

200986

June 24, 2020

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 a wastewater easement on said land for the construction, maintenance and use of wastewater facilities containing approximately 149,176 square feet located near the intersection of Fuqua and La Costa Drives, Rowlett, Dallas County, Texas; and being more fully described in Exhibit "A" attached hereto and made a part of hereof for all purposes; and

WHEREAS, the Interlocal Agreement and Lease between the City of Dallas and the City of Rowlett dated January 22, 2001, contemplates the granting of easement rights.

Now, Therefore,

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

SECTION 1. That pursuant to the Interlocal Agreement and Lease, the City Manager is authorized to execute a Wastewater Easement, to be attested by the City Secretary, upon approval as to form by the City Attorney, for approximately 149,176 square feet of land located near the intersection of Fuqua and La Costa Drives, Rowlett, Dallas County, Texas to the City of Rowlett as **GRANTEE**.

SECTION 2. That this contract is designated as Contract No. DEV-2020-00013450.

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.

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

BY:


Assistant City Attorney

APPROVED BY
CITY COUNCIL

JUN 24 2020


CITY SECRETARY

METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT (3.4246 ACRE) WASTEWATER EASEMENT TO BE ACQUIRED BY THE CITY OF ROWLETT FROM THE CITY OF DALLAS WITHIN THE LIMITS OF LAKE RAY HUBBARD

BEING a 149,176 Square Foot tract of land situated in the C.D. Merrell Survey, Abstract No. 957 and the Henry K. Valentine Survey, Abstract No. 438, Dallas County, Texas, and being a portion of tracts of land described in instrument to the City of Dallas as recorded in Volume 2, Page 1736, Volume 555, Page 205, Volume 70062, Page 360, Volume 5657, Page 518 and Volume 68092, Page 995 of the Deed Records, Dallas County, Texas and in Cause Number 50116-B and 48804-6 of the Probate Court, Dallas County, Texas and as shown on City of Dallas Take Line Map for Lake Ray Hubbard Map Number 612D-1, Sheets 161 and 162;

COMMENCING at a concrete monument with Brass Disk Stamped R8-11A found at a westerly corner of a tract of land described in instrument to Bayside Land Partners, LLC as recorded Instrument No. 201500126207 of the Official Public Records, Dallas County, Texas and from which a concrete monument with Brass Disk Stamped R8-11B bears North 17 degrees 05 minutes 25 seconds West a distance of 245.32 feet;

THENCE, departing the westerly line of said Bayside Land Partners, LLC tract, North 70 degrees 49 minutes 56 seconds West a distance of 78.09 feet along the City of Dallas Take Line for Lake Ray Hubbard to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the **POINT OF BEGINNING**;

THENCE, departing the City of Dallas Take Line for Lake Ray Hubbard, South 16 degrees 22 minutes 55 seconds West, a distance of 64.84 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 49 degrees 25 minutes 28 seconds West, a distance of 47.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 82 degrees 33 minutes 36 seconds West, a distance of 365.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 59 degrees 21 minutes 16 seconds West, a distance of 142.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 85 degrees 08 minutes 23 seconds West, a distance of 472.60 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 69 degrees 15 minutes 22 seconds West, a distance of 86.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 47 degrees 25 minutes 30 seconds West, a distance of 231.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 17 degrees 49 minutes 23 seconds West, a distance of 93.37 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

FIELD NOTES APPROVED:

4/22 7/14/16



Exhibit A

METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT (3.4246 ACRE) WASTEWATER EASEMENT TO BE ACQUIRED BY THE CITY OF ROWLETT FROM THE CITY OF DALLAS WITHIN THE LIMITS OF LAKE RAY HUBBARD

THENCE, North 00 degrees 19 minutes 46 seconds East, a distance of 97.34 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 29 degrees 28 minutes 58 seconds West, a distance of 79.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 55 degrees 51 minutes 47 seconds West, a distance of 65.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 47 degrees 28 minutes 34 seconds West, a distance of 88.88 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 23 degrees 51 minutes 16 seconds West, a distance of 82.70 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 12 degrees 54 minutes 59 seconds West, a distance of 178.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 48 minutes 17 seconds West, a distance of 183.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 20 degrees 21 minutes 36 seconds West, a distance of 114.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 00 degrees 01 minutes 31 seconds East, a distance of 121.38 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 28 degrees 15 minutes 38 seconds West, a distance of 98.40 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 02 degrees 57 minutes 28 seconds West, a distance of 148.12 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 55 minutes 26 seconds East, a distance of 278.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 13 degrees 54 minutes 01 seconds East, a distance of 412.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 04 degrees 13 minutes 01 seconds West, a distance of 142.87 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 20 degrees 35 minutes 10 seconds West, a distance of 103.80 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT
(3.4246 ACRE) WASTEWATER EASEMENT TO BE ACQUIRED BY THE CITY OF ROWLETT
FROM THE CITY OF DALLAS WITHIN THE LIMITS OF LAKE RAY HUBBARD**

THENCE, North 31 degrees 41 minutes 36 seconds West, a distance of 151.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 11 degrees 35 minutes 56 seconds West, a distance of 75.28 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 05 degrees 32 minutes 50 seconds West, a distance of 248.24 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 28 degrees 31 minutes 11 seconds East, a distance of 73.96 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 56 degrees 33 minutes 03 seconds East, a distance of 303.99 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 75 degrees 36 minutes 56 seconds East, a distance of 350.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 65 degrees 17 minutes 12 seconds East, a distance of 138.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 51 degrees 25 minutes 52 seconds East, a distance of 215.17 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 37 degrees 47 minutes 09 seconds East, a distance of 185.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 28 degrees 53 minutes 02 seconds East, a distance of 156.07 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 51 degrees 09 minutes 21 seconds East, a distance of 194.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 32 degrees 14 minutes 10 seconds East, a distance of 90.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 07 degrees 55 minutes 18 seconds East, a distance of 117.33 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the southerly right-of-way line of Miller Road (a 80' right-of-way) as recorded in instrument to the County of Dallas as recorded in Volume 4659, Page 189 and Volume 4659, Page 191 of the Deed Records, Dallas County, Texas;

THENCE, along the southerly right-of-way line of Miller Road, North 89 degrees 07 minutes 21 seconds East, a distance of 25.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-

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Zollars" from which a concrete monument with Brass Disk Stamped U1-1 found bears North 46 degrees 54 minutes 37 seconds East a distance of 119.99 feet;

THENCE, departing the southerly right-of-way line of Miller Road, South 07 degrees 55 minutes 18 seconds West, a distance of 126.58 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 32 degrees 14 minutes 10 seconds West, a distance of 100.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 51 degrees 09 minutes 21 seconds West, a distance of 193.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 28 degrees 53 minutes 02 seconds West, a distance of 153.09 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 37 degrees 47 minutes 09 seconds West, a distance of 190.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Brass Disk Stamped R19-3 found bears South 16 degrees 58 minutes 45 seconds West a distance of 104.08 feet;

THENCE, South 51 degrees 25 minutes 52 seconds West, a distance of 221.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 65 degrees 17 minutes 12 seconds West, a distance of 143.49 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Brass Disk Stamped R18-2 found bears South 14 degrees 52 minutes 02 seconds East a distance of 87.94 feet;

THENCE, South 75 degrees 36 minutes 56 seconds West, a distance of 348.47 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Aluminum Disk Stamped R18-3 found bears South 28 degrees 13 minutes 57 seconds East a distance of 96.80 feet;

THENCE, South 56 degrees 33 minutes 03 seconds West, a distance of 293.55 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 28 degrees 31 minutes 11 seconds West, a distance of 60.06 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 05 degrees 32 minutes 50 seconds East, a distance of 239.26 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 11 degrees 35 minutes 56 seconds East, a distance of 69.53 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT
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THENCE, South 31 degrees 41 minutes 36 seconds East, a distance of 149.73 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 20 degrees 35 minutes 10 seconds East, a distance of 109.83 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 13 minutes 01 seconds East, a distance of 150.45 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 13 degrees 54 minutes 01 seconds West, a distance of 414.43 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 04 degrees 55 minutes 26 seconds West, a distance of 274.62 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Brass Disk Stamped R17-2 found bears North 61 degrees 00 minutes 17 seconds East a distance of 193.17 feet;

THENCE, South 02 degrees 57 minutes 28 seconds East, a distance of 140.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 28 degrees 15 minutes 38 seconds East, a distance of 99.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 01 minutes 31 seconds West, a distance of 123.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 20 degrees 21 minutes 36 seconds East, a distance of 105.78 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 37 degrees 48 minutes 17 seconds East, a distance of 185.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 12 degrees 54 minutes 59 seconds East, a distance of 181.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 23 degrees 51 minutes 16 seconds East, a distance of 75.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 47 degrees 28 minutes 34 seconds East, a distance of 81.82 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 55 degrees 51 minutes 47 seconds East, a distance of 69.76 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

**METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT
(3.4246 ACRE) WASTEWATER EASEMENT TO BE ACQUIRED BY THE CITY OF ROWLETT
FROM THE CITY OF DALLAS WITHIN THE LIMITS OF LAKE RAY HUBBARD**

THENCE, South 29 degrees 28 minutes 58 seconds East, a distance of 91.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 00 degrees 19 minutes 46 seconds West, a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Brass Disk Stamped R12-1 found bears North 45 degrees 18 minutes 23 seconds East a distance of 120.21 feet;

THENCE, South 17 degrees 49 minutes 23 seconds East, a distance of 82.77 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 47 degrees 25 minutes 30 seconds East, a distance of 220.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, South 69 degrees 15 minutes 22 seconds East, a distance of 76.18 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 85 degrees 08 minutes 23 seconds East, a distance of 461.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 59 degrees 21 minutes 16 seconds East, a distance of 141.42 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" from which a concrete monument with Brass Disk Stamped R12-4 found bears North 42 degrees 26 minutes 41 seconds West a distance of 195.30 feet;

THENCE, North 82 degrees 33 minutes 36 seconds East, a distance of 362.98 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 49 degrees 25 minutes 28 seconds East, a distance of 32.91 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE, North 16 degrees 22 minutes 55 seconds East, a distance of 58.64 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" on the aforementioned City of Dallas Take Line for Lake Ray Hubbard;

THENCE, along the City of Dallas Take Line South 70 degrees 49 minutes 56 seconds East, a distance of 25.03 feet to the POINT OF BEGINNING and CONTAINING 149,176 Square Feet or 3.4246 Acres of land, more or less.

BASIS OF BEARINGS: Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202) NAD83 (2011).

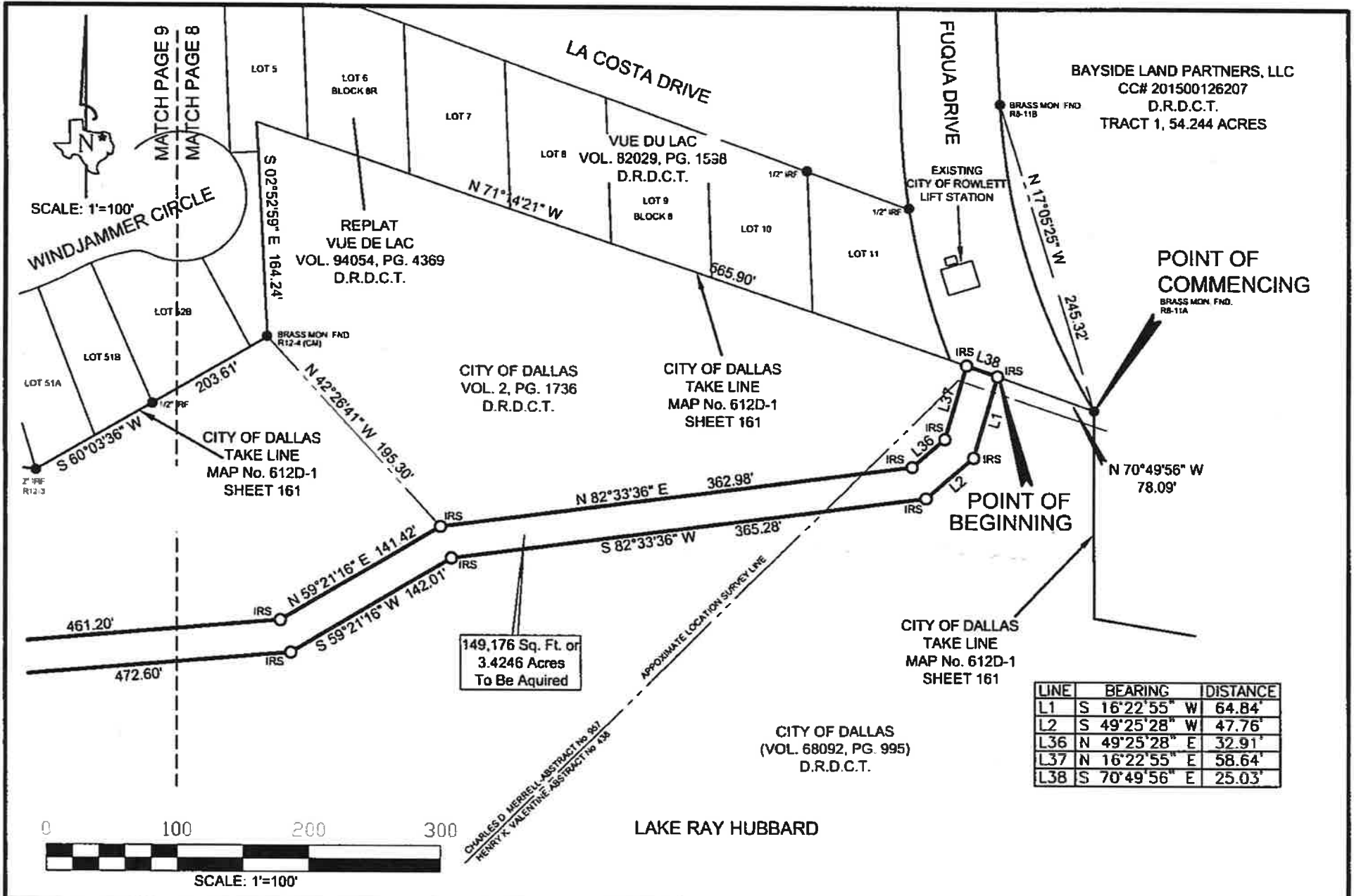
METES AND BOUNDS DESCRIPTION DESCRIBING A 149,176 SQUARE FOOT
(3.4246 ACRE) WASTEWATER EASEMENT TO BE ACQUIRED BY THE CITY OF ROWLETT
FROM THE CITY OF DALLAS WITHIN THE LIMITS OF LAKE RAY HUBBARD

For Huitt-Zollars, Inc.



Mitchell S. Pillar
Registered Professional Land Surveyor
Texas Registration No. 5491
Huitt-Zollars, Inc.
Firm Registration No. 10025600
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202-1236
Ph. (214) 871-3311
Date: March 8, 2016
Revised Date: April 11, 2016
(City of Dallas comments)
Revised Date: May 25, 2016
(City of Dallas comments)
Revised Date: July 7, 2016
(City of Dallas comments)





BAYSIDE LAND PARTNERS, LLC
 CC# 201500126207
 D.R.D.C.T.
 TRACT 1, 54.244 ACRES

149,176 Sq. Ft. or
 3.4246 Acres
 To Be Aquired

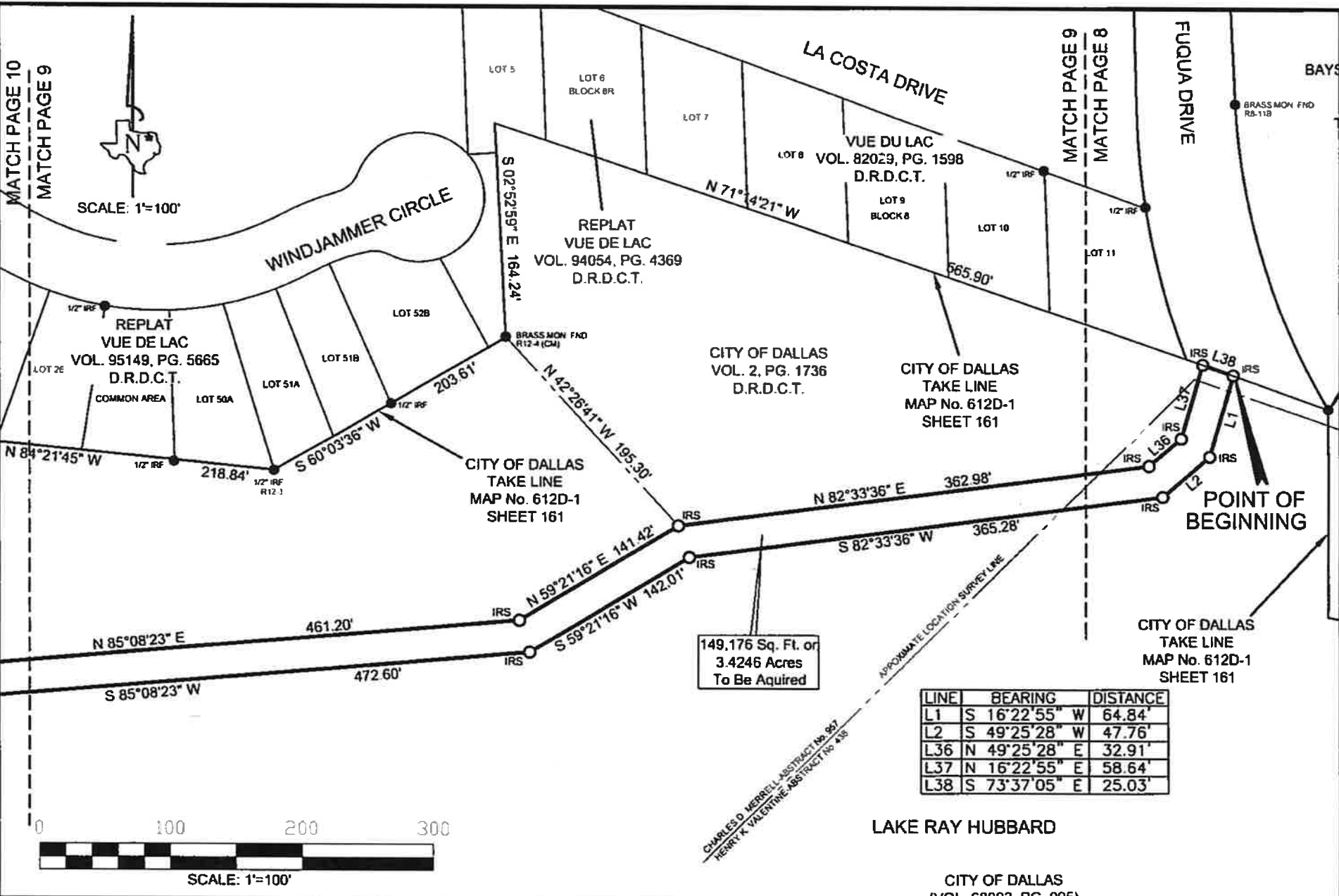
LINE	BEARING	DISTANCE
L1	S 16°22'55" W	64.84'
L2	S 49°25'28" W	47.76'
L36	N 49°25'28" E	32.91'
L37	N 16°22'55" E	58.64'
L38	S 70°49'56" E	25.03'



HUITT-ZOLIARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757

**WASTEWATER EASEMENT
 LAKE RAY HUBBARD
 C.D. MERRELL SURVEY
 ABSTRACT No. 957
 CITY OF ROWLETT**

○ IRS = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLIARS"
 BASIS OF BEARINGS: Bearings are based on the Texas State Plane
 Coordinate System, North Central Zone (4202) NAD83 (2011).



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LAKE RAY HUBBARD
C.D. MERRELL SURVEY
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CITY OF ROWLETT

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CITY OF DALLAS
VOL. 555, PG. 205
D.R.D.C.T.

CHARLES D. MERRELL
ABSTRACT No. 957

LAKE RAY HUBBARD

L3	N 69°15'22"	W 86.68'
L4	N 17°49'23"	W 93.37'
L5	N 00°19'46"	E 97.34'
L6	N 29°28'58"	W 79.41'
L7	N 55°51'47"	W 65.73'
L8	N 47°28'34"	W 88.88'
L9	N 23°51'16"	W 82.70'
L29	S 23°51'16"	E 75.08'
L30	S 47°28'34"	E 81.82'
L31	S 55°51'47"	E 69.76'
L32	S 29°28'58"	E 91.92'
L33	S 00°19'46"	W 100.00'
L34	S 17°49'23"	E 82.77'
L35	S 69°15'22"	E 76.18'

149,176 Sq. Ft. or
3.4246 Acres
To Be Aquired

CITY OF DALLAS
CAUSE #48804-6
(DEED OF RECORD NOT FOUND)

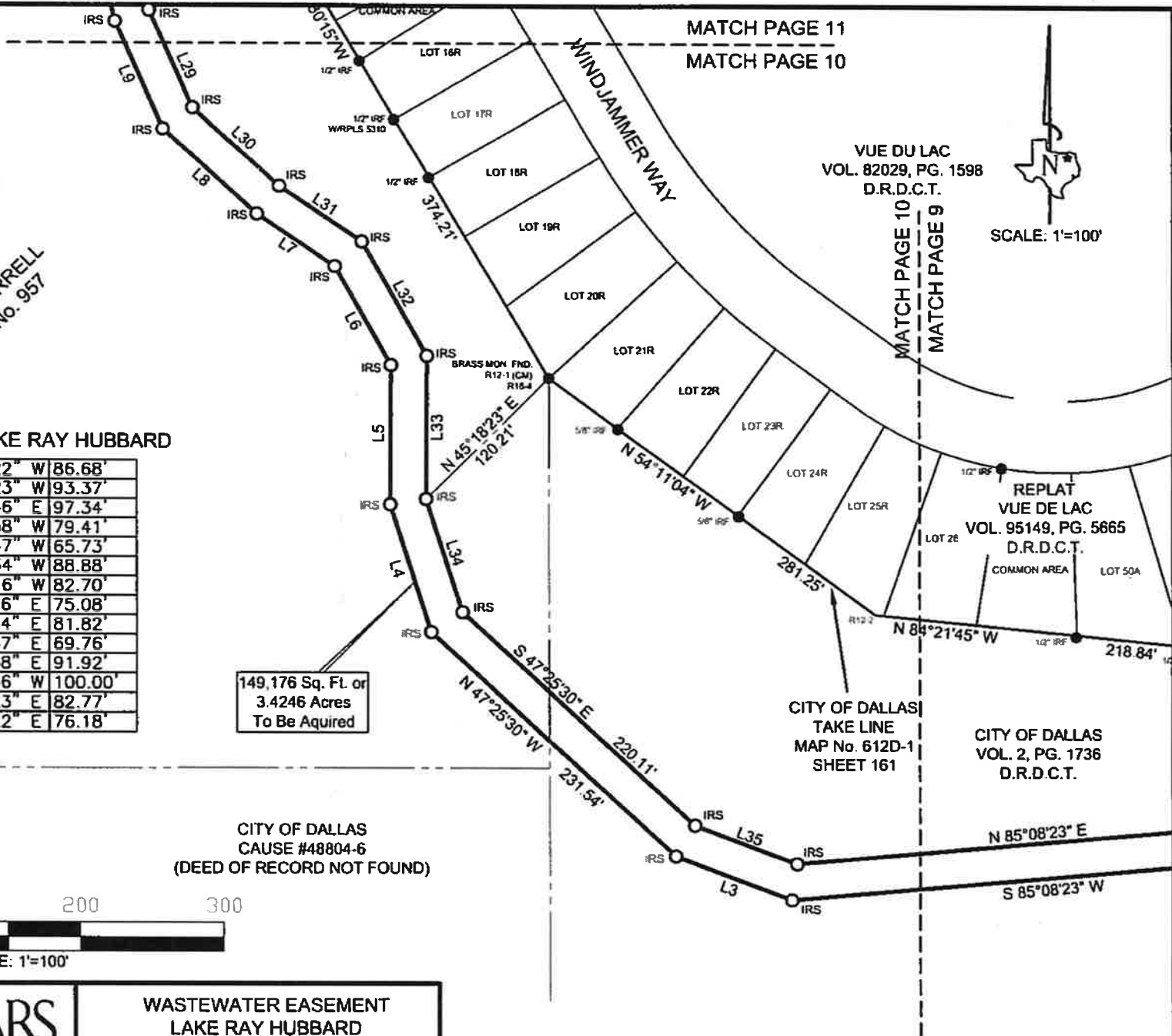


HUITT-ZOLIARS

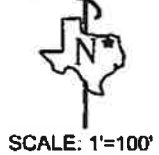
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

WASTEWATER EASEMENT
LAKE RAY HUBBARD
C.D. MERRELL SURVEY
ABSTRACT No. 957
CITY OF ROWLETT

○ - 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLIARS"
BASIS OF BEARINGS: Bearings are based on the Texas State
Plane Coordinate System, North Central Zone (4202) NAD83.

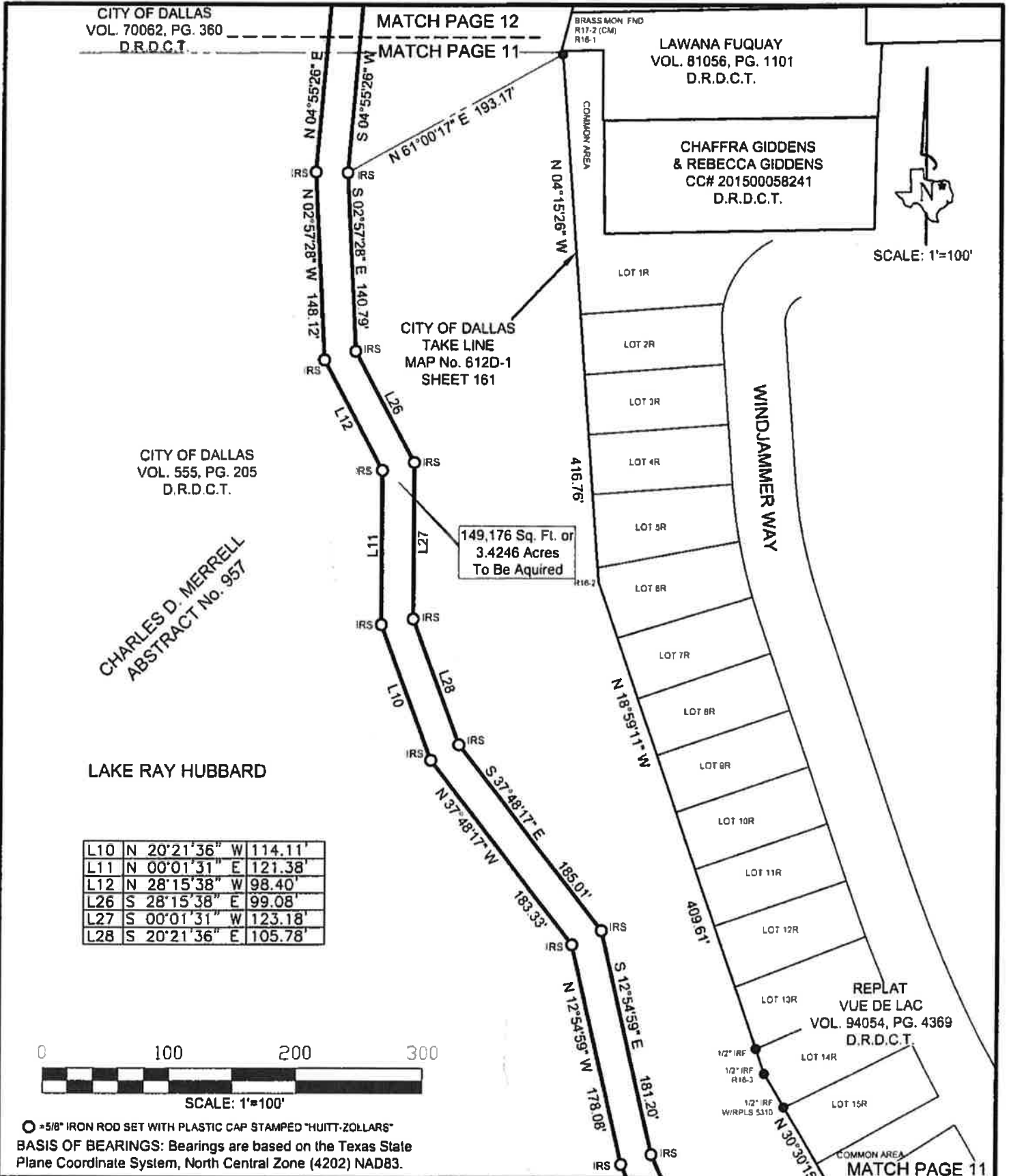


VUE DU LAC
VOL. 82029, PG. 1598
D.R.D.C.T.



CITY OF DALLAS
TAKE LINE
MAP No. 612D-1
SHEET 161

CITY OF DALLAS
VOL. 2, PG. 1736
D.R.D.C.T.



CITY OF DALLAS
VOL. 70062, PG. 360
D.R.D.C.T.

MATCH PAGE 12
MATCH PAGE 11

BRASS MON FND
R17-2 (CM)
R16-1

LAWANA FUQUAY
VOL. 81056, PG. 1101
D.R.D.C.T.

CHAFFRA GIDDENS
& REBECCA GIDDENS
CC# 201500058241
D.R.D.C.T.



SCALE: 1"=100'

CITY OF DALLAS
VOL. 555, PG. 205
D.R.D.C.T.

CHARLES D. MERRELL
ABSTRACT No. 957

CITY OF DALLAS
TAKE LINE
MAP No. 612D-1
SHEET 161

149,176 Sq. Ft. or
3.4246 Acres
To Be Aquired

LAKE RAY HUBBARD

L10	N 20°21'36"	W 114.11'
L11	N 00°01'31"	E 121.38'
L12	N 28°15'38"	W 98.40'
L26	S 28°15'38"	E 99.08'
L27	S 00°01'31"	W 123.18'
L28	S 20°21'36"	E 105.78'



SCALE: 1"=100'

○ = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
BASIS OF BEARINGS: Bearings are based on the Texas State
Plane Coordinate System, North Central Zone (4202) NAD83.

HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
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WASTEWATER EASEMENT
LAKE RAY HUBBARD
C.D. MERRELL SURVEY
ABSTRACT No. 957
CITY OF ROWLETT

MATCH PAGE 11
MATCH PAGE 10

MATCH PAGE 13

MATCH PAGE 12



SCALE: 1"=100'

CITY OF DALLAS
CAUSE # 50116-B
(DEED OF RECORD NOT FOUND)

LAKE RAY HUBBARD

LINE	BEARING	DISTANCE
L13	N 20°35'10" W	103.80'
L25	S 20°35'10" E	109.83'

CITY OF DALLAS
VOL. 70062, PG. 360
D.R.D.C.T.

CHARLES D. MERRELL
ABSTRACT No. 957

149,176 Sq. Ft. or
3.4246 Acres
To Be Aquired

KC ADDITION
CC# 20080342759
D.R.D.C.T.

DAVID & ...
CC# 20...
D.

ROBERT W. CLARK
CC# 201500137681
D.R.D.C.T.

MATCH PAGE 12

MATCH PAGE 11

○ -5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
BASIS OF BEARINGS: Bearings are based on the Texas State
Plane Coordinate System, North Central Zone (4202) NAD83.



SCALE: 1"=100'

HUITT-ZOLLARS

Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400
Dallas, Texas 75202-1236
Phone (214) 871-3311 Fax (214) 871-0757

WASTEWATER EASEMENT
LAKE RAY HUBBARD
C.D. MERRELL SURVEY
ABSTRACT No. 957
CITY OF ROWLETT



CITY OF DALLAS
CAUSE # 50116-B
(DEED OF RECORD NOT FOUND)

LAKE RAY HUBBARD

SCALE: 1"=100'

LINE	BEARING	DISTANCE
L14	N 11°35'56" W	75.28'
L15	N 28°31'11" E	73.96'
L23	S 28°31'11" W	60.06'
L24	S 11°35'56" E	69.53'

149,176 Sq. Ft. or
3.4246 Acres
To Be Aquired

CHARLES D. MERRELL
ABSTRACT No. 957

CITY OF DALLAS
TAKE LINE
MAP No. 612D-1
SHEET 162

CA ROAN DRIVE

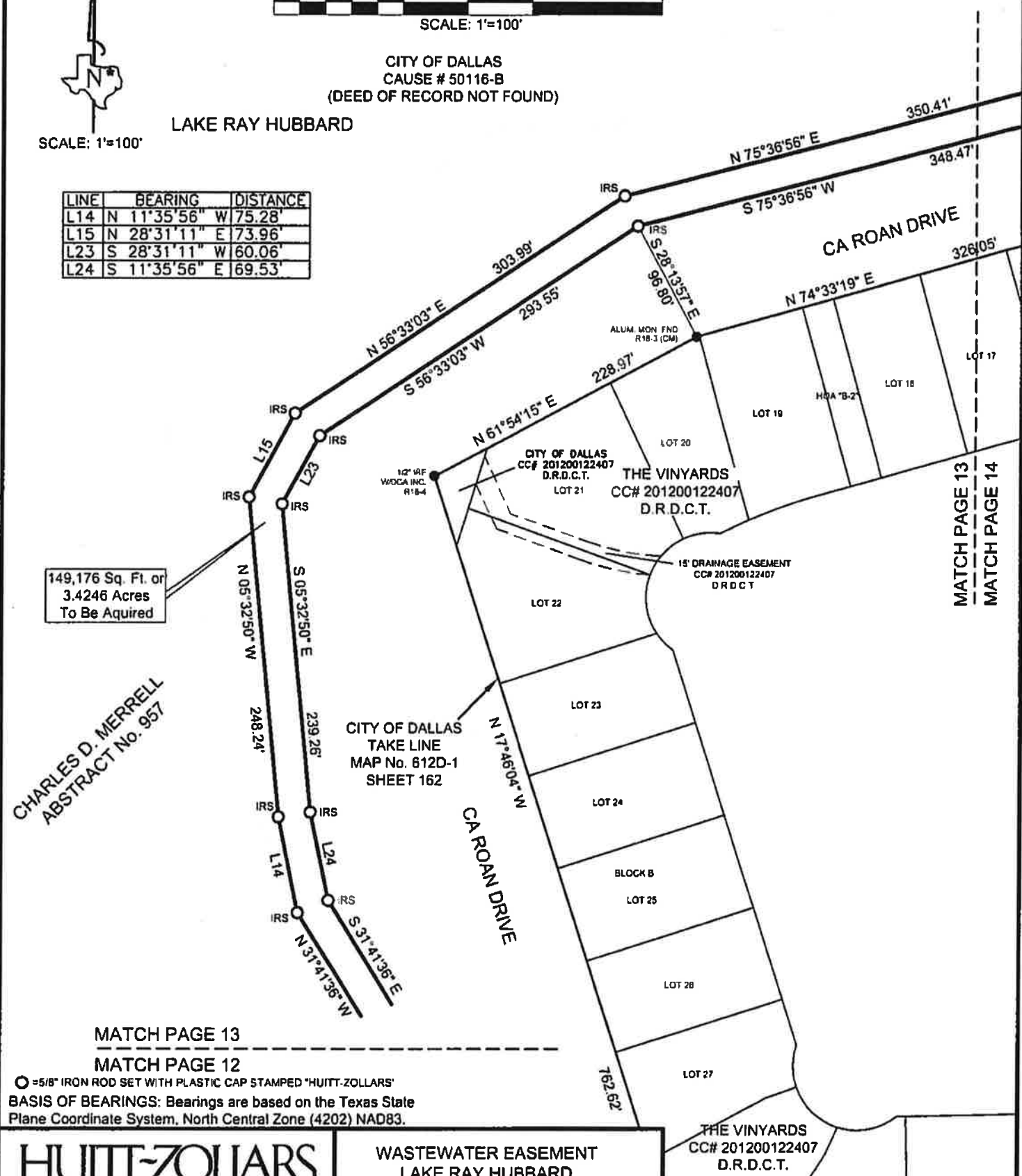
THE VINYARDS
CC# 201200122407
D.R.D.C.T.

MATCH PAGE 13
MATCH PAGE 12
○ = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
BASIS OF BEARINGS: Bearings are based on the Texas State
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WASTEWATER EASEMENT
LAKE RAY HUBBARD
C.D. MERRELL SURVEY
ABSTRACT No. 957
CITY OF ROWLETT

MATCH PAGE 13
MATCH PAGE 14





SCALE: 1"=100'

MATCH PAGE 15

MATCH PAGE 14

CITY OF DALLAS
VOL. 5657, PG. 518
D.R.D.C.T.

LAKE RAY HUBBARD

149,176 Sq. Ft. or
3.4246 Acres
To Be Aquired

MATCH PAGE 13
MATCH PAGE 14

CA ROAN DRIVE
693.23'

CITY OF DALLAS
TAKE LINE
MAP No. 612D-1
SHEET 162

THE VINYARDS
CC# 201200122407
D.R.D.C.T.

CHARLES D. MERRELL
ABSTRACT No. 957

CITY OF DALLAS
CAUSE # 50116-B
(DEED OF RECORD
NOT FOUND)

15' DRAINAGE EASEMENT
CC# 201200122407
D.R.D.C.T.



SCALE: 1"=100'

LINE	BEARING	DISTANCE
L16	N 65°17'12" E	138.20'
L22	S 65°17'12" W	143.49'

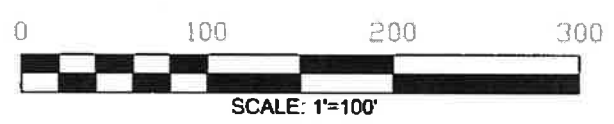
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Dallas
 1717 McKinney Avenue, Suite 1400
 Dallas, Texas 75202-1236
 Phone (214) 871-3311 Fax (214) 871-0757

WASTEWATER EASEMENT
 LAKE RAY HUBBARD
 C.D. MERRELL SURVEY
 ABSTRACT No. 957
 CITY OF ROWLETT

○ = 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
 BASIS OF BEARINGS: Bearings are based on the Texas State
 Plane Coordinate System, North Central Zone (4202) NAD83.

Exhibit A

200986



LINE	BEARING	DISTANCE
L17	N 32°14'10" E	90.98'
L18	N 07°55'18" E	117.33'
L19	N 89°07'21" E	25.30'
L20	S 07°55'18" W	126.58'
L21	S 32°14'10" W	100.53'

CITY OF DALLAS
VOL. 5745, PG. 363
D.R.D.C.T.

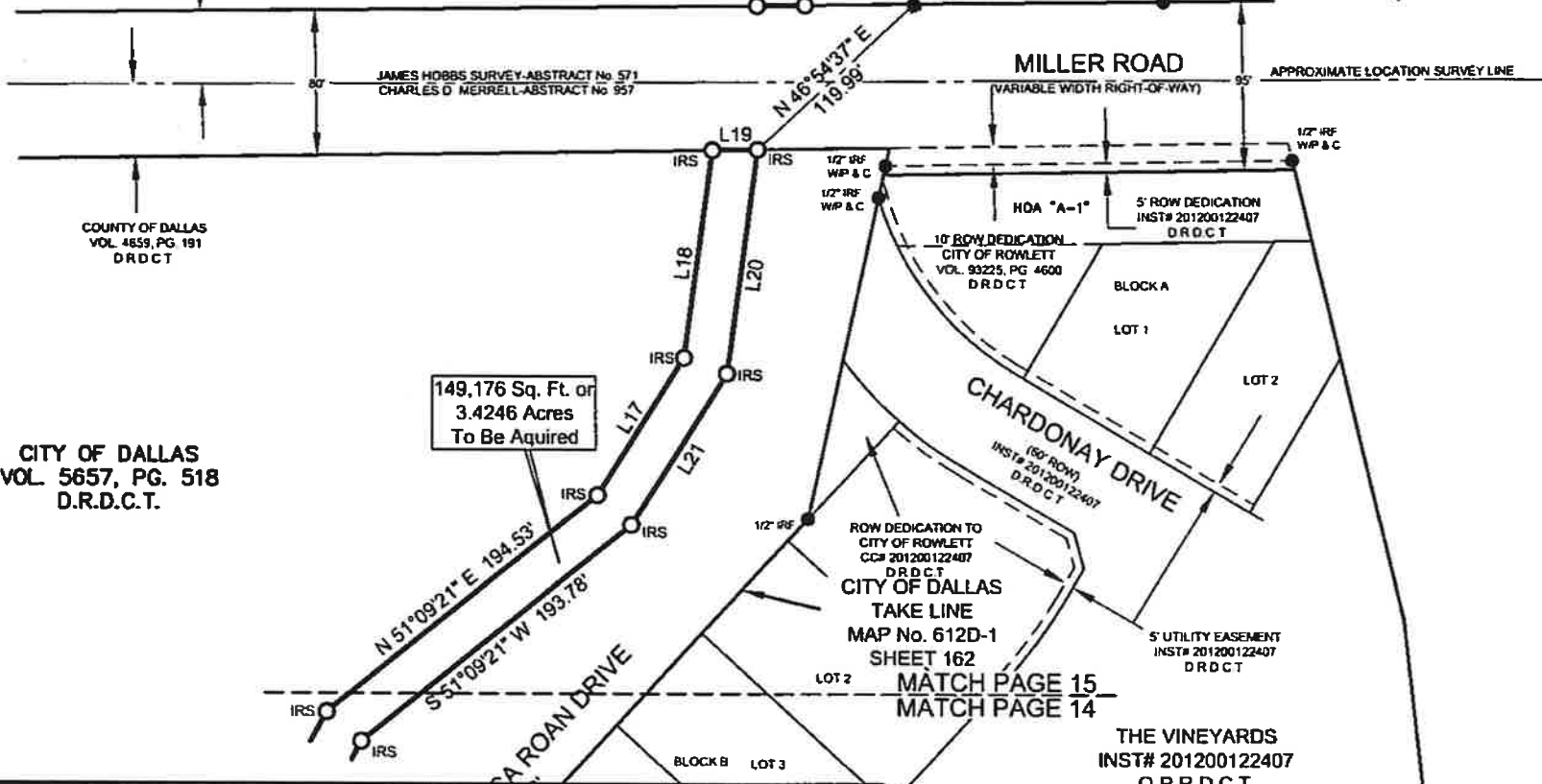
SCALE: 1"=100'

COUNTY OF DALLAS
VOL. 4659, PG. 189
D.R.D.C.T.

EASEMENT FOR
BOOSTER PUMP STATION
VOL. 93168, PG. 3696
D.R.D.C.T.

CITY OF DALLAS
TAKE LINE
MAP 612D-1
SHEET 162

M.K.T. RAILROAD
D.R.D.C.T.
(100' ROW)
TRACT 13



149,176 Sq. Ft. or
3.4246 Acres
To Be Acquired

CITY OF DALLAS
VOL. 5657, PG. 518
D.R.D.C.T.

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WASTEWATER EASEMENT
LAKE RAY HUBBARD
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ABSTRACT No. 957
CITY OF ROWLETT

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EXHIBIT A

 200986