

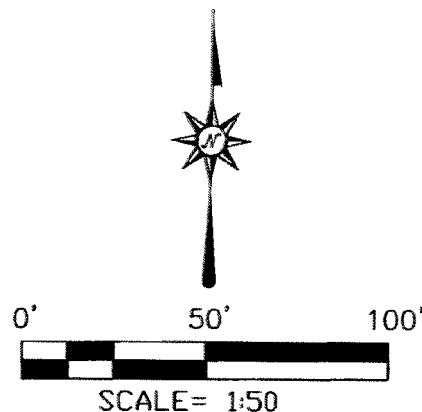
LAKE RAY HUBBARD  
CITY OF DALLAS  
VOL. 67047, PG. 792  
D.R.D.C.T.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	110.00'	37.62'	37.44'	N 65°05'11" E	19°35'46"
C2	130.00'	33.89'	33.79'	S 62°45'22" W	14°56'09"

### LEGEND

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- CIRS = 5/8-INCH IRON ROD SET WITH CAP "ADAMS SURVEYING COMPANY LLC"
- SQ. FT. = SQUARE FEET

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.



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**Adams**  
surveying company, llc

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Richardson, TX 75083  
Phone: (469) 317-0250  
Fax: (214) 295-9844

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

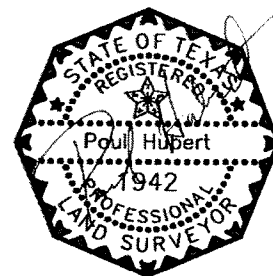


EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 3,273 square foot (0.075 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, being part of that called 127.38 acre tract described in a General Warranty Deed to City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-08", being on the east line of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said line being referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE South 43°28'20" East with said east line, a distance of 95.21 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY, LLC" set (CIRS), said point being the beginning of a non-tangent curve to the left;

THENCE easterly leaving said east line and along said non-tangent curve to the left, having a central angle of 19°35'46", a radius of 110.00 feet, an arc length of 37.62 feet and a chord of North 65°05'11" East - 37.44 feet to a CIRS;

THENCE North 55°17'18" East, a distance of 127.95 feet to a CIRS;

THENCE South 34°42'42" East, a distance of 20.00 feet to a CIRS;

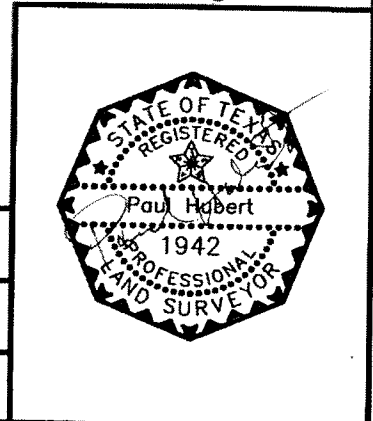
THENCE South 55°17'18" West, a distance of 127.95 feet to a CIRS for the beginning of a tangent curve to the right;

THENCE westerly along said tangent curve to the right, having a central angle of 14°56'09", a radius of 130.00 feet, an arc length of 33.89 feet, and a chord of South 62°45'22 West - 33.79 feet to a CIRS on the aforesaid east line, being North 43°28'20" West from a found concrete monument with brass cap marked "K24-08" for the southeast corner of said Tract 1;

THENCE North 43°28'20" West with said east line, a distance of 22.24 feet to the POINT OF BEGINNING containing 3,273 square feet (0.075 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.

FIELD NOTES APPROVED:  
*PHC 3/9/18*



**Adams**  
surveying company, llc

TBPLS Firm Registration No. 10177500

P.O. Box 833059  
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Drainage Easement

3,273 Square Feet

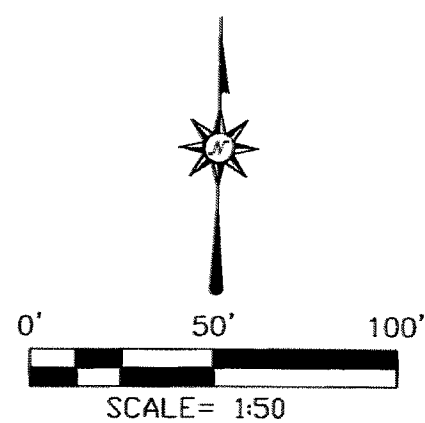
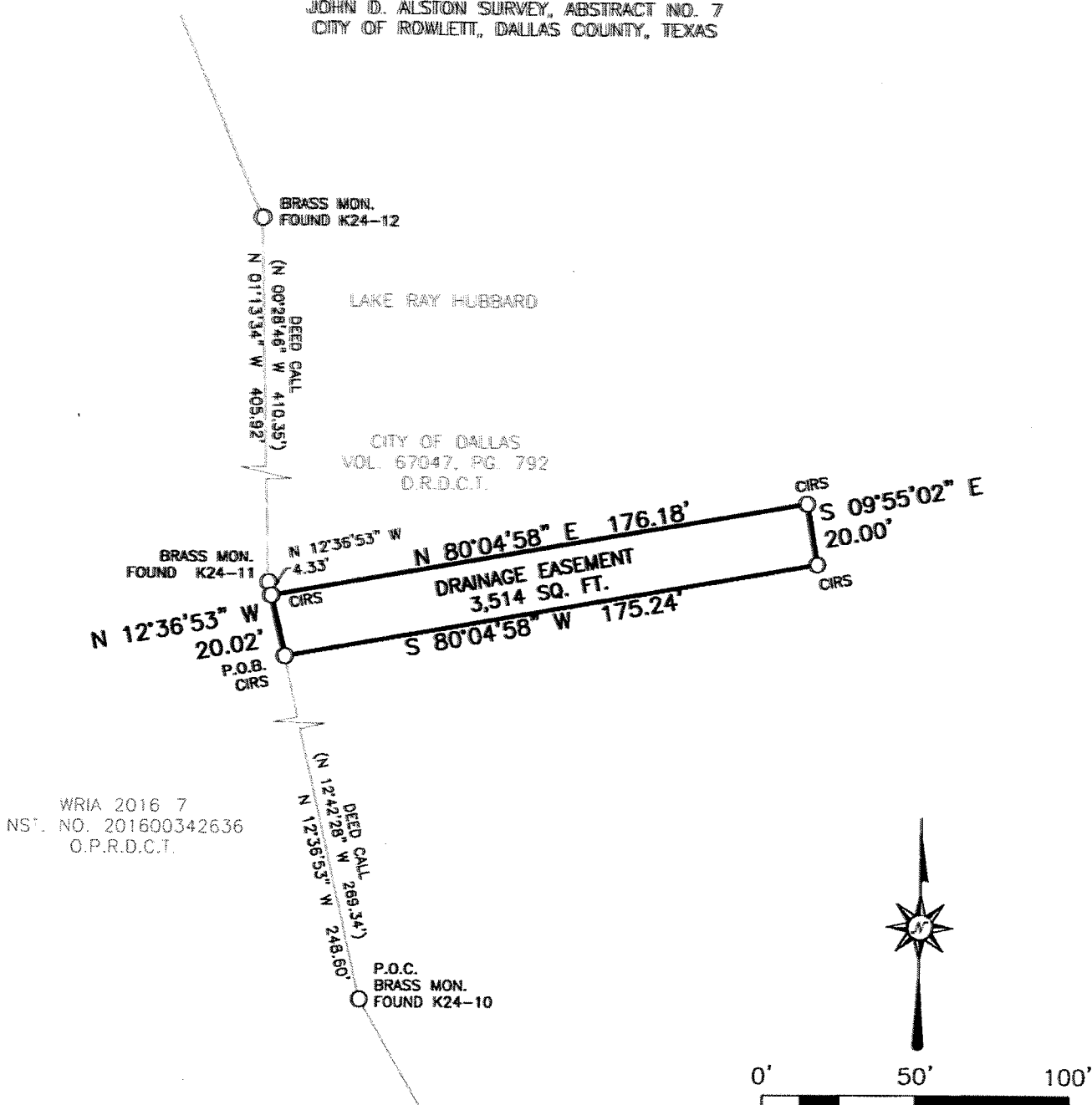
Rowlett, Dallas County, Texas

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

# EXHIBIT A-TRACT 2

190317

EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

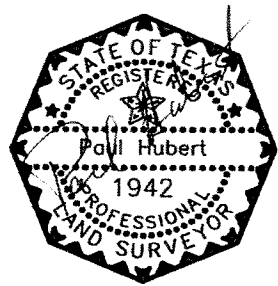


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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 3,514 square foot (0.081 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, part of that called 127.38 acre tract described in a General Warranty Deed to the City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-10", being on the east line of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said line being referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE North 12°36'53" West with said east line, a distance of 248.60 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" set (CIRS) for the POINT OF BEGINNING;

THENCE North 12°36'53" West continuing with said east line, a distance of 20.02 feet to a CIRS, from said point a found brass monument marked "K24-11" bears North 12°36'53" West, 4.33 feet;

THENCE North 80°04'58" East leaving said east line, a distance of 176.18 feet to a CIRS;

THENCE South 09°55'02" East, a distance of 20.00 feet to a CIRS;

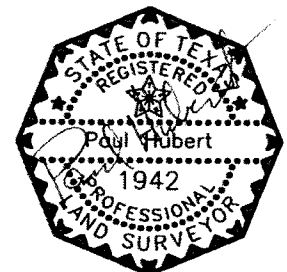
THENCE South 80°04'58" West, a distance of 175.24 feet to the POINT OF BEGINNING, and containing 3,514 square feet (0.081 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.



FIELD NOTES APPROVED:

*PH* 3/9/18



		P.O. Box 833059 Richardson, TX 75083 Phone: (469) 317-0250 Fax: (214) 295-9844		
		Drainage Easement 3,514 Square Feet		
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

Rowlett, Dallas County Texas

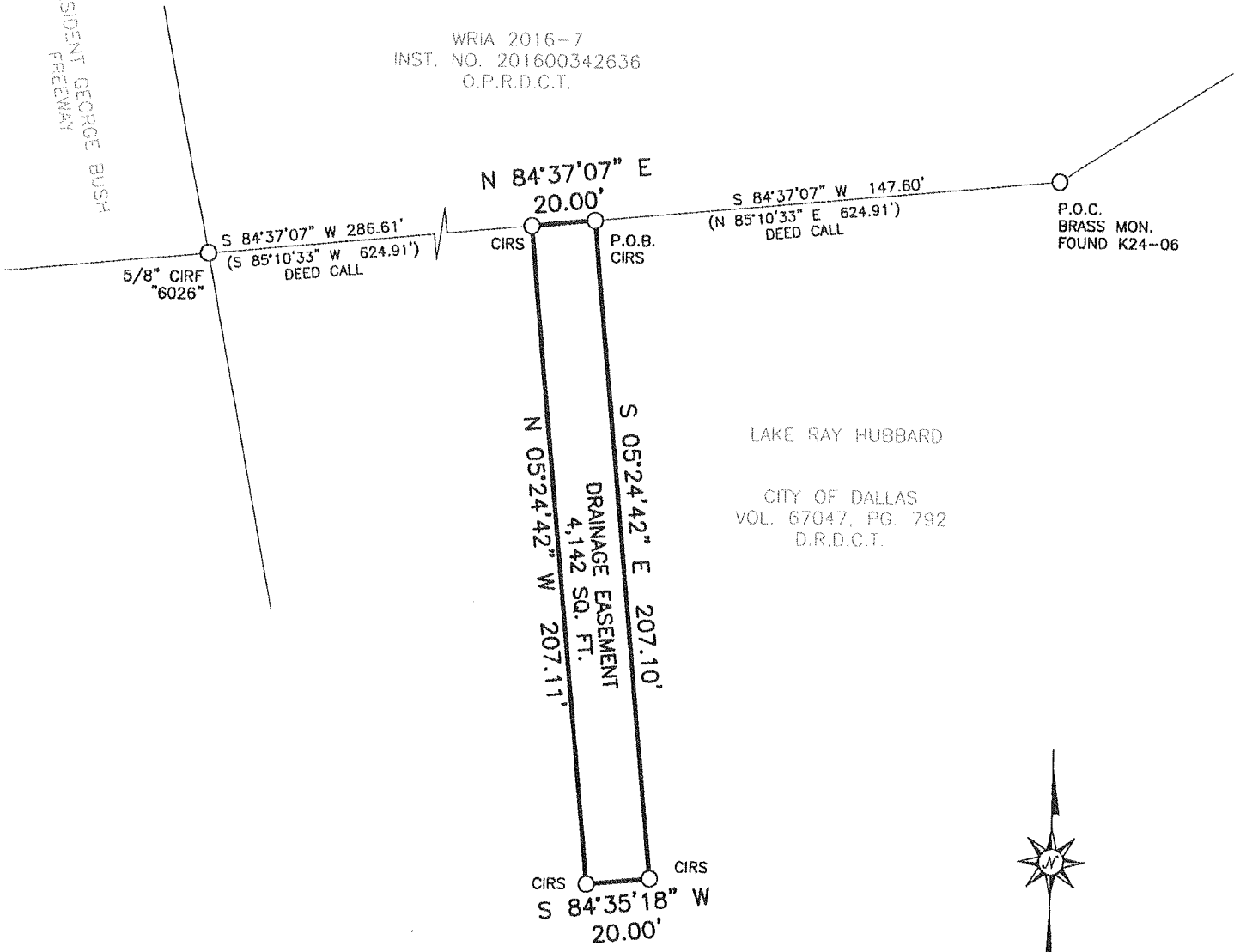
# EXHIBIT A-TRACT 3

# 190317

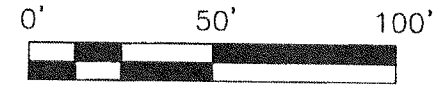
EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

WRIA 2016-7  
INST. NO. 201600342636  
O.P.R.D.C.T.

PRESIDENT GEORGE BUSH  
FREEMAN



LAKE RAY HUBBARD  
CITY OF DALLAS  
VOL. 67047, PG. 792  
D.R.D.C.T.



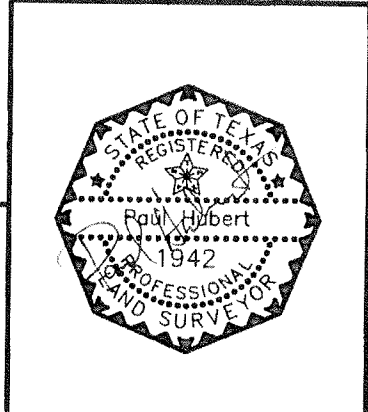
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

EXHIBIT A  
DRAINAGE EASEMENT  
JOHN D. ALSTON SURVEY, ABSTRACT NO. 7  
CITY OF ROWLETT, DALLAS COUNTY, TEXAS

BEING a 4,142 square foot (0.095 acre) tract of land situated in the John D. Alston Survey, Abstract Number 7, being part of that called 127.38 acre tract described in a General Warranty Deed to City of Dallas, as recorded in Volume 67047, Page 792 Deed Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a found brass monument marked "K24-06", for the southeast corner of that called 33.8838 acre tract (Tract 1) described in the Special Warranty Deed to WRIA 2016-7 L.P., as recorded in Instrument Number 201600342636, Official Public Records Dallas County, Texas, said point being on the line referred to as the "City of Dallas "Take Line" for Lake Ray Hubbard";

THENCE South 84°37'07" West with the south line of said Tract 1, a distance of 147.60 feet to a 5/8-inch iron rod with cap stamped "ADAMS SURVEYING COMPANY LLC" set (CIRS) for the POINT OF BEGINNING;

THENCE South 05°24'42" East leaving said south line, a distance of 207.10 feet to a CIRS;

THENCE South 84°35'18" West, a distance of 20.00 feet to a CIRS;

THENCE North 05°24'42" West, a distance of 207.11 feet to a CIRS on said south line, from said point a 5/8-inch capped iron rod stamped "6026" found bears South 84°37'07" West, 286.61 feet;

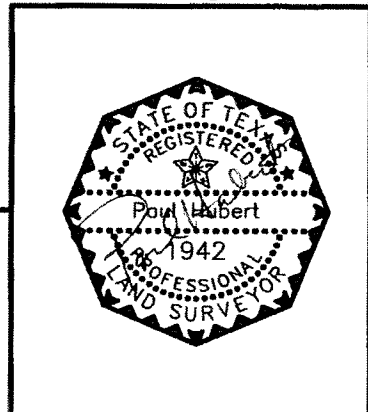
THENCE North 84°37'07" East with said south line, a distance of 20.00 feet to the POINT OF BEGINNING containing 4,142 square feet (0.095 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.



FIELD NOTES APPROVED:

*Dte 3/9/18*



**Adams**  
surveying company, llc  
TBPLS Firm Registration No. 10177500

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Richardson, TX 75083  
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	12/11/2017	16102

# EXHIBIT A-TRACT 4

190317

WASTEWATER EASEMENT  
4,313 Sq. Ft.  
OLIVER V. LEDBETTER SURVEY A-790  
ROWLETT, DALLAS COUNTY, TEXAS

BEING a 4,313 square foot tract of land located in the Oliver V. Ledbetter Survey, Abstract Number 790, Rowlett, Dallas County, Texas, being part of that called 127.38 acre tract, described in Warranty Deed to City of Dallas as recorded in Volume 67047, Page 792, Deed Records Dallas County Texas (hereafter called DRDCT), said 4,313 square foot tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for a corner in the west line of said 127.38 acre tract, also being the north corner of called 44.62 acre tract Special warranty Deed to Lake Horizon LLC., recorded in Instrument Number 201600342636 Official Public Records Dallas County Texas, the east corner of called 312.15 acre tract to Kirby Miller Joint Ventures in Special Cash Warranty Deed as recorded in Volume 98185, Page 72, DRDCT, and the south corner of RP Associates tract described in Deed Without Warranty recorded in Volume 2002018, Page 1522 DRDCT;

THENCE N 37°26'33" E, leaving the westerly line of said City of Dallas tract, a distance of 200.06 feet to a set 5/8-inch iron rod with cap stamped "Adams Surveying Company LLC" (CIRS), being in a southerly line of that 20-foot wide wastewater easement to the City of Rowlett as recorded in Volume 95104, Page 1108, DRDCT;

THENCE N 82°54'55" E along said southerly line, a distance of 28.05' feet to a CIRS;

THENCE S 37°26'33" W, a distance of 231.25 feet to a CIRS, in the east line of said Lake Horizon tract and the west line of said City of Dallas tract, from which a found brass disk stamped "K24-11" in concrete bears S 22°36'28" E, 413.01';

THENCE N 22°36'28" W with the west line of said City of Dallas tract, a distance of 23.08 feet to the POINT OF BEGINNING, containing 4,313 square feet, (0.10 acre) of land, more or less.

BEARINGS AND DISTANCES REFERENCED BASED ON GPS, IN TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE 4202.



FIELD NOTES APPROVED:

*PH* 4/24/18

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Richardson, TX 75083  
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Wastewater Easement

4,313 Square Feet

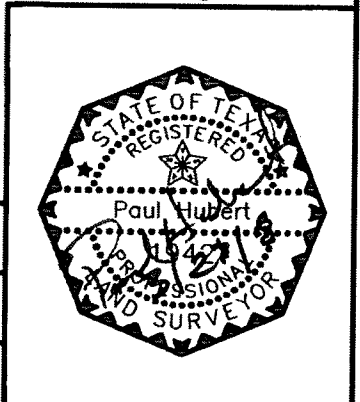
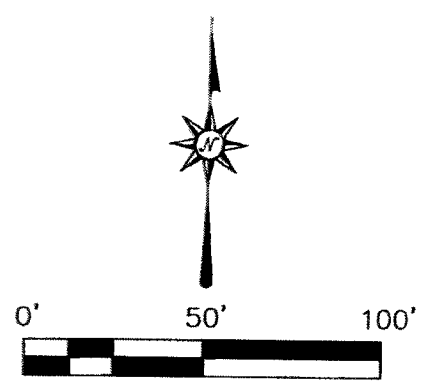
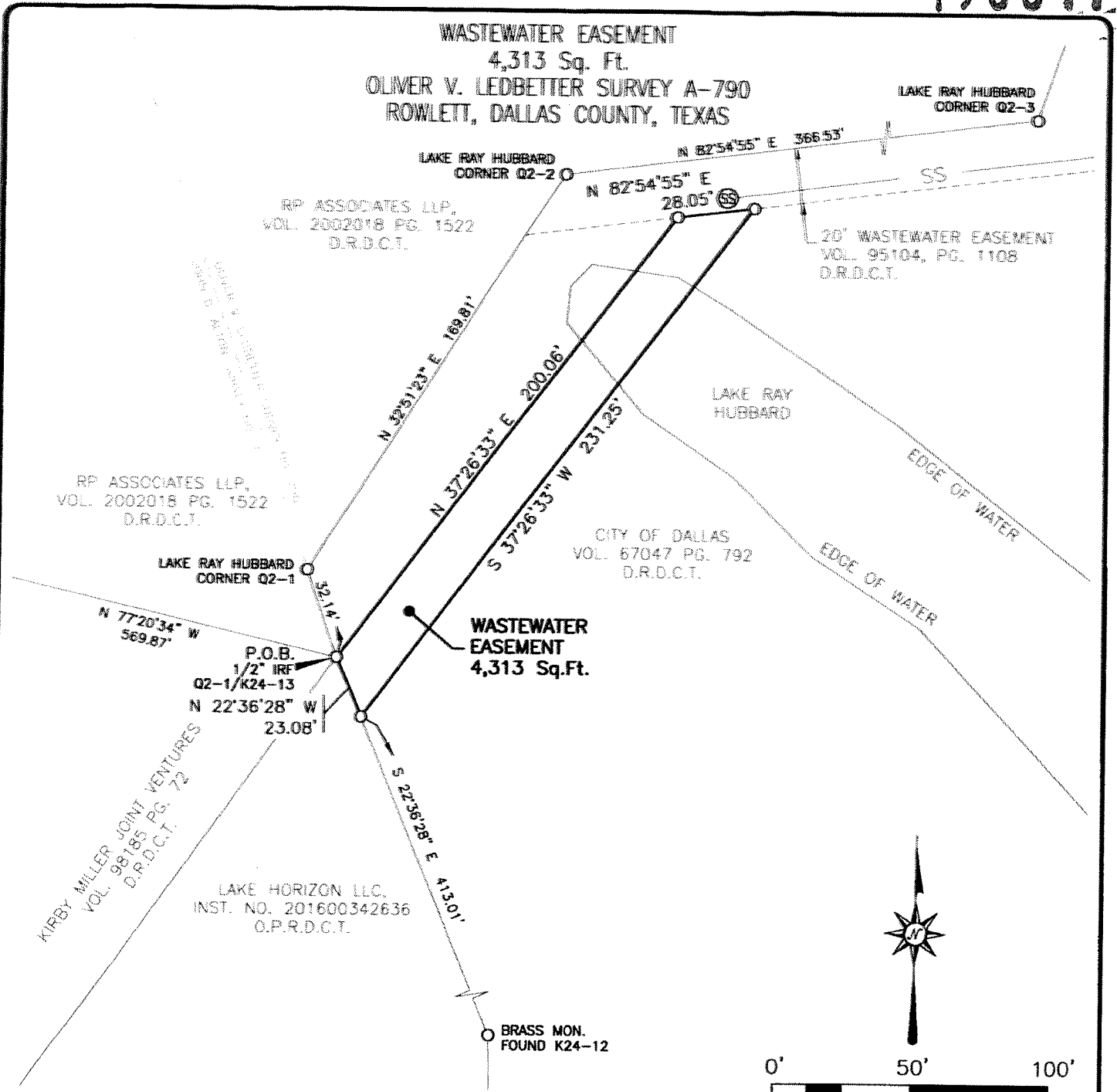
Rowlett, Texas



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NO.
BT	PH	1" = 50'	09/08/2017	16102



WASTEWATER EASEMENT  
4,313 Sq. Ft.  
OLIVER V. LEDBETTER SURVEY A-790  
ROWLETT, DALLAS COUNTY, TEXAS



<b>Adams</b> surveying company, llc TBPLS Firm Registration No. 10177500		P.O. Box 833059 Richardson, TX 75083 Phone: (469) 317-0250 Fax: (214) 295-9844	
DRAWN BY	CHECKED BY	SCALE	DATE
BT	PH	1" = 50'	09/14/2017
		JOB NO.	16102

Wastewater Easement  
4,313 Square Feet  
Rowlett, Texas