

June 26, 2019

WHEREAS, the City of Dallas is the owner of a tract of land containing approximately 50,878 square feet of unimproved City owned land in Dallas County, Texas (the "Property"), and located near the intersection of Interstate Highway 30 (IH-30) and Bass Pro Drive, and is otherwise a part of Lake Ray Hubbard; as described in Exhibit "A", attached herein and incorporated by reference; and

WHEREAS, the Texas Department of Transportation, a State of Texas agency, has the power of eminent domain and proposes to purchase a right-of-way easement at fair market value for purposes of constructing, maintaining and reconstructing IH-30 Project; 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 **ONE HUNDRED SEVENTY-FIVE THOUSAND THREE HUNDRED EIGHTY FOUR AND NO/100 DOLLARS (\$175,384.00)** from the State of Texas, acting by and through the Texas Transportation Commission, the City Manager or designee is authorized to execute a Right of Way Easement and a Possession and Use Agreement for transportation purposes to be attested by the City Secretary, approved as to form by the City Attorney, for approximately 50,878 square feet of land located near the intersection of Interstate Highway 30 and Bass Pro Drive.

SECTION 2. That the Right of Way Easement and a Possession and Use Agreement 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

June 26, 2019

SECTION 2. (continued)

- (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.

June 26, 2019**SECTION 2.** (continued)

seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any 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 (\$159,440.00 for the right-of-way easement and \$15,944.00 for immediate possession and use of the Property) 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 Water Utilities Current Fund, Fund 0100, Department DWU, Unit 4005, Revenue Code 8416.

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-2019-00010281.



190993

June 26, 2019

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: B. N. S. #
Assistant City Attorney



FIELD NOTES – ROADWAY EASEMENT ACQUISITION

EXHIBIT A

Property Description for Tract 7
1.168-acre (50,878 square feet)
City of Dallas
Boundary Survey
State of Texas

September 21, 2018
Revised: November 27, 2018
Tract 7
Page 1 of 23

County: Dallas
Highway: IH 30
Tract: 7 - Parts 1 & 2
STA. (Part 1): 1691+52.00 to 1715+90.71
STA. (Part 2): 1751+30.77 to 1752+44.61
RCSJ: 0009-11-246

Property Description for Tract 7

Being a 1.168-acre (50,878 square feet) tract of land located in the Charles Neeley Survey, Abstract No. 1087, the John M. Thomas Survey, Abstract No. 1477, and the William Crabtree Survey No. 196D, Abstract No. 346, Dallas County, Texas, said 1.168-acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 192, 193, 159, and 159-A, Ray Hubbard Dam and Reservoir Property Line and City Limit Map, Map 610R-1 (Acquisition Map), also being out of that certain Tract L-25, conveyed from Lillie Chiesa to the City of Dallas by Warranty Deed dated February 1, 1968 and recorded in Volume 68027, Page 575 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and described in a boundary survey performed by Forest & Cotton dated March 23, 1961 and recorded in Volume 68103, Page 314 of the D.R.D.C.T., and being out of that certain called 5,681-acre tract conveyed from William H. (Bill) Smith, J.E. Ellis, Jr. and Ralph Tankersley, Trustees of Eugene Bragg Smith, Jr., Trust and the Beverly Bragg Smith-Lide Trust to the City of Dallas, executed April 23, 1965, as recorded in Volume 555, Page 205 of the Deed Records of Dallas County, Texas D.R.D.C.T., and that certain Tract R-4A, conveyed from George & Mollie Ross et al to the City of Dallas, as recorded Volume 2, Page 1768, executed January 7, 1963, of the D.R.D.C.T., being more particularly described by metes and bounds as follows:

FIELD NOTES APPROVED:
[Signature] 11/29/18

EXHIBIT A

Property Description for Tract 7
1.168-acre (50,878 square feet)
City of Dallas
Boundary Survey
State of Texas

September 21, 2018
Revised: November 27, 2018
Tract 7
Page 2 of 23

Part 1

Being a 1.138-acre (49,560 square feet) tract of land of which approximately 0.5975 of an acre (26,026 square feet) is located in the Charles Neeley Survey, Abstract No. 1087, and 0.5403 of an acre (23,534 square feet) is located in the John M. Thomas Survey, Abstract No. 1477, City of Garland and City of Dallas, Dallas County, Texas, said 1.138-acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 192 and 193, Ray Hubbard Dam and Reservoir Property Line and City Limit Map, Map 610R-1 (Acquisition Map), also being out of that certain Tract L-25, conveyed from Lillie Chiesa to the City of Dallas by Warranty Deed dated February 1, 1968 and recorded in Volume 68027, Page 575 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and described in a boundary survey performed by Forest & Cotton dated March 23, 1961 and recorded in Volume 68103, Page 314 of the D.R.D.C.T., and being out of that certain called 5,681-acre tract conveyed from William H. (Bill) Smith, J.E. Ellis, Jr. and Ralph Tankersley, Trustees of Eugene Bragg Smith, Jr., Trust and the Beverly Bragg Smith-Lide Trust to the City of Dallas, executed April 23, 1965, as recorded in Volume 555, Page 205 of the Deed Records of Dallas County, Texas D.R.D.C.T., said 1.138-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 3/8-inch iron rod for the take line corner "L26-3", the northeast corner of a Lot 5, Block 1, of Faulkner Point North No. 2 Replat, recorded in Volume 93149, Page 8084 of the D.R.D.C.T., also being out of a called 6.4576-acre tract conveyed from Andrew Rosemore, Evelyn Rosemore, Sidney Greenberg and Martha Greenberg to James M. Rosenberg, executed on November 23, 1993, as recorded in Volume 93234, Page 5503 of the D.R.D.C.T., same being the northwest corner of Lot 1, Block 1, of Faulkner Point North No. 1, as recorded in Volume 82021, Page 1397 of the D.R.D.C.T., same being the northwest corner of a called 3.49-acre tract, out of Lot 1 and a portion of Lot 2, Block 1, of Faulkner Point North No. 1, conveyed from Rio Partners, L.P. to American Land & Holdings, Inc., executed March 24, 2000, as recorded in Volume 2000064, Page 3747 of the D.R.D.C.T., same being an interior corner of said Lake Ray Hubbard, and in the southwest line of the take line;

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THENCE, South 80° 57' 31" East, along the northwest line of said 3.49-acre tract and said Lot 1, the southwest line of said Lake Ray Hubbard, and said southwest line of take line, a distance of 476.04 feet to a point for the take line corner "L26-2", the north corner of said Lot 1 and the west corner of said Lot 2, same being an interior corner of said Lake Ray Hubbard;

THENCE, North 70° 14' 27" East, along the northwest line of said 3.49-acre tract, the northwest line of said Lot 2, the southwest line of said Lake Ray Hubbard, and said southwest line of take line, a distance of 247.52 feet to a point for the take line corner "L26-1", the north corner of said 3.49-acre tract and said Lot 2, same being an interior corner of said Lake Ray Hubbard, from which a found 5/8-inch iron pipe bears North 19° 05' 35" East, a distance of 1.72 feet;

THENCE, South 43° 34' 28" East, along the northeast line of said 3.49-acre tract, the southwest line of said Lake Ray Hubbard, and said southwest line of take line, a distance of 40.72 feet to a point for the north corner of a 0.0494-acre tract, conveyed from Danny L. Faulkner to Faulkner Investment Company, LTD., executed December 29, 1998, as recorded in Volume 99006, Page 671 of the D.R.D.C.T.;

THENCE, South 43° 34' 28" East, continuing along the northeast line of said Lot 2 and said 0.0494-acre tract, said southwest line of Lake Ray Hubbard, and said southwest line of take line, a distance of 69.47 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap in the future northwest right-of-way line of IH 30 (a variable width right-of-way) for the north corner of the herein described parcel, same being the **POINT OF BEGINNING**, having coordinates of N=7,005,045.44, E=2,570,494.33, said point being 170.03 feet left from the proposed IH 30 Baseline Station 1691+52.00, from which a found City of Dallas concrete monument stamped "L25-2A" for the south corner of said Lake Ray Hubbard and the east corner of said 0.0494-acre tract; bears North 43° 34' 28" West, a distance of 10.17 feet;

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Revised: November 27, 2018
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Page 4 of 23

1. THENCE, North 57° 17' 24" East, departing the northeast line of said 0.0494-acre tract, the southwest line of said Lake Ray Hubbard, and said southwest line of take line, into and across said Lake Ray Hubbard along the future northwest line of said IH 30, passing at a distance of 92.89 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap, said being 170.16 feet left from the future IH 30 Baseline Point of Curvature Station 1692+44.89, continuing in all passing at a distance of 355.76 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap, said point being 176.37 feet left from the future IH 30 Baseline Station 1695+00.00, continuing in all passing at a distance of 536.44 feet to a set 5/8-inch iron rod with TxDOT 1-3/4-inch pink plastic cap, said point being 187.41 feet left from the future IH 30 Baseline Point of Tangent Station 1696+74.80, continuing in all for a total distance of 715.52 feet to a point not set within existing lake, same being an angle point in the future northwest right-of-way line of said IH 30, said point being 201.08 feet left from the future IH 30 Baseline Station 1698+53.35;**

2. THENCE, North 61° 40' 04" East, continuing along the future northwest line of said IH 30, into and across said Lake Ray Hubbard, passing at a distance of 1,146.66 feet to a point in lake, said point being 201.07 feet left from the future IH 30 Baseline Station 1710+00.00, continuing in all for a total distance of 1,737.36 feet to a point in lake, at an angle point in the existing northwest line of said IH 30 and the north corner of the herein described tract, said point being 201.06 feet left from the future IH 30 Baseline Station 1715+90.71;

3. THENCE, South 54° 32' 34" West, along the existing northwest line of said IH 30 and the northwest line of the certain tract conveyed to State of Texas as recorded in Volume 70207, Page 1082 of the D.R.D.C.T., same being the southeast line of said Lake Ray Hubbard, a distance of 201.56 feet to an angle point in the existing northwest line of said IH 30 and an angle point in the southeast line of said Lake Ray Hubbard;

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4. **THENCE**, South 61° 40' 04" West, continuing along the existing northwest line of said IH 30 and the State of Texas tract as recorded in Volume 70207, Page 1082 of the D.R.D.C.T., same being the southeast line of said Lake Ray Hubbard, a distance of 1,731.73 feet to an angle point in the existing northwest line of said IH 30 and an angle point in the southeast line of the herein described tract;

5. **THENCE**, South 57° 18' 04" West, continuing along the existing northwest line of said IH 30 and the State of Texas tract as recorded in Volume 70207, Page 1082 of the D.R.D.C.T., same being the southeast line of said Lake Ray Hubbard, a distance of 517.89 feet to a found City of Dallas concrete monument stamped "L25-2A" for the south corner of said Lake Ray Hubbard and the east corner of said 0.0494-acre tract;

6. **THENCE**, North 43° 34' 28" West, departing the existing northwest line of said IH 30 and the State of Texas tract as recorded in Volume 70207, Page 1082 of the D.R.D.C.T., along the northeast line of said 0.0494-acre tract and the southwest line of said Lake Ray Hubbard, a distance of 10.17 feet to the **POINT OF BEGINNING** and containing 1.138 acres (49,560 square feet) of land.

EXHIBIT A
PROPERTY DESCRIPTION FOR TRACT 7
1.168-ACRE (50,878 SQUARE FEET)
CITY OF DALLAS, BOUNDARY SURVEY, STATE OF TEXAS

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ CAP STAMPED "VICKREY PROP. COR.", UNLESS OTHERWISE NOTED
- ⊗ SET 5/8" IRON ROD W/ TXDOT 1-3/4-INCH PINK PLASTIC CAP
- △ CALCULATED POINT
- ✓ LAND MARK (IDENTICAL LAND OWNER)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- PROPOSED BASELINE
- APPROXIMATE SURVEY LINE
- APPROXIMATE CITY LIMIT LINE
- EASEMENT LINE
- R.O.W. DEDICATION LINE



CALLED 22,745 ACRES
CITY OF DALLAS
LAKE RAY HUBBARD
DALLAS WATER UTILITIES MAP
MAPS 612D-1 (BOUNDARY SURVEY)
SHEET 192, 6193,
RAY HUBBARD DAM AND RESERVOIR
PROPERTY LINE & CITY LIMIT MAP
MAP 610R-1 (ACQUISITION MAP)

BEING OUT OF TRACT L-25 AND L-18
CITY OF DALLAS
VOL. 68103, PG. 314, D.R.D.C.T.
EXECUTED: MARCH 23, 1961
VOL. 68027, PG. 575, D.R.D.C.T.
EXECUTED: FEBRUARY 1, 1968
VOL. 555, PG. 205, D.R.D.C.T.
EXECUTED: APRIL 23, 1965

CHARLES NEELEY SURVEY
ABSTRACT NUMBER 1087
CITY OF GARLAND, TEXAS

JOHN M. THOMAS SURVEY
ABSTRACT NUMBER 1077
CITY OF DALLAS, TEXAS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011), EPOCH 2010.00. BEARING AND COORDINATES ARE BASED ON TXDOT-PROVIDED CONTROL POINTS E570165, E570185 AND E1990105. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000146135. UNITS: US SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE 11 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.
4. ABSTRACTING WAS PERFORMED BETWEEN APRIL 2018 AND MAY 2018. FIELDWORK WAS PERFORMED FROM MAY, 2018 TO JULY 2018.
5. STATION AND OFFSET INFORMATION REFERS TO THE PROJECT SCHEMATIC DATED MARCH 29, 2018. CONTROL-SECTION-NUMBER 0009-11-241.
6. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ADJUTING THE HIGHWAY.

TRACT INSET
TRACT NO. 7, PART 1
N.T.S.

PART 1 AREA WITHIN SURVEY TABLE (ACRES)	
CHARLES NEELEY	17-0.5975/ 26,026
JOHN M. THOMAS	17-0.5403/ 23,534
TOTAL TAKING	17-1.138/ 49,560

AREA TABLE (ACRES)				
EXISTING AC.	TAKING AC./S.F.	TOTAL AC./S.F.	REMAINDER AC.	
			LEFT	RIGHT
22,745	CALLER 1,138/ 49,560 PART 2 0.0303/ 1,318	1,168/ 50,878		22,744



I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

11/27/18
ROBERTO A. ARAUJO-CRUZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6653
DATE

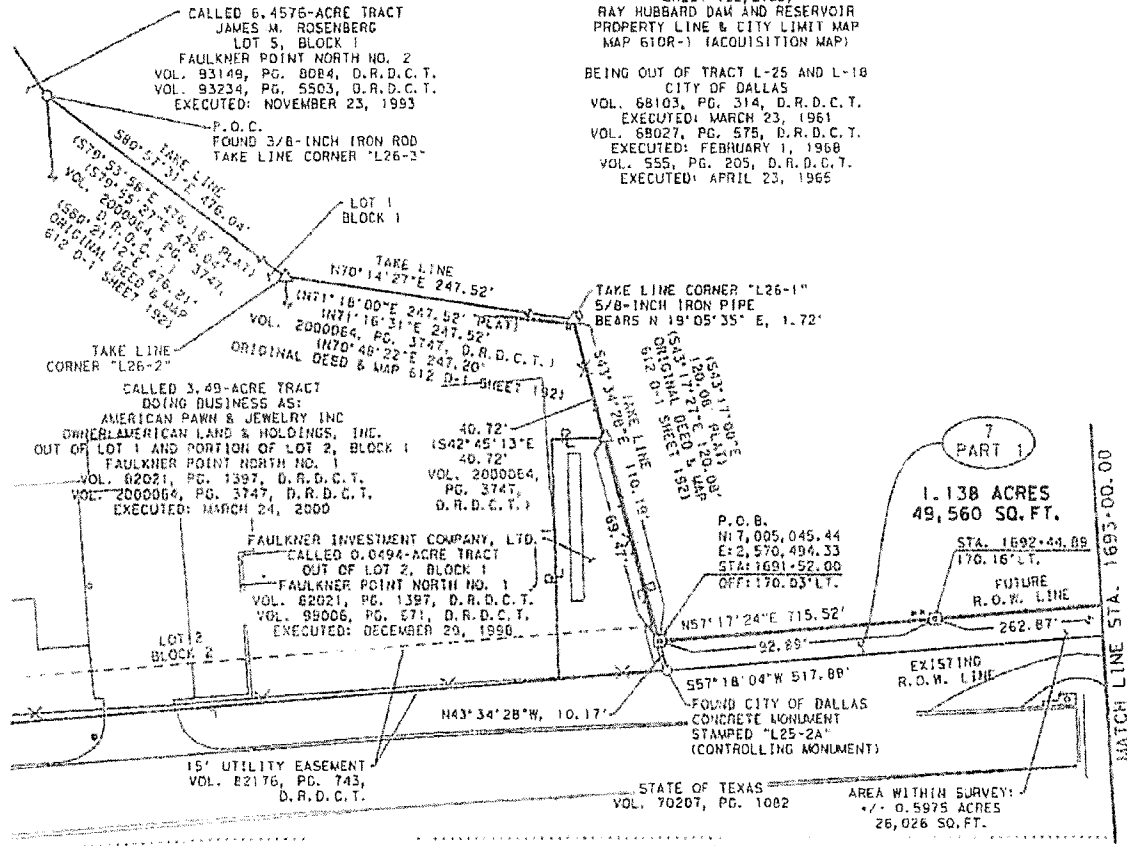
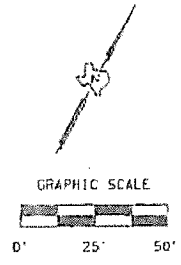
VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL - ENVIRONMENTAL - SURVEY
12940 Country Parkway
San Antonio, TX 78216
Telephone: (210) 349-3271
TXPLS #10004100

PLAT
SHOWING
TRACT 7, PART 1
IN 30
DALLAS COUNTY
R.C.S.J. NO. 0009-11-246
SEPTEMBER 21, 2018
SCALE: N.T.S.

EXHIBIT A
PROPERTY DESCRIPTION FOR TRACT 7
1.168-ACRE (50,878 SQUARE FEET)
CITY OF DALLAS, BOUNDARY SURVEY, STATE OF TEXAS

LEGEND

- FOUND MONUMENT (AS NOTED)
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- △ CALCULATED POINT
- ∟ LAND HOOK (IDENTICAL LAND OWNER)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
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CALLED 22,745 ACRES
CITY OF DALLAS
LAKE RAY HUBBARD
DALLAS WATER UTILITIES MAP
MAPS 612D-1 (BOUNDARY SURVEY)
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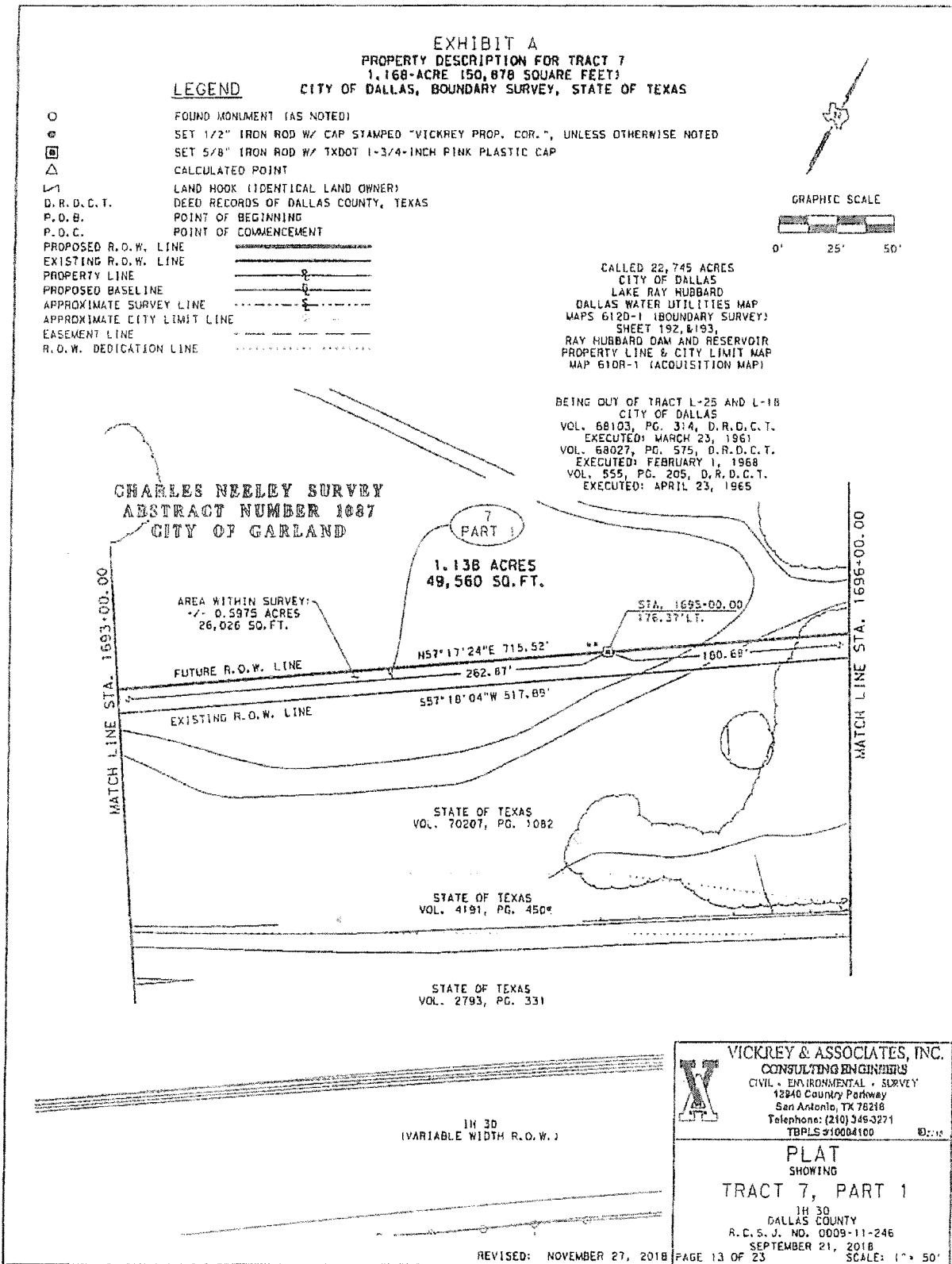
BEING OUT OF TRACT L-25 AND L-18
CITY OF DALLAS
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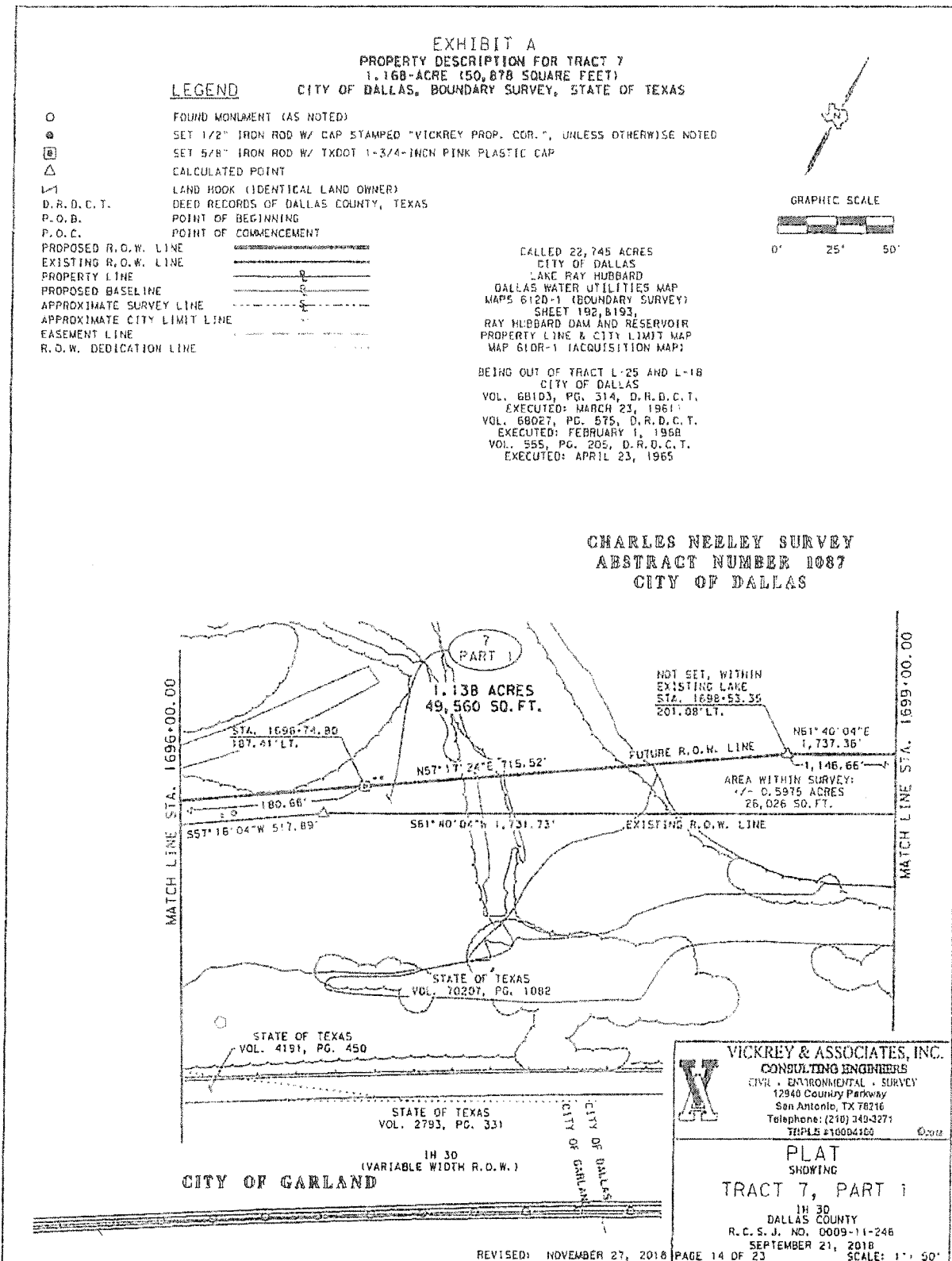
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TEPLS #10004100 ©2018

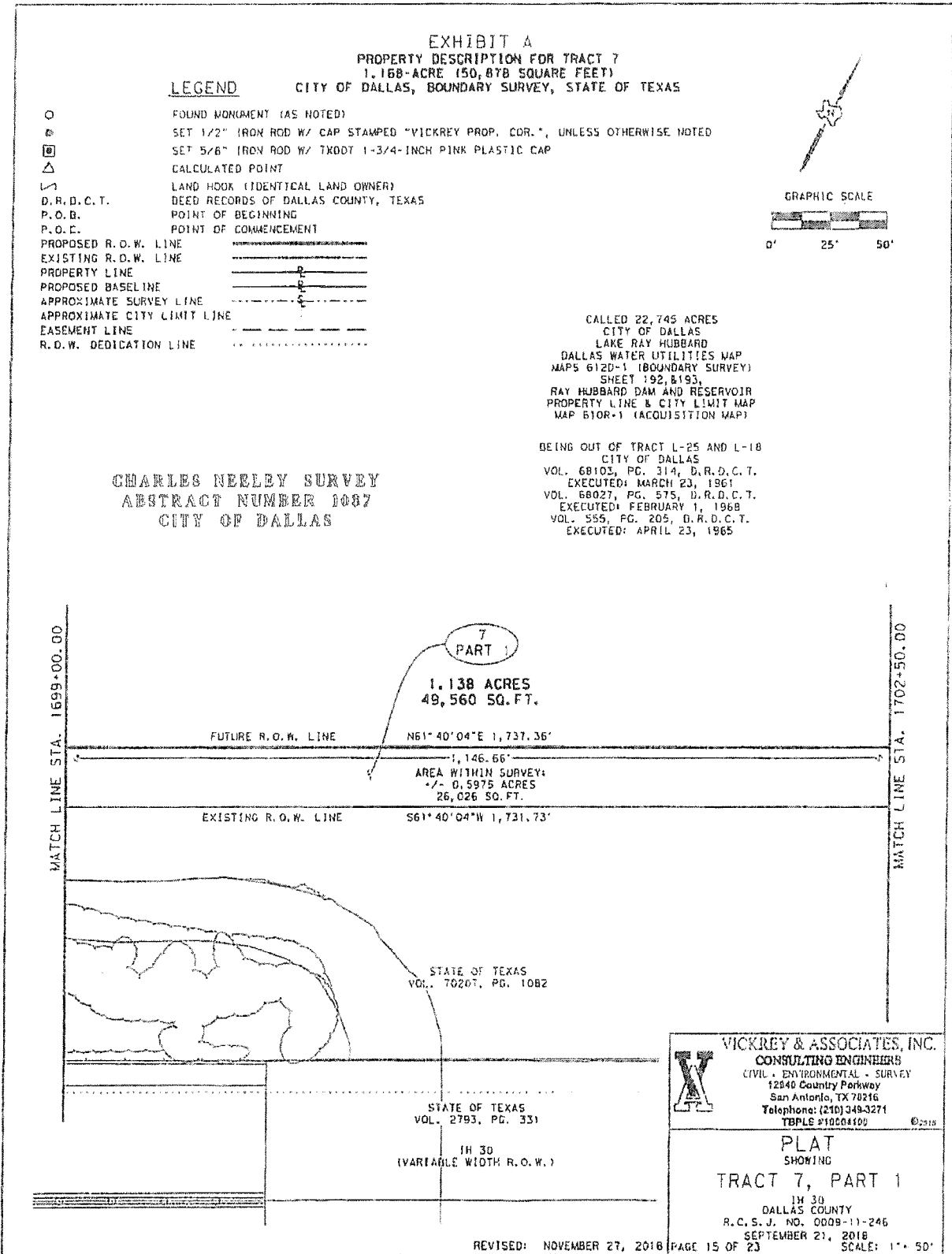
PLAT
SHOWING
TRACT 7, PART 1

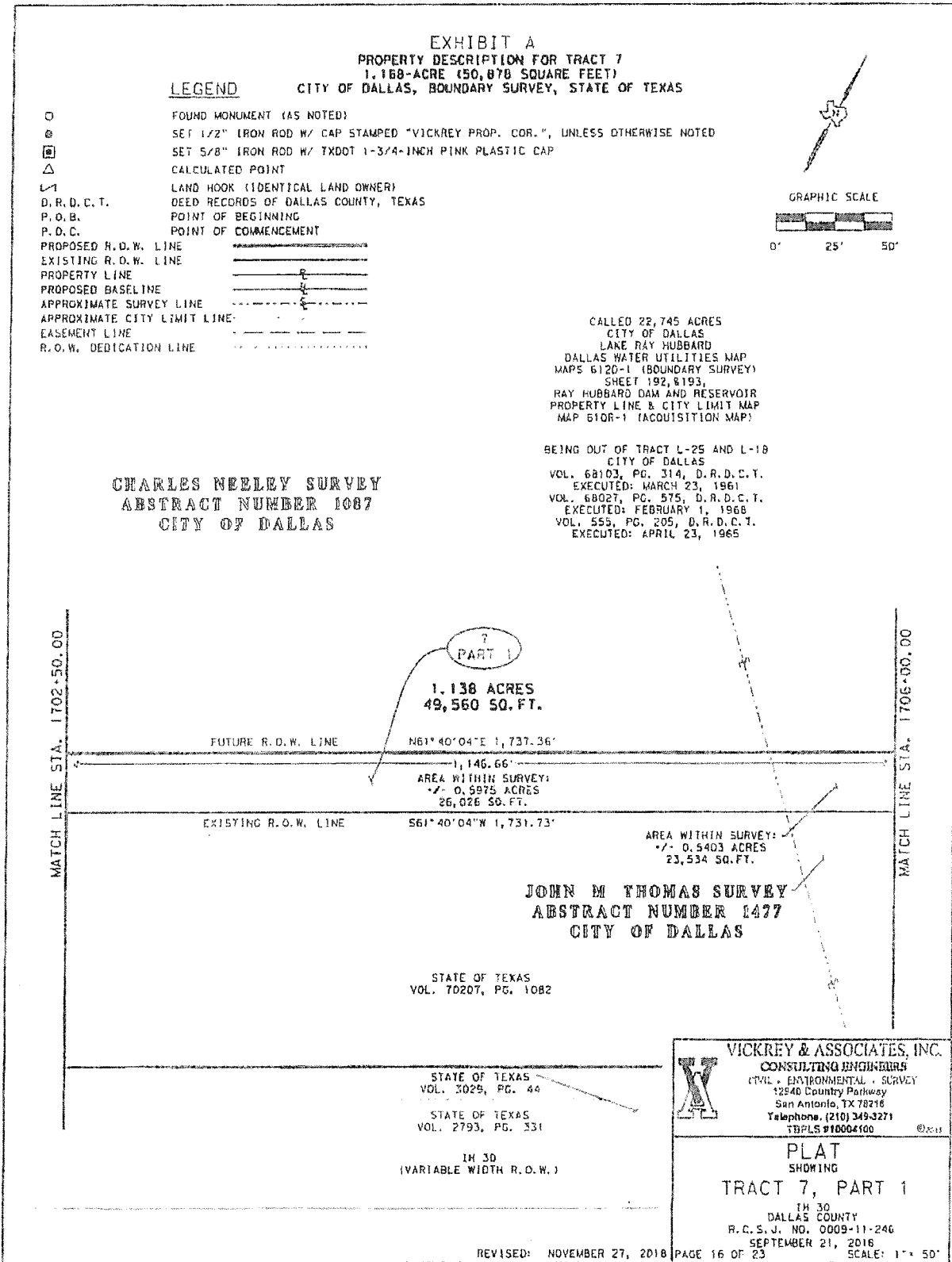
111 30
DALLAS COUNTY
R.C.S.J. NO. 0009-11-246
SEPTEMBER 21, 2018
SCALE: 1" = 50'

REVISED: NOVEMBER 27, 2018 PAGE 12 OF 23









JOHN M THOMAS SURVEY
 ABSTRACT NUMBER 1477
 CITY OF DALLAS

STATE OF TEXAS
 VOL. 70207, PG. 1082

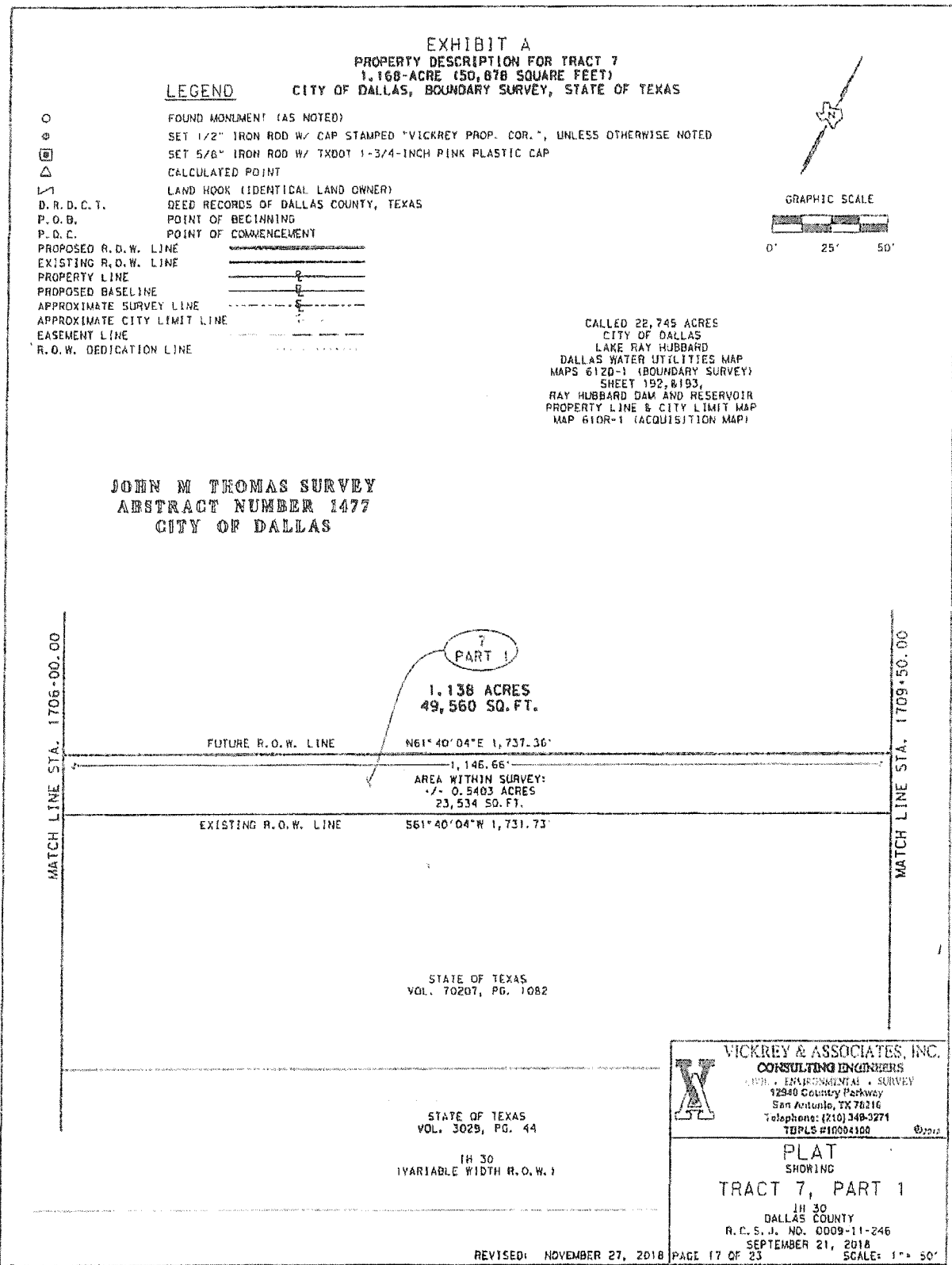
STATE OF TEXAS
 VOL. 3029, PG. 44

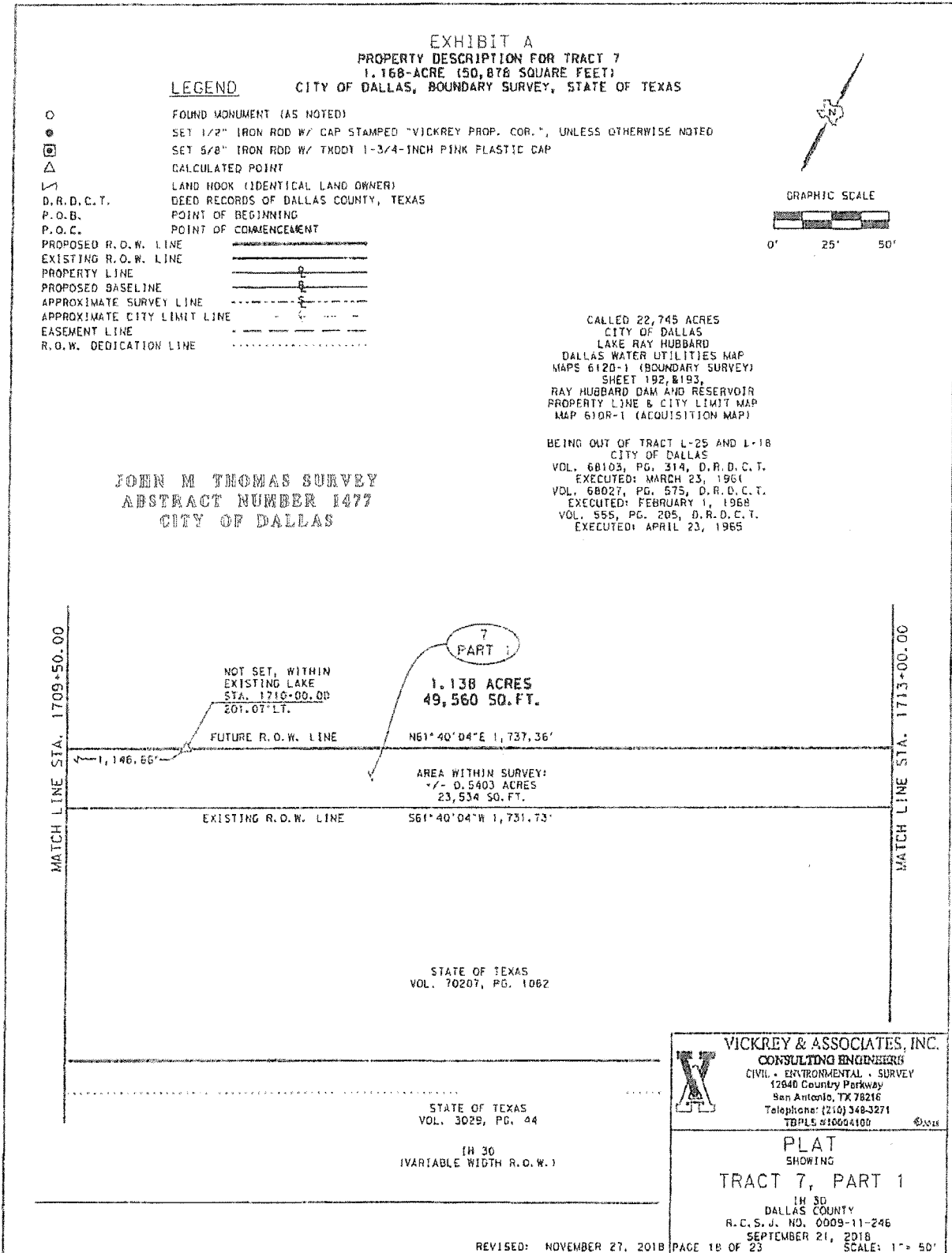
STATE OF TEXAS
 VOL. 2793, PG. 331

1M 30
 (VARIABLE WIDTH R.O.W.)

VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 CIVIL & ENVIRONMENTAL SURVEY
 12840 Country Parkway
 San Antonio, TX 78216
 Telephone: (210) 349-3271
 TBPLS 918004100

PLAT
 SHOWING
TRACT 7, PART 1
 1M 30
 DALLAS COUNTY
 R.C.S.J. NO. 0009-11-246
 SEPTEMBER 21, 2018
 SCALE: 1" = 50'





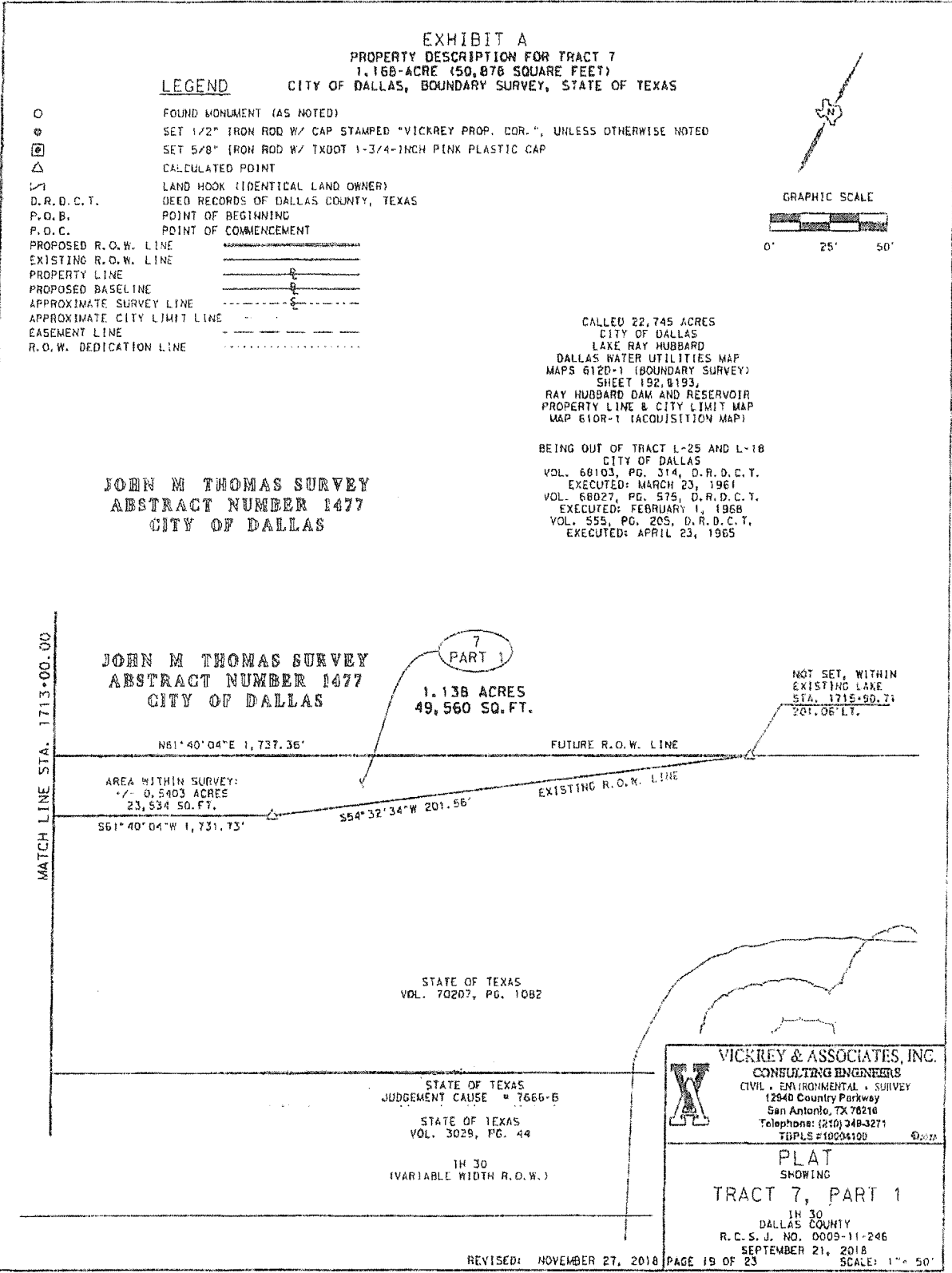


EXHIBIT A

Property Description for Tract 7
 1.168-acre (50,878 square feet)
 City of Dallas
 Boundary Survey
 State of Texas

September 21, 2018
 Revised: November 27, 2018
 Tract 7
 Page 6 of 23

Part 2

Being a 0.0303-acre (1,318 square feet) tract of land located in the William Crabtree Survey No. 196D, Abstract No. 346, City of Dallas, Dallas County, Texas, said 0.0303-acre tract being out of a called 22,745 acre tract, also known as Lake Ray Hubbard, shown in the Dallas Water Utilities Maps 612D-1 (Boundary Survey), Sheet 159 and 159-A, Ray Hubbard Dam and Reservoir Property Line and City Map, Map 610R-1 (Acquisition Map), also being out of that certain Tract R-4A conveyed from George & Mollie Ross et al to the City of Dallas, as recorded Volume 2, Page 1768, executed January 7, 1963, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said 0.0303-acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2-inch iron rod with cap marked "Brittain & Crawford" for an angle point in the existing southeast right-of-way line of IH 30 (a variable width right-of-way) same being an angle point in the northwest line of a called 116.932-acre tract also known as Tract 4, conveyed from the City of Rowlett to Bayside Land Partners, LLC, executed May 14, 2015, as recorded in Volume 201500126207 of the D.R.D.C.T.;

THENCE, North 54° 15' 39" West, along the existing southeast right-of-way line of said IH 30 and the northwest line of said 116.932-acre tract, a distance of 60.70 feet to a found 1/2-inch iron rod with cap marked "Brittain & Crawford" for an angle point in the existing southeast right-of-way line of said IH 30 and an angle point in the northwest line of said 116.932-acre tract;

THENCE, North 08° 06' 05" East, continuing along the existing southeast right-of-way line of said IH 30 and the southeast line of the certain tract conveyed to State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., same being the northwest line of said 116.932-acre tract, a distance of 80.25 feet to a found 1/2-inch iron rod with cap marked "Brittain & Crawford" for an angle point in the existing southeast right-of-way line of said IH 30 and an angle point in the northwest line of said 116.932-acre tract;

EXHIBIT A

**Property Description for Tract 7
1.168-acre (50,878 square feet)
City of Dallas
Boundary Survey
State of Texas**

September 21, 2018
Revised: November 27, 2018
Tract 7
Page 7 of 23

THENCE, North 84° 43' 09" West, continuing along the existing southeast right-of-way line of said IH 30 and the southeast line of the certain tract conveyed to State of Texas (Part Four) as recorded in Volume 70207, Page 1082 of the D.R.D.C.T., same being the northwest line of said 116.932-acre tract, a distance of 295.74 feet to a found 1/2-inch iron rod with cap marked "Brittain & Crawford" for an angle point in the existing southeast right-of-way line of said IH 30 and an angle point in the northwest line of said 116.932-acre tract;

THENCE, South 61° 40' 04" West, continuing along the existing southeast right-of-way line of said IH 30 and the State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., same being the northwest line of said 116.932-acre tract, a distance of 359.64 feet to a point in the existing southeast right-of-way line of said IH 30 and the west corner of said 116.932-acre tract;

THENCE, South 56° 19' 43" East, departing the existing southeast right-of-way line of said IH 30 and the State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., along the southwest line of said 116.932-acre tract and the northeast line of said Lake Ray Hubbard, a distance of 29.91 feet to a point in water, in the future southeast right-of-way line of said IH 30 for the east corner of the herein described tract, same being the **POINT OF BEGINNING**, having coordinates of N=7,007,575.75, E=2,576,065.55, said point being 270.39 feet right from the proposed IH 30 Baseline Station 1752+44.61;

1. **THENCE**, South 74° 43' 42" West, departing the southwest line of said 116.932-acre tract, into and across said Lake Ray Hubbard, along the future southeast line of said IH 30, a distance of 116.86 feet to a point in water, for an angle point in the existing southeast right-of-way line of said IH 30 and the State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., said point being 243.98 feet right from the proposed IH 30 Baseline Station 1751+30.77;

EXHIBIT A

Property Description for Tract 7
1.168-acre (50,878 square feet)
City of Dallas
Boundary Survey
State of Texas

September 21, 2018
Revised: November 27, 2018
Tract 7
Page 8 of 23

2. THENCE, North 61° 40' 04" East, along the existing southeast line of said IH 30 and the State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., same being the northwest line of said Lake Ray Hubbard, a distance of 99.80 feet to a point at the intersection of the existing southeast line of said IH 30, the said 116.932-acre tract and northeast line of said Lake Ray Hubbard, for the north corner of the herein described tract;

3. THENCE, South 56° 19' 43" East, departing the existing southeast right-of-way line of said IH 30 and the State of Texas as recorded in Volume 5120, Page 74 of the D.R.D.C.T., along the southwest line of said 116.932-acre tract and the northeast line of said Lake Ray Hubbard, a distance of 29.91 feet to the POINT OF BEGINNING and containing 0.0303 of an acre (1,318 square feet) of land.

Tract 7 Acquisition Summary:

Part 1 = 1.138 acre (49,560 square feet)

Part 2 = 0.0303 acre (1,318 square feet)

Total = 1.168 acre (50,878 square feet)

EXHIBIT A
PROPERTY DESCRIPTION FOR TRACT 7
1.166-ACRE (50,878 SQUARE FEET)
CITY OF DALLAS, BOUNDARY SURVEY, STATE OF TEXAS

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ CAP STAMPED "VICKREY PROP. COR.", UNLESS OTHERWISE NOTED
- ◻ SET 5/8" IRON ROD W/ TXDOT 1-3/4" INCH PINK PLASTIC CAP
- △ CALCULATED POINT
- ✓ LAND MARK (IDENTICAL LAND OWNER)
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- PROPOSED BASELINE
- APPROXIMATE SURVEY LINE
- APPROXIMATE CITY LIMIT LINE
- EASEMENT LINE
- R.O.W. DEDICATION LINE



BEING OUT OF TRACT R-4A
CITY OF DALLAS
VOLUME 2, PAGE 176B,
D.R.D.C.T.
EXECUTED: JANUARY 7, 1963

EXISTING R.O.W. P.O.B. IH 30

FUTURE R.O.W. P.O.C.

7 PART 2
CALLED 22,745 ACRES
CITY OF DALLAS
LAKE RAY HUBBARD
DALLAS WATER UTILITIES MAP
MAPS 6120-1 (BOUNDARY SURVEY)
SHEET 159, & 159-A,
RAY HUBBARD DAM AND RESERVOIR
PROPERTY LINE & CITY LIMIT MAP
MAP 610H-1 (ACQUISITION MAP)

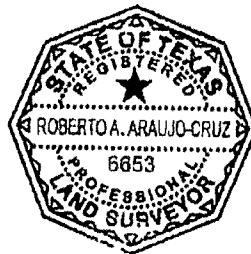
WILLIAM CRABTREE
SURVEY NUMBER 196D
ABSTRACT NUMBER 346
CITY OF DALLAS, TEXAS

NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011). EPDC# 2010.00. BEARING AND COORDINATES ARE BASED ON TXDOT-PROVIDED CONTROL POINTS E570165, E570185 AND E1990105. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SURFACE ADJUSTMENT FACTOR OF 1.000146135. UNITS: US SURVEY FEET.
2. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
3. THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE "J" 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.
4. ABSTRACTING WAS PERFORMED BETWEEN APRIL 2018 AND MAY 2018. FIELDWORK WAS PERFORMED FROM MAY, 2018 TO JULY 2018.
5. STATION AND OFFSET INFORMATION REFERS TO THE PROJECT SCHEMATIC DATED MARCH 29, 2018. CONTROL SECTION-NUMBER 0009-11-241.
6. ACCESS WILL BE PERMITTED TO THE REMAINDER PROPERTY ADJUTING THE HIGHWAY.

TRACT INSET
TRACT NO. 7, PART 2
N.T.S.

AREA TABLE (ACRES)				
EXISTING AC.	TAKING AC./S.F.	TOTAL AC./S.F.	REMAINDER AC.	
			LEFT	RIGHT
CALLED 22,745	PART 1 138/ 49,580	1,166/ 50,878		22,744
	PART 2 0,8305/ 1,318			

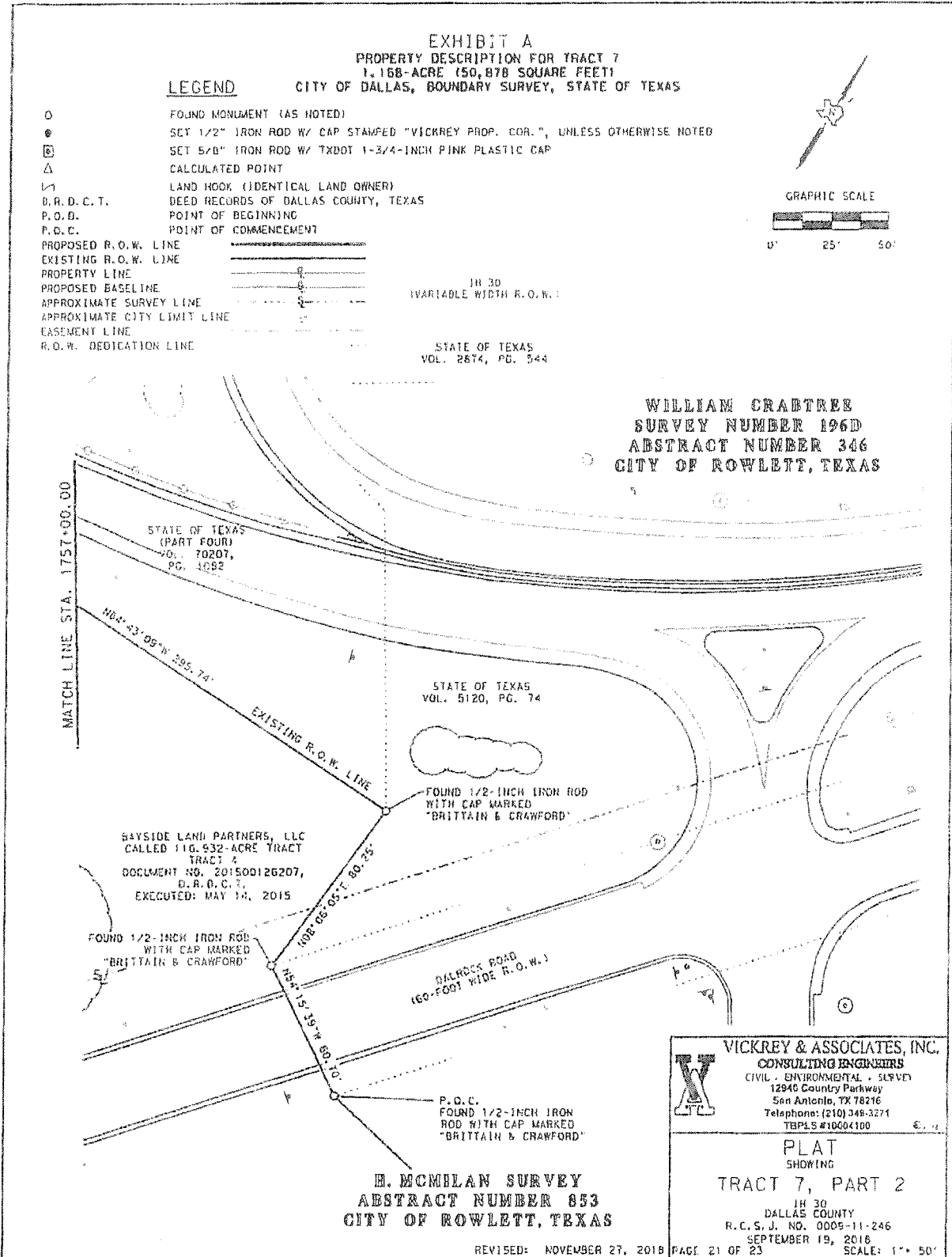


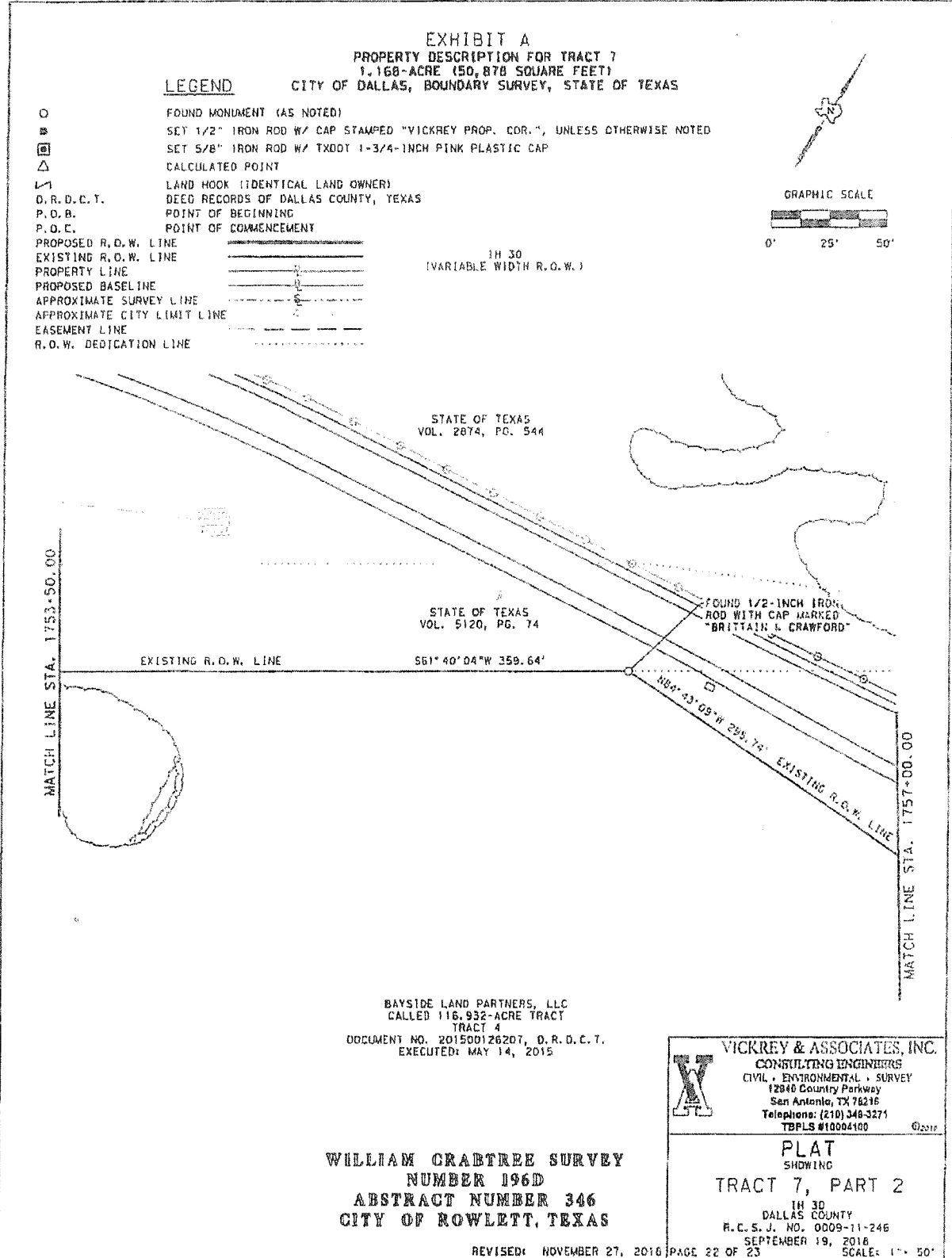
I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

ROBERTO A. ARAUJO-CRUZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6653
11/27/18 DATE

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL, ENVIRONMENTAL - SURVEY
12040 Country Parkway
San Antonio, TX 78216
Telephone: (210) 340-3271
TXPLS #10004100 ©2018

PLAT
SHOWING
TRACT 7, PART 2
IH 30
DALLAS COUNTY
R.C.S.J. NO. 0009-11-246
SEPTEMBER 19, 2018
SCALE: N.T.S.





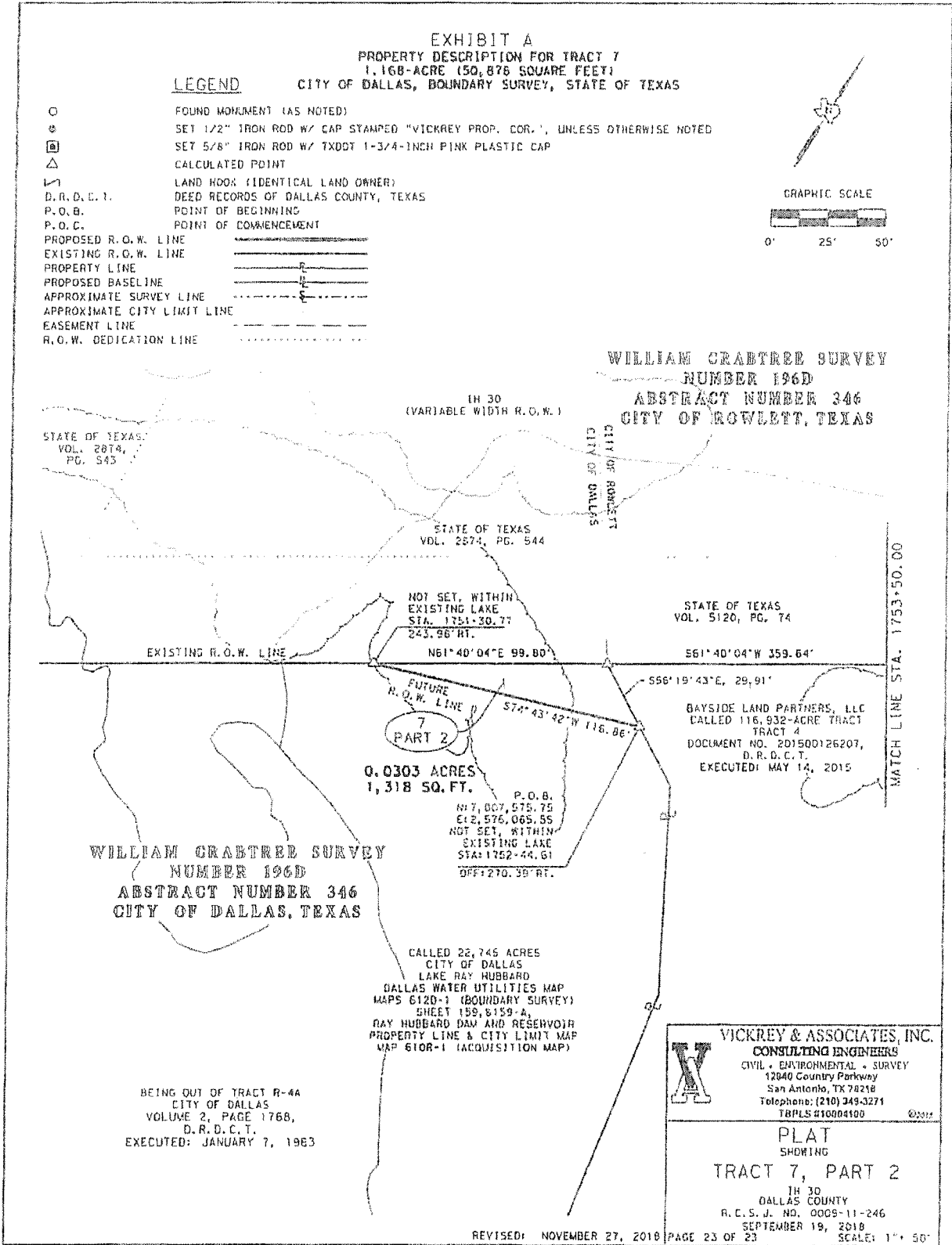


EXHIBIT A

Property Description for Tract 7
1.168-acre (50,878 square feet)
City of Dallas
Boundary Survey
State of Texas

September 21, 2018
Revised: November 27, 2018
Tract 7
Page 9 of 23

Notes:

All bearings and coordinates are based on the Texas Coordinate System, North Central Zone, North American Datum of 1983 (2011), Epoch 2010.00. Bearings and coordinates are based on TxDOT-provided control points E570165, E570185 and E1990105. All coordinates and distances shown are surface values and may be converted to grid by dividing by the Surface Adjustment Factor of 1.000146135. Units: US Survey Feet.

Record information shown hereon is based on a public records search by the surveyor. Abstracting was performed between April 2018 and May 2018. Field work was performed from May, 2018 to July, 2018.

A parcel plat of even date was prepared in conjunction with this property description.

**The monument described and set in this call may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

Access will be permitted to the remainder property abutting the highway facility.

I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying plat represent the facts as found at the time of the survey.



Roberto Araujo-Cruz
Registered Professional Land Surveyor
Texas Registration No. 6653
Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, Texas 78216
210-349-3271
TBPLS Firm No. 10004100

11/27/18
Date



EXHIBIT A
PROPERTY DESCRIPTION FOR TRACT 7
1,168-ACRE (50,878 SQUARE FEET)
CITY OF DALLAS, BOUNDARY SURVEY, STATE OF TEXAS

LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD W/ CAP STAMPED "VICKREY PROP. COR.", UNLESS OTHERWISE NOTED
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- △ CALCULATED POINT
- ∨ LAND HOOK (IDENTICAL LAND OWNER)
- D. R. D. C. T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- P. O. B. POINT OF BEGINNING
- P. O. C. POINT OF COMMENCEMENT
- PROPOSED R.O.W. LINE
- EXISTING R.O.W. LINE
- PROPERTY LINE
- PROPOSED BASELINE
- APPROXIMATE SURVEY LINE
- APPROXIMATE CITY LIMIT LINE
- EASEMENT LINE
- R.O.W. DEDICATION LINE

CALLLED 22,745 ACRES
CITY OF DALLAS
LAKE RAY HUBBARD
DALLAS WATER UTILITIES MAP
MAPS 6120-1 (BOUNDARY SURVEY)
SHEET 192, 193, 159, 6159-A,
RAY HUBBARD DAM AND RESERVOIR
PROPERTY LINE & CITY LIMIT MAP
MAP 610R-1 (ACQUISITION MAP)

BEING OUT OF TRACT L-25 AND L-18
CITY OF DALLAS
VOL. 68103, PG. 314, D. R. D. C. T.
EXECUTED: MARCH 23, 1961
VOL. 68027, PG. 575, D. R. D. C. T.
EXECUTED: FEBRUARY 1, 1968
VOL. 555, PG. 205, D. R. D. C. T.
EXECUTED: APRIL 23, 1965

BEING OUT OF TRACT R-4A
CITY OF DALLAS
VOLUME 2, PAGE 1768,
D. R. D. C. T.
EXECUTED: JANUARY 7, 1963

TRACT INSET
TRACT NO. 7, PARTS 1 & 2
N.T.S.

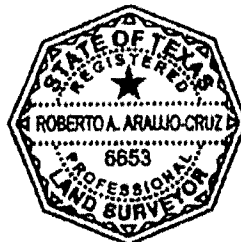
NOTES:

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I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

ROBERTO A. ARAUJO-CRUZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NUMBER 6653

11/27/18
DATE



PART 1 AREA WITHIN SURVEY TABLE (ACRES)	
CHARLES NEELY	✓-0.5975/ 26,026
JOHN M. THOMAS	✓-0.5403/ 23,534
TOTAL TAKING	✓-1.138/ 49,560

AREA TABLE (ACRES)				
EXISTING AC.	TAKING AC./S.F.	TOTAL AC./S.F.	REMAINDER AC.	
			LEFT	RIGHT
CALLLED 22,745	PART 1 1,138/ 49,560 PART 2 0,0303/ 1,316	1,168/ 50,878		22,744

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
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12940 Country Parkway
San Antonio, TX 78216
Telephone: (214) 349-3271
TBPLS #10084100 ©2016

PLAT
SHOWING
TRACT 7
1/4 30
DALLAS COUNTY
R. C. S. J. NO. 0009-11-246
SEPTEMBER 21, 2018
SCALE: N. T. S.