

December 11, 2019

**WHEREAS**, the City of Dallas owns land in northwest Dallas known as Brownwood Park, which was acquired for park purposes and has been maintained as parkland; and

**WHEREAS**, a portion of Brownwood Park has been identified by Dallas Water Utilities (DWU) as necessary for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit, and DWU must acquire approximately 20,159 square feet of land for such improvements and temporary use of approximately 7,227 square feet of land, as shown on Exhibit A, and the Park and Recreation Board is agreeable to providing the property for this use; and

**WHEREAS**, DWU is agreeable to designing and constructing its improvements such that the City's ability to make future improvements to the park shall not be impaired; and

**WHEREAS**, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

**WHEREAS**, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

**WHEREAS**, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the dedication of a portion of Brownwood Park to DWU.

**Now, Therefore,**

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

**SECTION 1.** That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on January 8, 2020.

**SECTION 2.** That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking, and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

191926

December 11, 2019

**SECTION 3.** 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.



18,093 SQ.FT. (0.415 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

**BEING** a 18,093 square foot (0.415 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod stamped "HAYDEN" set on the west right of way line of Timber Trail Drive, a 50 foot right of way, at the southeast corner of Lot 25-A as shown on the Timberbrook 3<sup>RD</sup> Installment Revision Plat as recorded in Volume 29, Page 31 of said Map Records, said point being on the south line of said Timberbrook Plat and on the north line of said Walnut Gardens Revised Plat;

**THENCE** South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 15.35 feet to a calculated point at the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 09 degrees 41 minutes 34 seconds West— 97.66 feet.

**THENCE** continuing along said west line of Timber Trail Drive and along said curve an arc distance of 135.39 feet, a delta angle of 155° 09' 01" to a ½ inch iron rod with cap stamped "Hayden" set at the **POINT OF BEGINNING** of the tract described herein and at the beginning of a tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 57° 24' 04" and a chord bearing and distance of North 83 degrees 25 minutes 02 seconds East — 48.02 feet;

**THENCE** continuing along said right of way line and curve, an arc distance of 50.09 feet to a 1/2 inch iron rod found at the northwest corner of Lot 2, Block 6/6426 of said Walnut Gardens Revised Plat, being a northeast corner of said Block 6426 Reservation;

**THENCE** South 35 degrees 30 minutes 02 seconds East, along the west line of Lot 2 and east line of said Block 6426 Reservation, a distance of 3.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west line;

**THENCE** South 00 degrees 20 minutes 42 seconds West, over and across said Block 6426 Reservation, a distance of 53.13 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

**THENCE** South 34 degrees 26 minutes 30 seconds East, continuing over and across said Block 6426 Reservation, a distance of 118.53 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

**THENCE** South 42 degrees 30 minutes 15 seconds East, over and across said Block 6426 Reservation, a distance of 91.49 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set the south line of a 20' wide alley as shown on said Walnut Gardens Revised Plat;

**THENCE** South 16 degrees 39 minutes 43 seconds West, along the west line of said alley, a distance of 54.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set at an angle point therein;

**THENCE** South 66 degrees 17 minutes 29 seconds East, along the south line of said alley, a distance of 117.67 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on the west right of way line of Bowman Boulevard, a 50' right of way per said Walnut Gardens Revised Plat;



**EXHIBIT A-TRACT 1**  
18,093 SQ. FT. (0.415 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

**THENCE** South 23 degrees 42 minutes 31 seconds West, along said west right of way line, a distance of 54.92 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west right of way;

**THENCE** North 42 degrees 30 minutes 15 seconds West, continuing over and across said Block 6426 Reservation, a distance of 253.03 feet, to a ½ inch iron rod with cap stamped "HAYDEN"

**THENCE** North 34 degrees 26 minutes 30 seconds West, continuing over and across said Block 6426 Reservation, a distance of 137.70 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

**THENCE** North 00 degrees 20 minutes 42 seconds East, a distance of 66.22 feet to the **POINT OF BEGINNING** and containing 18,093 square feet or 0.415 acres of land, more or less.

A Survey Plat of even date accompanies this legal description.

**BASIS OF BEARINGS:** All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

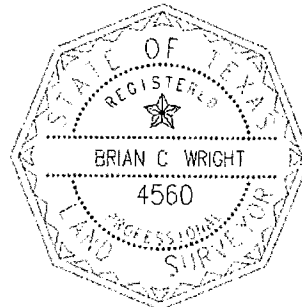
I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright      7/17/19

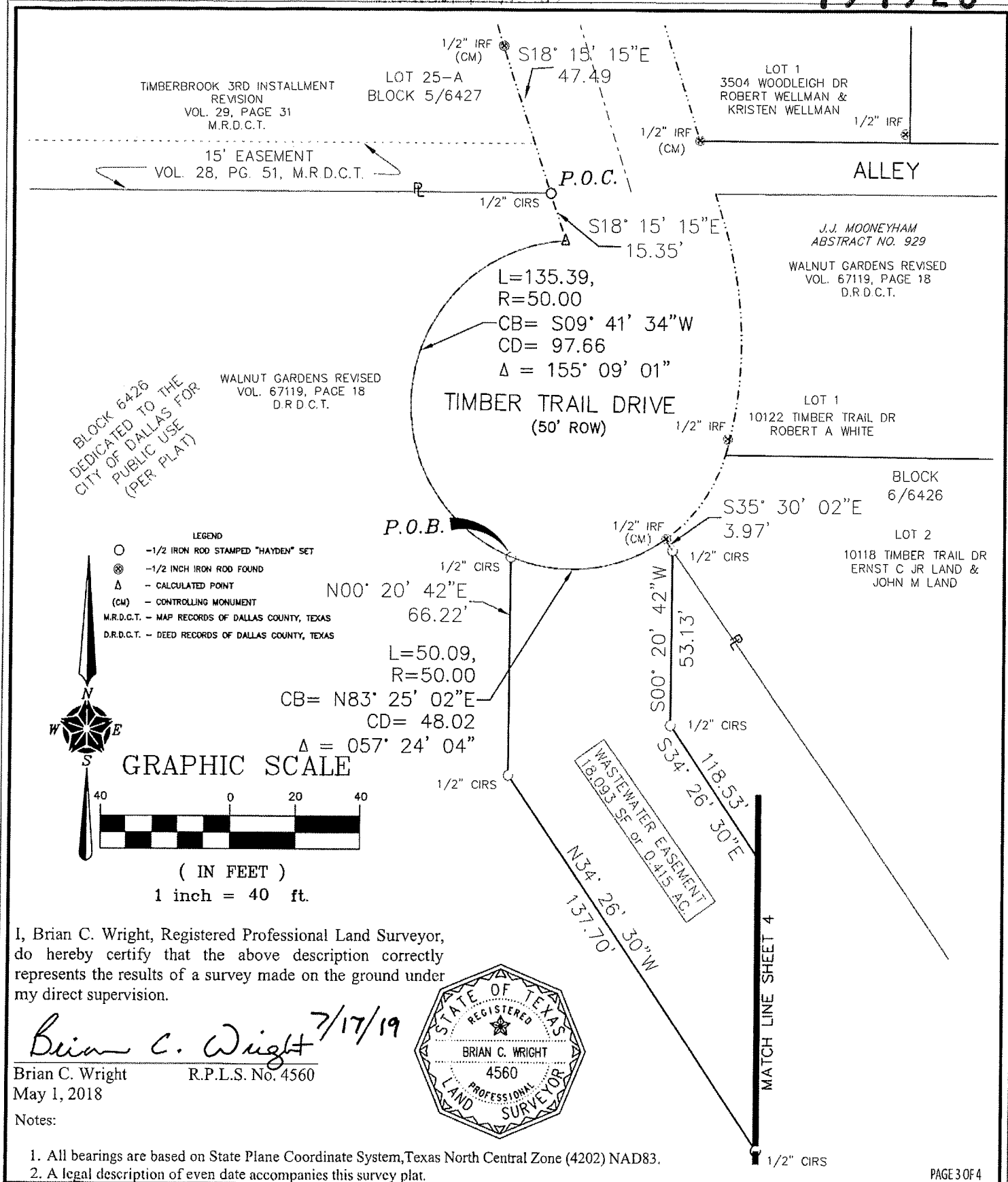
Brian C Wright, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4560

Date

Mayo-Wright Consultants, LLC  
123 Shenandoah Court  
Forney, Texas 75126  
TBPLS Firm No. 10194516



JQ Infrastructure, LLC  
100 Glass Street, Ste 201  
Dallas, Texas 75207  
Ph. (214) 752-9098  
TBPLS Firm No. 10193718



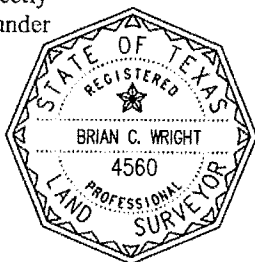
I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

*Brian C. Wright* 7/17/19

Brian C. Wright R.P.L.S. No. 4560  
May 1, 2018

Notes:

- All bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
- A legal description of even date accompanies this survey plat.



18,093 SQ.FT. (0.415 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

shaping the built environment

JQ INFRASTRUCTURE, LLC

100 GLASS STREET, STE 201  
214.752.9098

PROJECT NO: 4150017

DALLAS, TEXAS 75207  
JQIENG.COM

TEXAS REGISTERED SURVEYING FIRM 10193718



WWW.MAYO-WRIGHT.COM TEXAS REGISTERED SURVEYING FIRM 10194516

123 Shenandoah Court  
Forney, Tx 75126  
Ph: 214 693 5284



- PAGE 4 OF 4

Ph: 214 693 5284

## EXHIBIT A-TRACT 2

191926

2,066 SQ.FT. (0.047 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

**BEING** a 2,066 square foot (0.047 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

**COMMENCING** at a 1/2 inch iron rod found on the west right of way line of Timber Trail Drive as shown on the Timberbrook 3<sup>RD</sup> Installment Revision Plat as recorded in Volume 29, Page 31 of the Map Records of Dallas County, Texas, said point being the point of tangency in the east line of Lot 25-A of said Timberbrook Plat:

**THENCE** South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive and said east line of Lot 25-A, a distance of 47.49 feet to a 1/2 inch iron rod with cap stamped "HAYDEN" set at the southeast corner of said Lot 25-A, being on the south line of said Timberbrook Plat, the north line of said Walnut Gardens Revised Plat and the most northern northeast corner of said Block 6426 Reservation, being the **POINT OF BEGINNING**;

**THENCE** South 18 degrees 15 minutes 15 seconds East, continuing along said west line of Timber Trail Drive, a distance of 10.54 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

**THENCE** North 89 degrees 50 minutes 16 seconds West, over and across said Block 6426 Reservation, a distance of 208.30 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

**THENCE** NORTH, continuing over and across said Block 6426 Reservation, a distance of 10.00 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set on said south line of the Timberbrook Plat, and said north line of the Walnut Gardens Revised Plat;

**THENCE** South 89 degrees 50 minutes 16 seconds East, along said north and south lines, a distance of 204.97 feet to the **POINT OF BEGINNING** and containing 2,066 square feet or 0.047 acres of land, more or less.

FIELD NOTES APPROVED:  
*Plt 8/6/17*

# EXHIBIT A-TRACT 2

191926

2,066 SQ.FT. (0.047 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

A Survey Plat of even date accompanies this legal description.

BASIS OF BEARINGS: All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

*Brian C. Wright*

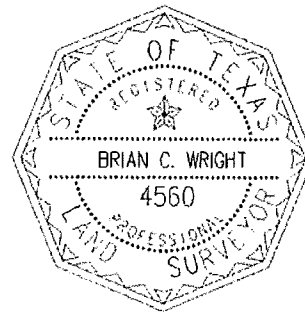
*7/17/19*

Brian C Wright, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4560

Date

Mayo-Wright Consultants, LLC  
123 Shenandoah Court  
Forney, Texas 75126  
TBPLS Firm No. 10194516

JQ Infrastructure, LLC  
100 Glass Street, Ste 201  
Dallas, Texas 75207  
Ph. (214) 752-9098  
TBPLS Firm No. 10193718



J.J. MOONEYHAM  
ABSTRACT NO. 929

LOT 24A  
10129 TIMBER TRAIL DR  
SEAN J LARKIN

LOT 25-A  
10125 TIMBER TRAIL DR  
JOHN L RICHARDSON &  
BRUCE L TILLEY

TIMBERBROOK 2ND INSTALLMENT  
VOL. 26, PAGE 221  
M.R.D.C.T.

BLOCK  
6/6427

LOT 1  
3504 WOODLEIGH DR  
ROBERT WELLMAN &  
KRISTEN WELLMAN

~FLOODWAY EASEMENT~  
(PER PLAT)

TIMBERBROOK 3RD INSTALLMENT  
REVISION  
VOL. 29, PAGE 31  
M.R.D.C.T.

BLOCK 5/6427

S18° 15' 15"E  
47.49'

1/2" IRF (CM) P.O.C.

1/2" IRF (CM)

1/2" IRF

ALLEY

N00° 00' 00"E  
10.00'

1/2" CIRS

15' EASEMENT  
VOL. 28, PG. 51, M.R.D.C.T.

S89° 50' 16"E  
204.97'

1/2" CIRS

S18° 15' 15"E  
10.54'  
S18° 15' 15"E  
4.81'

WASTEWATER EASEMENT  
2,066 SQ.FT. OR 0.047 ACRES

N89° 50' 16"W 208.30'

BLOCK 6426  
DEDICATED TO THE  
CITY OF DALLAS FOR  
PUBLIC USE  
(PER PLAT)

WALNUT GARDENS REVISED  
VOL. 67119, PAGE 18  
D.R.D.C.T.

TIMBER TRAIL DRIVE  
(50' ROW)

L=135.39, R=50.00  
Δ=155° 09' 01"

1/2" CIRS

1/2" IRF (CM)

1/2" CIRS

LOT 2  
10118 TIMBER TRAIL DR  
ERNST C JR LAND &  
JOHN M LAND

BLOCK  
6/6426

LEGEND

- - 1/2 IRON ROD STAMPED "HAYDEN" SET
- ⊗ - 1/2 INCH IRON ROD FOUND
- Δ - CALCULATED POINT
- (CM) - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
- D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

I, Brian C. Wright, Registered Professional Land Surveyor,  
do hereby certify that the above description correctly  
represents the results of a survey made on the ground under  
my direct supervision.

7/17/19

Notes:

1. All bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
2. A legal description of even date accompanies this survey plat.

Brian C. Wright

Brian C. Wright  
July 16, 2019

R.P.L.S. No. 4560



GRAPHIC SCALE



( IN FEET )

1 inch = 40 ft.

2,066 SF (0.047 ac.)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER EASEMENT  
CITY OF DALLAS (PUBLIC USE)

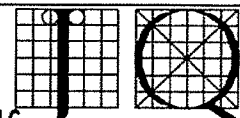
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PAGE 3 OF 3

EXHIBIT A-TRACT 2

191926

# EXHIBIT A-TRACT 3

191926

7,227 SQ.FT. (0.166 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER TEMPORARY EASEMENT  
CITY OF DALLAS (PUBLIC USE)

**BEING** a 7,227 square foot (0.166 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

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**THENCE** South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 10.54 feet to a 1/2" capped iron rod set and being the **POINT OF BEGINNING**;

**THENCE** South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 4.81 feet to the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 70°14'38" and a chord bearing and distance of South 52 degrees 08 minutes 46 seconds West- 57.53 feet.

**THENCE** continuing along said west line of Timber Trail Drive and along said curve an arc distance of 61.30 feet to a point on the west line of said Timber Trail;

**THENCE** North 89 degrees 50 minutes 16 seconds West, departing said Timber Trail Drive and over and across said Block 6426 Reservation, a distance of 164.35 feet;

**THENCE** NORTH, continuing over and across said Block 6426 Reservation, a distance of 40.00 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

**THENCE** South 89 degrees 50 minutes 16 seconds East, continuing over and across said Block 6426 Reservation, a distance of 208.30 feet to the **POINT OF BEGINNING** and containing 7,227 square feet or 0.166 acres of land, more or less.



FIELD NOTES APPROVED:

*DLR* 8/6/19

**EXHIBIT A-TRACT 3**

191926

7,227 SQ.FT. (0.166 ACRES)  
CITY OF DALLAS BLOCK 6426  
WASTEWATER TEMPORARY EASEMENT  
CITY OF DALLAS (PUBLIC USE)

A survey plat of even date accompanies this legal description.

**BASIS OF BEARINGS:** All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright

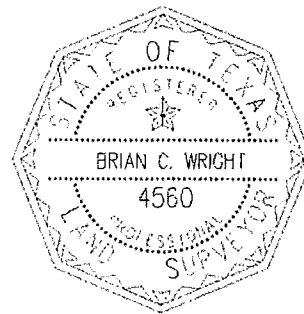
7/17/19

Brian C Wright, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4560

Date

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TBPLS Firm No. 10193718



J.J. MOONEYHAM  
ABSTRACT NO. 929

LOT 24A  
10129 TIMBER TRAIL DR  
SEAN J LARKIN

~FLOODWAY EASEMENT~  
(PER PLAT)

TIMBERBROOK 3RD INSTALLMENT  
REVISION  
VOL. 29, PAGE 31  
M.R.D.C.T.

LOT 25-A  
10125 TIMBER TRAIL DR  
JOHN L RICHARDSON &  
BRUCE L TILLEY

TIMBERBROOK 2ND INSTALLMENT  
VOL. 26, PAGE 221  
M.R.D.C.T.

BLOCK  
6/6427

LOT 1  
3504 WOODLEIGH DR  
ROBERT WELLMAN &  
KRISTEN WELLMAN

BLOCK 5/6427

S18° 15' 15"E  
47.49'

1/2" IRF  
(CM)

1/2" IRF



ALLEY

15' EASEMENT  
VOL. 28, PG. 51, M.R.D.C.T.

10' WASTEWATER EASEMENT  
TO BE ACQUIRED BY SEPARATE INSTRUMENT  
S89° 50' 16"E 208.30'

P.O.C.  
1/2" CIRS

P.O.B.

S18° 15' 15"E  
10.54'  
S18° 15' 15"E  
4.81'

L=61.30, R=50.00  
Δ=070° 14' 38"  
CB=S 52° 08' 46"W  
CD=57.53'

WASTEWATER TEMPORARY EASEMENT  
7,227 SF or 0.166 AC.

164.350  
N89° 50' 16.00"W

WALNUT GARDENS REVISED  
VOL. 67119, PAGE 18  
D.R.D.C.T.

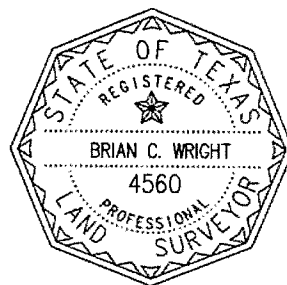
LOT 1  
10122 TIMBER TRAIL DR  
ROBERT A WHITE

LOT 2  
10118 TIMBER TRAIL DR  
ERNST C JR LAND &  
JOHN M LAND  
BLOCK  
6/6426

I, Brian C. Wright, Registered Professional Land Surveyor,  
do hereby certify that the above description correctly  
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*Brian C. Wright* 7/17/19  
Notes:

Brian C. Wright R.P.L.S. No. 4560  
May 1, 2018



1. All bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
2. A legal description of even date accompanies this survey plat.

LEGEND  
○ - 1/2 IRON ROD STAMPED "HAYDEN" SET  
⊗ - 1/2 INCH IRON ROD FOUND  
Δ - CALCULATED POINT  
(CM) - CONTROLLING MONUMENT  
M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS  
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

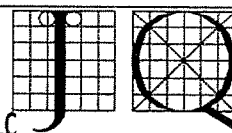
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**MW**  
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EXHIBIT A-11607

191926