

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 13, 2012
COUNCIL DISTRICT(S): 5
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 57 Z

SUBJECT

Authorize settlement in lieu of proceeding further with condemnation in the lawsuit styled, City of Dallas v. James Robert McDaniel, Cause No. 10-01370-E, pending in the County Court at Law No. 5, for the acquisition of a tract of land containing approximately 49,047 square feet from James Robert McDaniel located near the intersection of Long Acre Lane and Loop 12 for the Trinity River Audubon Center - Not to exceed \$34,755 (\$30,755 plus closing costs and title expenses not to exceed \$4,000) - Financing: 1998 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 49,047 square feet of land located near the intersection Long Acre Lane and Loop 12. This property was improved with a multi tenant commercial service yard. This item authorizes additional funds of \$30,755 which when added to the \$305,217 previously awarded by the Special Commissioners equals a total agreed settlement amount of \$335,972 and also authorizes closing costs and title expenses not to exceed \$4,000. This property will be used for the Trinity River Audubon Center. This settlement will allow acquisition of the property without further condemnation proceedings.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized acquisition on September 10, 2008, by Resolution No. 08-2485.

Authorized deposit of Special Commissioners' Award on August 11, 2010, by Resolution 10-2027.

Briefed in Executive Session on June 6, 2012.

FISCAL INFORMATION

1998 Bond Funds - \$34,755 (\$30,755 plus closing costs and title expenses not to

exceed \$4,000)

OWNER

James Robert McDaniel

MAPS

Attached

June 13, 2012

A RESOLUTION AUTHORIZING SETTLEMENT OF A CONDEMNATION SUIT.

IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:

CONDEMNATION SUIT: Cause No. cc-10-01370-e, in County Court at Law No. 5, and styled City of Dallas v James Robert McDaniel, filed pursuant to City Council Resolution No. 08-2485.

PROJECT: Trinity River Corridor Project

COMMISSIONERS' AWARD: The sum of \$305,217, the same having been previously approved and deposited into the registry of the County Court at Law.

SETTLEMENT AMOUNT: \$335,972, which includes the Commissioners' Award.

ADDITIONAL AMOUNT: \$30,755, the difference between the Commissioners' Award and the settlement amount.

PROPERTY: Approximately 49,047 square feet of land situated in City Block 6263 of the City of Dallas, Dallas County, Texas, as described in said condemnation suit.

CLOSING COSTS AND TITLE EXPENSES: Not to exceed \$4,000

AUTHORIZED AMOUNT: \$34,755 (\$30,755 plus \$4,000)

DESIGNATED FUNDS: Trinity River Corridor Fund No. 1P14, Department TWM, Unit N966, Activity TRPP, Program No. PB98N966, Object 4210, Encumbrance No. CT-PBW98N966K4

WHEREAS, the City Council desires to authorize the City Attorney and the City Manager to enter into a settlement of the CONDEMNATION SUIT in connection with the PROJECT,

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

SECTION 1. That the City Attorney and the City Manager are authorized to settle said CONDEMNATION SUIT for the SETTLEMENT AMOUNT. The ADDITIONAL AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 2. That the City Attorney and the City Manager are authorized to prepare and execute such documents as may be necessary to effect the settlement described herein.

June 13, 2012

SECTION 3. That the City Controller is hereby authorized and directed to draw a warrant in favor of *James Robert McDaniel and Boyle-Lowry, LLP* and/or the title company closing and/or issuing a title policy in the transaction described herein in the ADDITIONAL AMOUNT and/or CLOSING COSTS AND TITLE EXPENSES, paid out of and charged to the DESIGNATED FUNDS.

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.

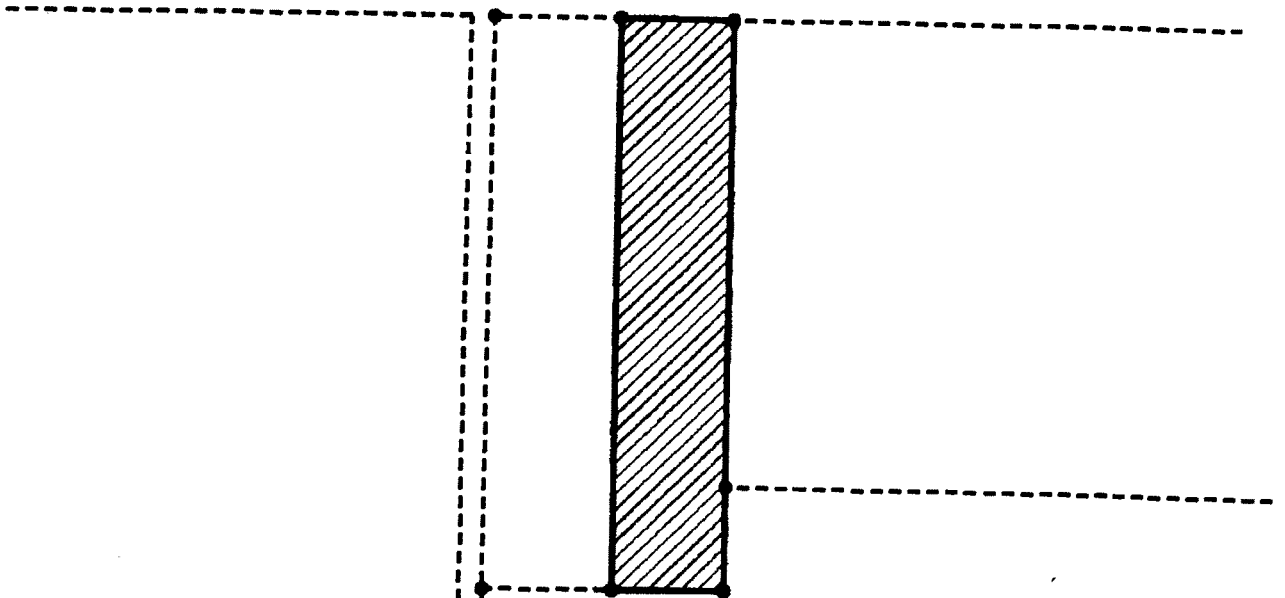
APPROVED AS TO FORM
Thomas P. Perkins, Jr.
City Attorney

By: _____
Assistant City Attorney

N



STATE HIGHWAY LOOP 12

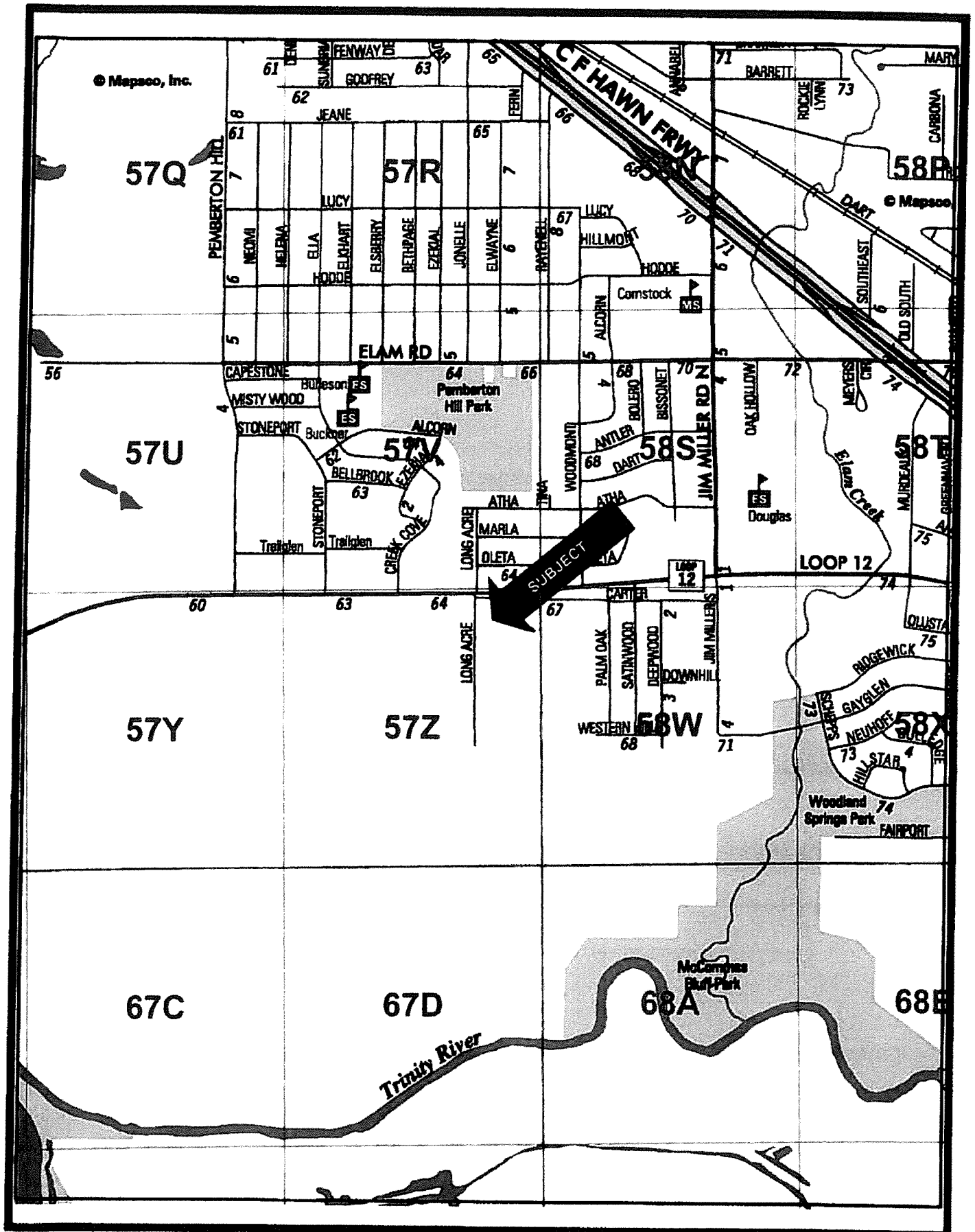


**Longacre Lane
(20' Right-of-Way)**

**BLOCK
6263**



Area To Be Acquired



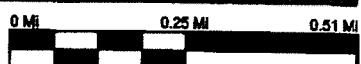
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MAPSCO 57Z



Scale 1 : 16 332

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 13, 2012
COUNCIL DISTRICT(S): 6
DEPARTMENT: Trinity Watershed Management
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 42 K

SUBJECT

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from Saber Development Company, of an unimproved tract of land containing approximately 17 acres located near the intersection of Leath Street and Ingersoll Street for continued operation and maintenance associated with the Dallas Floodway Project - Not to exceed \$45,000 (\$42,000 plus closing costs and title expenses not to exceed \$3,000) - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of an unimproved tract of land containing approximately 17 acres located near the intersection of Leath Street and Ingersoll Street from Saber Development Company. This property will be used for continued operations and maintenance associated with the Dallas Floodway Project. The consideration is based on an independent appraisal.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

2006 Bond Funds - \$45,000 (\$42,000 plus closing costs and title expenses not to exceed \$3,000)

OWNER

Saber Development Corporation

Robert Farrow, Director/President

MAPS

Attached

June 13, 2012

A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR PUBLIC USE.

DEFINITIONS: For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROPERTY": Approximately 17 acres of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Trinity Project – Dallas Floodway

"USE": Operation and maintenance of the levee

"PROPERTY INTEREST": Fee Simple

"OWNER": Saber Development Company, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$42,000

"CLOSING COSTS AND TITLE EXPENSES ": Not to exceed \$3,000

"AUTHORIZED AMOUNT": \$45,000

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

SECTION 1. That the USE of the PROPERTY for the PROJECT is a public use.

SECTION 2. That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

SECTION 3. That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

June 13, 2012

SECTION 4. That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS AND TITLE EXPENSES payable out of Floodplain and Storm Drainage Improvements Fund, Fund No. BT23, Department TWM, Unit P646, Activity TRPP, Program No. TW06P646, Object 4210, Encumbrance No. CT-TWM06P646G1. The OFFER AMOUNT, CLOSING COSTS and TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

SECTION 5. That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 6. That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

SECTION 7. That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

SECTION 8. That to the extent the PROPERTY is being purchased wholly or partly with bond proceeds CITY has obtained an independent appraisal of the PROPERTY'S market value.

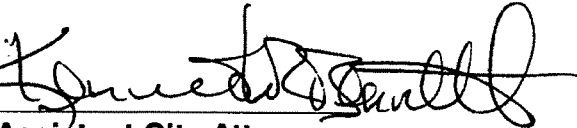
SECTION 9. That OWNER has been provided with a copy of the Landowner's Bill of Rights as required by Texas Property Code Section 21.0112.

SECTION 10. That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

June 13, 2012

SECTION 11. 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:
THOMAS P. PERKINS, JR., City Attorney**

BY 
Assistant City Attorney

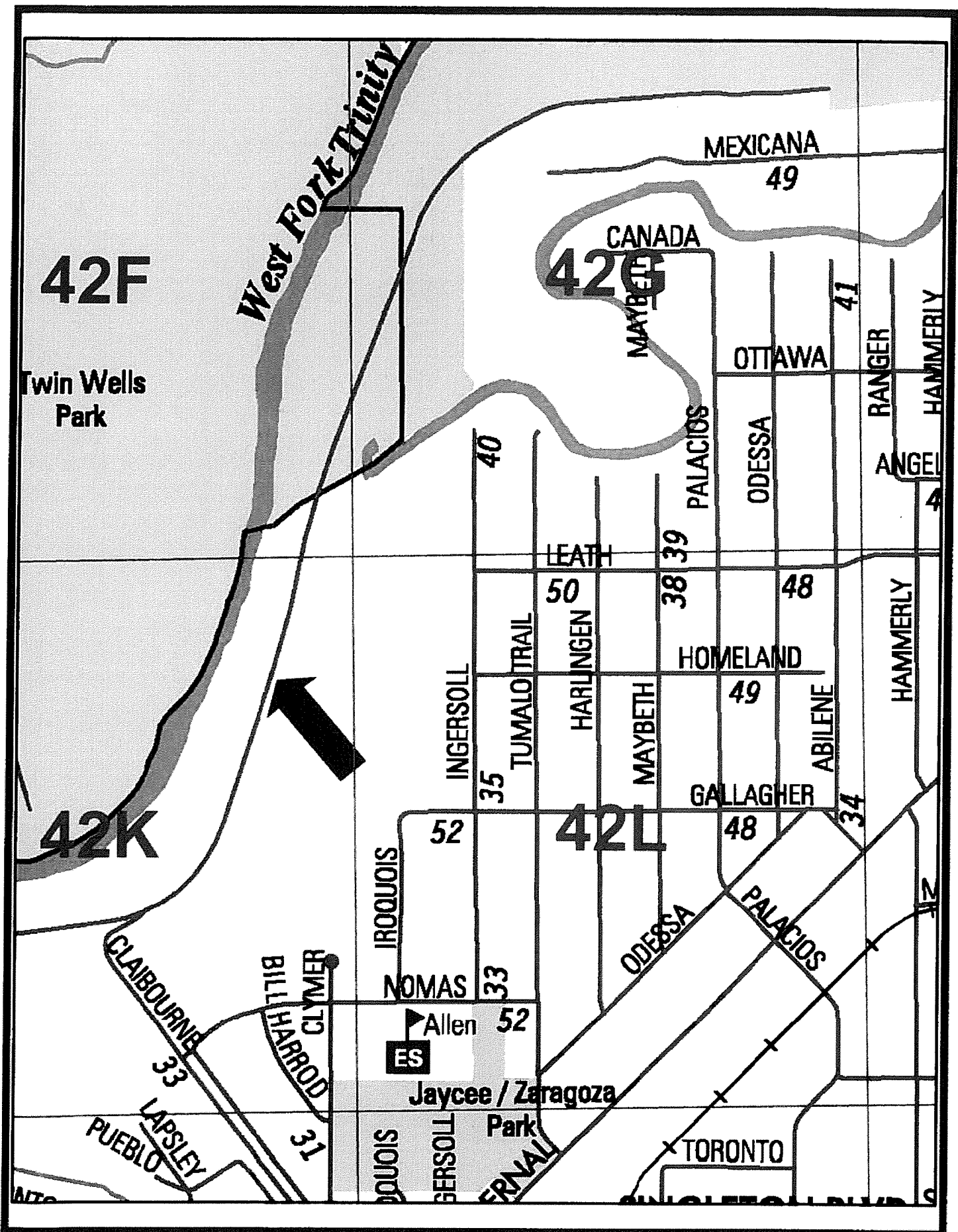


Exhibit A

**FIELD NOTES DESCRIBING PARCEL 3014
16.93 ACRES (737,332 SQUARE FEET) TO BE ACQUIRED FROM
SABER DEVELOPMENT COMPANY
FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 16.93 acre (737,332 square feet) tract of land situated in the J. B. Earhart Survey, Abstract Number 436, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 7166, and being all of that called 17.04 acre tract of land described as Tract I in Special Warranty Deed to Saber Development Company, as recorded in Volume 89249, Page 1235 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

*FIELD NOTES O.K.
Deena G. Reynolds 2/17/11*
COMMENCING at a found concrete monument for the common southeast corner of said J. B. Earhart Survey, the northeast corner of the M. B. Reynolds Survey, Abstract Number 1227, the southeast corner of that called 7.322 acre tract of land described as Tract I in Warranty Deed to John M. Bushman, Trustee of the C & J Revocable Trust, as recorded in Volume 86176, Page 4136, D.R.D.C.T., the southwest corner of that called 14.204 acre tract of land described as Tract II in Warranty Deed to John M. Bushman, Trustee of the C & J Revocable Trust, as recorded in Volume 86176, Page 4136, D.R.D.C.T., the northeast corner of that called 25.278 acre tract of land described as Tract III in Warranty Deed to John M. Bushman, Trustee of the C & J Revocable Trust, as recorded in Volume 86176, Page 4136, D.R.D.C.T., and the most westerly northwest corner of Joe Irwin No. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Volume 10, Page 165 of the Map Records of Dallas County, Texas, said point being the intersection of the north right-of-way line of Bickers Street (a 50 foot wide right-of-way) with the west right-of-way line of Iroquois Street, formerly known as Matthews Avenue, (a 60 foot wide right-of-way), from which point a found 24-inch Elm tree marked "X" bears North 09 degrees 38 minutes 06 seconds West, a distance of 13.89 feet;

THENCE North 89 degrees 48 minutes 00 seconds West, with the common south line of said J. B. Earhart Survey, the north line of said M. B. Reynolds Survey, the south line of said called 7.322 acre tract, and the north line of said called 25.278 acre tract, passing at a distance of 562.00 feet a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the southeast corner of that called 0.769 acre tract of land described in Warranty Deed with Vendor's Lien to Sterling W. Kenty and Sidney L. Hoover, as recorded in Volume 79017, Page 1281, D.R.D.C.T., and continuing with the common south line of said J. B. Earhart Survey, the north line of said M. B. Reynolds Survey, the north line of said called 25.278 acre tract, and the south line of said called 0.769 acre tract, in all, a total distance of 615.00 feet to a 1/2-inch set iron rod with cap for the POINT OF BEGINNING, said point being the common southwest corner of said called 0.769 acre tract and the southeast corner of said called 17.04 acre tract;

THENCE North 89 degrees 48 minutes 00 seconds West, continuing with the common south line of said J. B. Earhart Survey, the north line of said M. B. Reynolds Survey and the south line of said called 17.04 acre tract, passing at a distance of 450.00 feet a 1/2-inch set iron rod with cap for witness, and continuing with said common line in all, a total distance of 627.23 feet to a point for corner on the east bank of the West Fork of the Trinity River (unable to set);

THENCE North 34 degrees 55 minutes 00 seconds East, departing said common line and with the east bank of the West Fork of the Trinity River, a distance of 304.84 feet to a calculated point for corner (unable to set);

**FIELD NOTES DESCRIBING PARCEL 3014
16.93 ACRES (737,332 SQUARE FEET) TO BE ACQUIRED FROM
SABER DEVELOPMENT COMPANY
FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

FIELD NOTES O.K.
Jenna E. Rosato 2/17/11

THENCE North 23 degrees 18 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, a distance of 446.30 feet to a point for corner (unable to set);

THENCE North 14 degrees 14 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, a distance of 583.70 feet to a point for corner (unable to set);

THENCE North 21 degrees 03 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, a distance of 192.00 feet to a point for corner (unable to set);

THENCE North 55 degrees 32 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, passing at a distance of 110.00 feet a 1/2-inch set iron rod with cap for witness, and continuing with said east bank of the West Fork of the Trinity River, in all, a total distance of 163.40 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 81 degrees 25 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, a distance of 125.40 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 70 degrees 53 minutes 00 seconds East, continuing with said east bank of the West Fork of the Trinity River, a distance of 275.00 feet to a 1/2-inch set iron rod with cap for the most easterly northeast corner of said called 17.04 acre tract, said point being on the common southeast line of said called 17.04 acre tract, the northwest line of that called 0.442 acre tract of land described in Quit Claim Deed to Jose Luis Cardoza and Timoteo Silva and Associates, as recorded in Volume 85084, Page 4005, D.R.D.C.T.;

THENCE South 12 degrees 07 minutes 00 seconds West, departing said east bank of the West Fork of the Trinity River and with said common line, passing at a distance of 95.82 feet a 1/2-inch set iron rod with cap for a northwest corner of that called 5.000 acre tract of land described in Special Warranty Deed to Pedro Montoya, as recorded in Volume 89247, Page 1180, D.R.D.C.T., and continuing with the common southeast line of said called 17.04 acre tract and the northwest line of said called 5.000 acre tract, in all, a total distance of 200.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 70 degrees 53 minutes 00 seconds West, departing said common line and with the common southwest line of said called 17.04 acre tract and the northeast line of said called 5.000 acre tract, passing at a distance of 53.64 feet a 1/2-inch set iron rod with cap for a common northwest corner of said called 5.000 acre tract and the northeast corner of that called 0.550 acre tract of land described in Quit Claim Deed to Jose Luis Cardoza and Timoteo Silva and Associates, as recorded in Volume 85084, Page 4005, D.R.D.C.T., and continuing with the common southwest line of said called 17.04 acre tract and the northeast line of said called 0.550 acre tract, in all, a total distance of 100.00 feet to a 1/2-inch set iron rod with cap for corner;

**FIELD NOTES DESCRIBING PARCEL 3014
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SABER DEVELOPMENT COMPANY
FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

FIELD NOTES O.K.
AEGK 2/17/11

THENCE South 12 degrees 07 minutes 00 seconds West, with the common southeast line of said called 17.04 acre tract and the northwest line of said called 0.550 acre tract, passing at a distance of 620.49 feet a 1/2-inch set iron rod with cap for the common southwest corner of said called 0.550 acre tract and the northwest corner of said called 0.769 acre tract, and continuing with the common southeast line of said called 17.04 acre tract and the northwest line of said called 0.769 acre tract, in all, a total distance of 720.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 17 degrees 42 minutes 00 seconds West, continuing with said common line, a distance of 550.00 feet to the POINT OF BEGINNING AND CONTAINING 737,332 square feet or 16.93 acres of land, more or less.

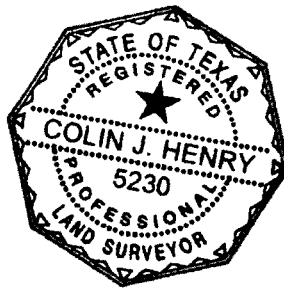
Basis of Bearing is defined as NAD 83 (NSRS2007) Texas State Plane North Central Zone 4202 as observed by VRS RTK GPS from City of University Park control station DUNP. Convergence angle at "DUNP" is +00 degrees 56 minutes 34.23759 seconds." Combined Surface Adjustment Scale Factor = 1.000136506.

Surveyor's Certification

This plat of survey was prepared under my supervision as surveyed on the ground on November 16, 2010. Items in Schedule B of the Title Commitment GF#10R32094 CR7, issued by First American Title Insurance Company November 5, 2010, effective October 10, 2010, have either been noted or shown hereon.

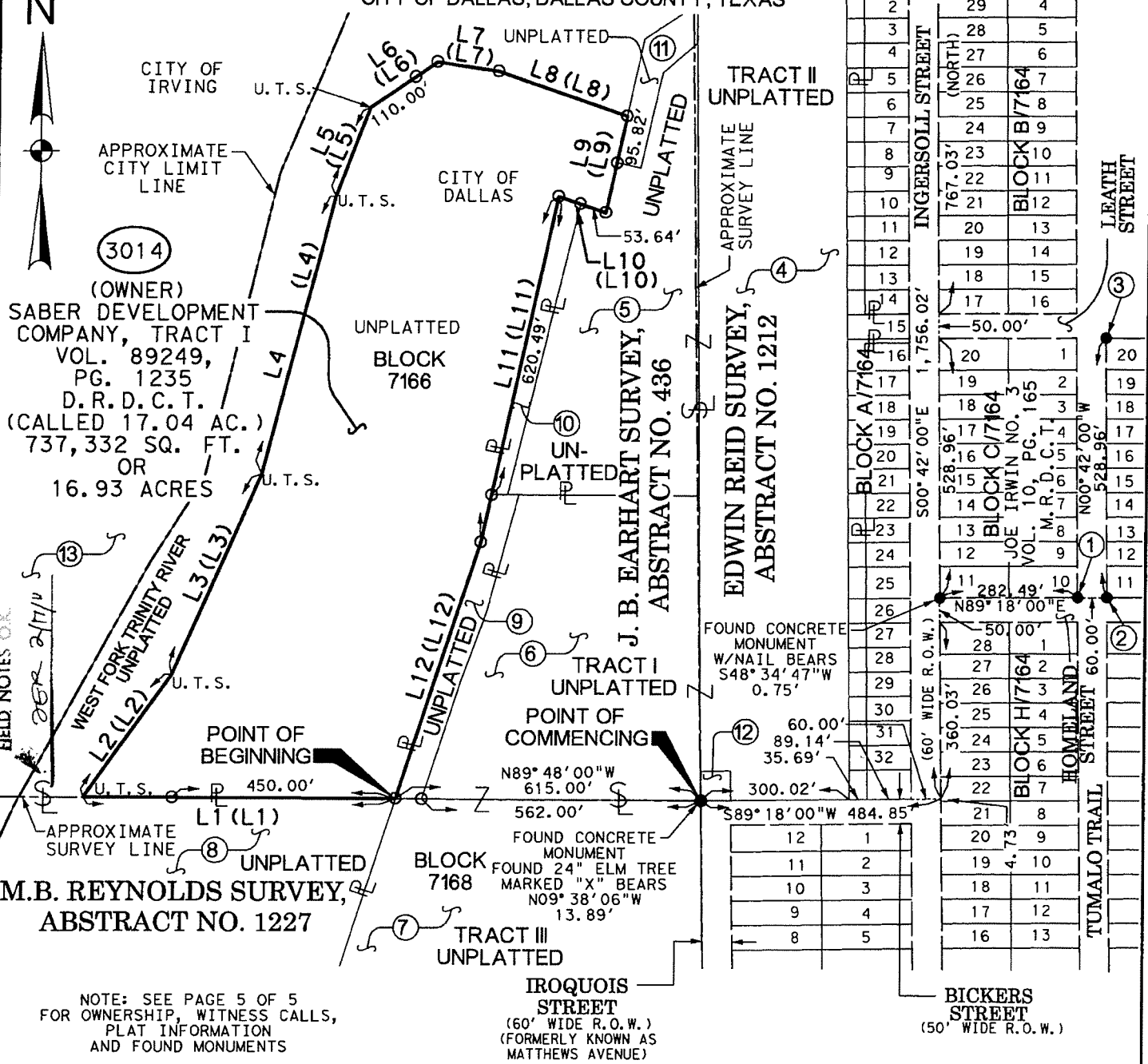
Colin J. Henry 2/10/11

Colin J. Henry, R.P.L.S.
Registered Professional Land Surveyor
State of Texas Number 5230



PARCEL 3014
 16.93 ACRES (737,332 SQUARE FEET) TO BE ACQUIRED FROM
 SABER DEVELOPMENT COMPANY
 FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
 OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
 600 J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE: 1"=300'



(3014)
 (OWNER)
 SABER DEVELOPMENT
 COMPANY, TRACT I
 VOL. 89249,
 PG. 1235
 D.R.D.C.T.
 (CALLED 17.04 AC.)
 737,332 SQ. FT.
 OR
 16.93 ACRES

M.B. REYNOLDS SURVEY,
 ABSTRACT NO. 1227

NOTE: SEE PAGE 5 OF 5
 FOR OWNERSHIP, WITNESS CALLS,
 PLAT INFORMATION
 AND FOUND MONUMENTS

PARCEL 3014
 16.93 ACRES (737,332 SQUARE FEET) TO BE ACQUIRED FROM
 SABER DEVELOPMENT COMPANY
 FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
 OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
 J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

DATE: FEB. 2011
 AVO.: 17826 W059

IBPE FIRM #F-312
 1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214) 346-6200 FAX (214) 739-0095

DATE: FEB. 2011
 AVO.: 17826 W059
 PAGE 4 OF 5

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PARCEL 3014
 16.93 ACRES (737,332 SQUARE FEET) TO BE ACQUIRED FROM
 SABER DEVELOPMENT COMPANY
 FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
 OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
 J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

①
 5/8" FIR BEARS
 500° 42' 00" E
 0.29'

②
 1" FIP

③
 5/8" FIR

④

JOHN M. BUSHMAN, TRUSTEE OF
 THE C & J REVOCABLE TRUST
 TRACT II
 VOL. 86176, PG. 4136
 D. R. D. C. T.
 (CALLED 14.204 AC.)
 UNPLATTED

⑤

PEDRO MONTOYA
 VOL. 89247, PG. 1180
 D. R. D. C. T.
 (CALLED 5.000 AC.)
 UNPLATTED

⑥

JOHN M. BUSHMAN, TRUSTEE OF
 THE C & J REVOCABLE TRUST, TRACT I
 VOL. 86176, PG. 4136
 D. R. D. C. T.
 (CALLED 7.322 AC.)
 UNPLATTED

⑦

JOHN M. BUSHMAN, TRUSTEE OF
 THE C & J REVOCABLE TRUST
 TRACT III
 VOL. 86176, PG. 4136
 D. R. D. C. T.
 (CALLED 25.278 AC.)
 UNPLATTED

⑧

CITY AND COUNTY
 OF DALLAS
 (PER DALLAS CENTRAL
 APPRAISAL DISTRICT)
 UNPLATTED

⑨

STERLING W. KENTY AND
 SIDNEY L. HOOVER
 VOL. 79017, PG. 1281
 D. R. D. C. T.
 (CALLED 0.769 AC.)
 UNPLATTED

⑩
 JOSE LUIS CARDOZA AND
 TIMOTEO SILVA AND ASSOCIATES
 VOL. 85084, PG. 4005
 D. R. D. C. T.
 (CALLED 0.550 AC.)
 UNPLATTED

⑪

JOSE LUIS CARDOZA AND
 TIMOTEO SILVA AND ASSOCIATES
 VOL. 85084, PG. 4005
 D. R. D. C. T.
 (CALLED 0.442 AC.)
 UNPLATTED

⑫

EASEMENT AND ROW FOR
 STORM SEWER DRAIN FACILITY
 TO CITY OF DALLAS
 VOL. 72187, PG. 1887
 D. R. D. C. T.
 ACCESS EASEMENT
 VOL. 79017, PG. 1228
 D. R. D. C. T.

⑬

LOT 1, BLOCK A OF
 TWIN WELLS GOLF COURSE
 VOL. 87138, PG. 4320
 D. R. D. C. T.

LINE TABLE

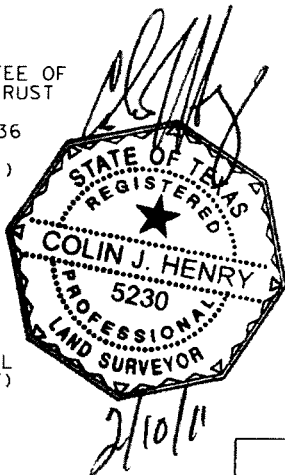
LINE NO.	BEARING	DISTANCE
L1	N89°48'00"W	627.23'
(L1)	(N89°54'00"E)	(630.00')
L2	N34°55'00"E	304.84'
(L2)	(S34°37'00"W)	(330.80')
L3	N23°18'00"E	446.30'
(L3)	(S23°00'00"W)	(446.30')
L4	N14°14'00"E	583.70'
(L4)	(S13°56'00"W)	(583.70')
L5	N21°03'00"E	192.00'
(L5)	(S20°45'00"W)	(192.00')
L6	N55°32'00"E	163.40'
(L6)	(S55°14'00"W)	(163.40')
L7	S81°25'00"E	125.40'
(L7)	(N81°43'00"W)	(125.40')
L8	S70°53'00"E	275.00'
(L8)	(N71°11'00"W)	(275.00')
L9	S12°07'00"W	200.00'
(L9)	(N11°49'00"E)	(200.00')
L10	N70°53'00"W	100.00'
(L10)	(S70°54'40"E)	(103.45')
L11	S12°07'00"W	720.00'
(L11)	(N11°49'00"E)	(720.43')
L12	S17°42'00"W	550.00'
(L12)	(N17°40'20"E)	(550.00')

NOTES

1. Basis of Bearing is defined as NAD 83 (NSRS2007) Texas State Plane North Central Zone 4202 as observed by VRS RTK GPS from City of University Park control station DUNP. Convergence angle at "DUNP" is +00 degrees 56 minutes 34.23759 seconds." Combined Surface Adjustment Scale Factor = 1.000136506.

2. Terms and Conditions of Ordinance No. 71-100, as recorded in Volume 82173, Page 0178 of the Deed Records of Dallas County, Texas (D. R. D. C. T.), affect the subject property.

3. The Easement to the City and County of Dallas Levee Improvement District of Dallas County, Texas, as recorded in Volume 1502, Page 407, D. R. D. C. T., affects the subject property.



PARCEL 3014
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 SABER DEVELOPMENT COMPANY
 FOR TRINITY RIVER LEVEE RIGHT-OF-WAY,
 OFFICIAL CITY OF DALLAS BLOCK NO. 7166, IN THE
 J. B. EARHART SURVEY, ABSTRACT NUMBER 436,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS



HALFF

TBPE FIRM #F-312
 1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081
 TELE. (214) 346-6200 FAX (214) 739-0095

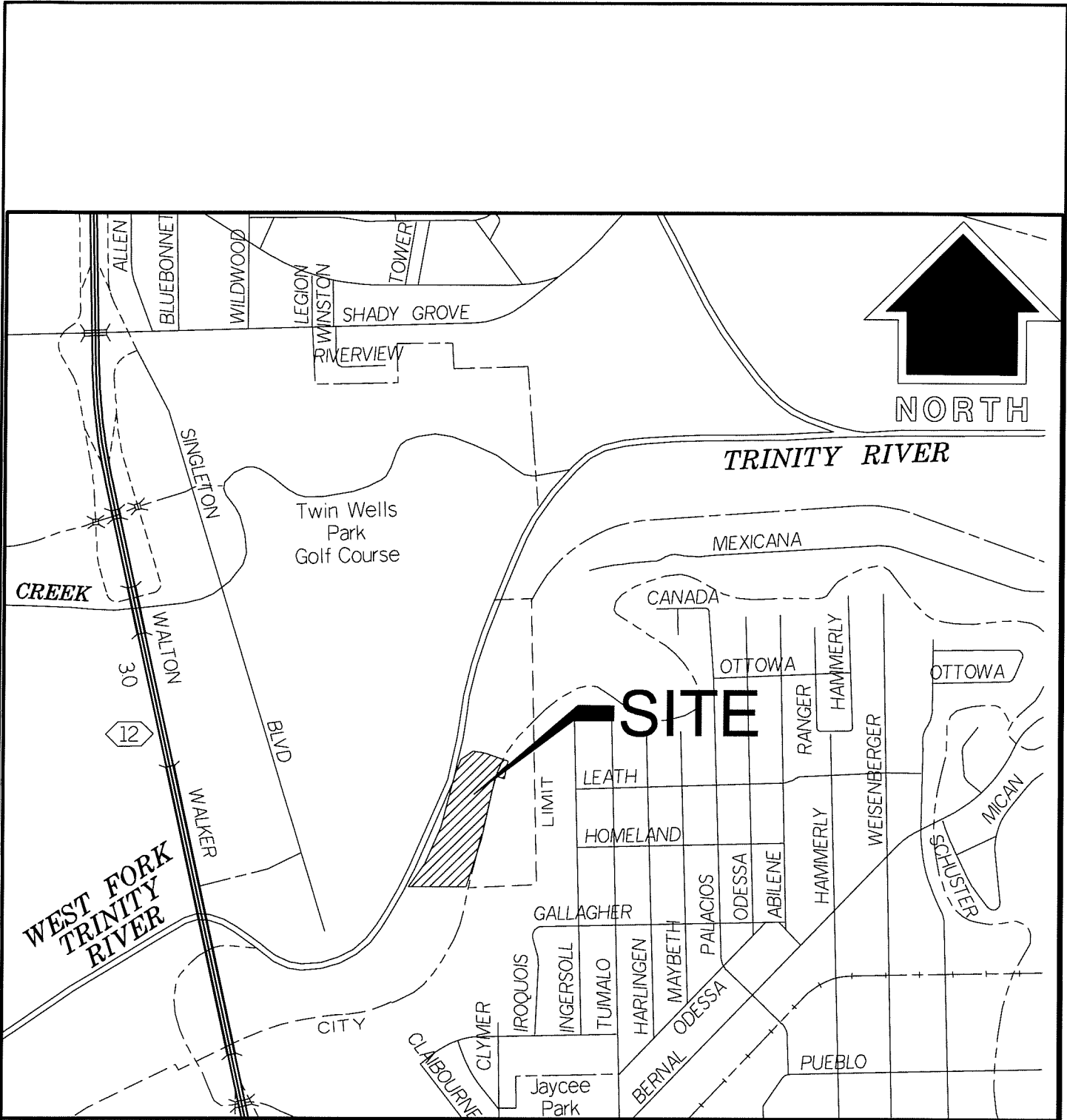
DATE: FEB. 2011

AVO.: 17826 W059

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FIELD NOTES O.K.

DER 2/17/11



SITE

LOCATION MAP
N. T. S.

AREA TO BE ACQUIRED

