

Exhibit A – Tract I

DALLAS FLOODWAY EXTENSION

LAMAR LEVEE, TRACT LL-115

Field Notes Describing a 598,347 Square Foot (13.7362 acres)

Tract of Land to be Acquired in City Blocks 1432

BEING a 598,347 square foot (13.7362 acres) tract situated in the William Romine Survey, Abstract No. 1246, in the City of Dallas, Dallas County, Texas, in City Block 1432, being part of a tract of land described as Tract A, in Deed to Wildwood Holdings II, Ltd., as recorded in Volume 96135, Page 4080, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the north corner (N=6,960,113.356, E=2,499,555.901) of said Tract A and the northeast corner a tract of land described as Tract 209-1 to the City of Dallas, as recorded in Instrument No. 20080201090 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), being in the southwest line of Union Pacific Railroad, from which a found 1/2-inch iron rod with cap stamped "POWELL" bears North 44 degrees 15 minutes 55 seconds East, a distance of 0.88 feet;

1. **THENCE** South 42 degrees 40 minutes 31 seconds East, with the northeast line of said Tract A and the southwest line of said Union Pacific Railroad, a distance of 379.02 feet to the east corner (N=6,959,834.734, E=2,499,812.783) of said Tract A and the north corner of a tract of land described as Tract B in said Deed to Wildwood Holdings II, Ltd., from which a found bent 1/2-inch iron rod bears South 55 degrees 03 minutes 42 seconds East, a distance of 3.16 feet;
2. **THENCE** South 43 degrees 40 minutes 17 seconds West, departing the southwest line of said Union Pacific Railroad, with the southeast line of said Tract A and the northwest line of said Tract B, a distance of 1,561.35 feet a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,958,705.549, E=2,498,734.785) at the south corner of said Tract A, being in the North Bank of the Trinity River;
3. **THENCE** North 73 degrees 20 minutes 43 seconds West, with the southwest line of said Tract A and said North Bank of the Trinity River, a distance of 143.61 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,958,746.703, E=2,498,597.218);
4. **THENCE** North 22 degrees 22 minutes 43 seconds West, continuing with the southwest line of said Tract A and said North Bank of the Trinity River, a distance of 198.09 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,958,929.847, E=2,498,521.812);



MEW

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LAMAR LEVEE, TRACT LL-115**

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5. **THENCE** North 13 degrees 52 minutes 17 seconds East, continuing with the southwest line of said Tract A and said North Bank of the Trinity River, a distance of 100.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,959,026.917, E=2,498,545.784);
6. **THENCE** North 25 degrees 56 minutes 17 seconds East, continuing with the southwest line of said Tract A and said North Bank of the Trinity River, a distance of 64.30 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,959,084.732, E=2,498,573.905) at the southwest corner of said Tract A and the south corner of said Tract 209-1;
7. **THENCE** North 43 degrees 40 minutes 17 seconds East, departing said North Bank of the Trinity River, with the northwest line of said Tract A and the southeast line of Tract 209-1, a distance of 1422.30 feet to the **POINT OF BEGINNING** and containing 598,347 square feet (13.7362 acres) of land.

A plat accompanies this legal description.

All distances are surface projection, using a scale factor of 1.000136506.

All Coordinates are State Plane Values, No Scale, No Projection.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



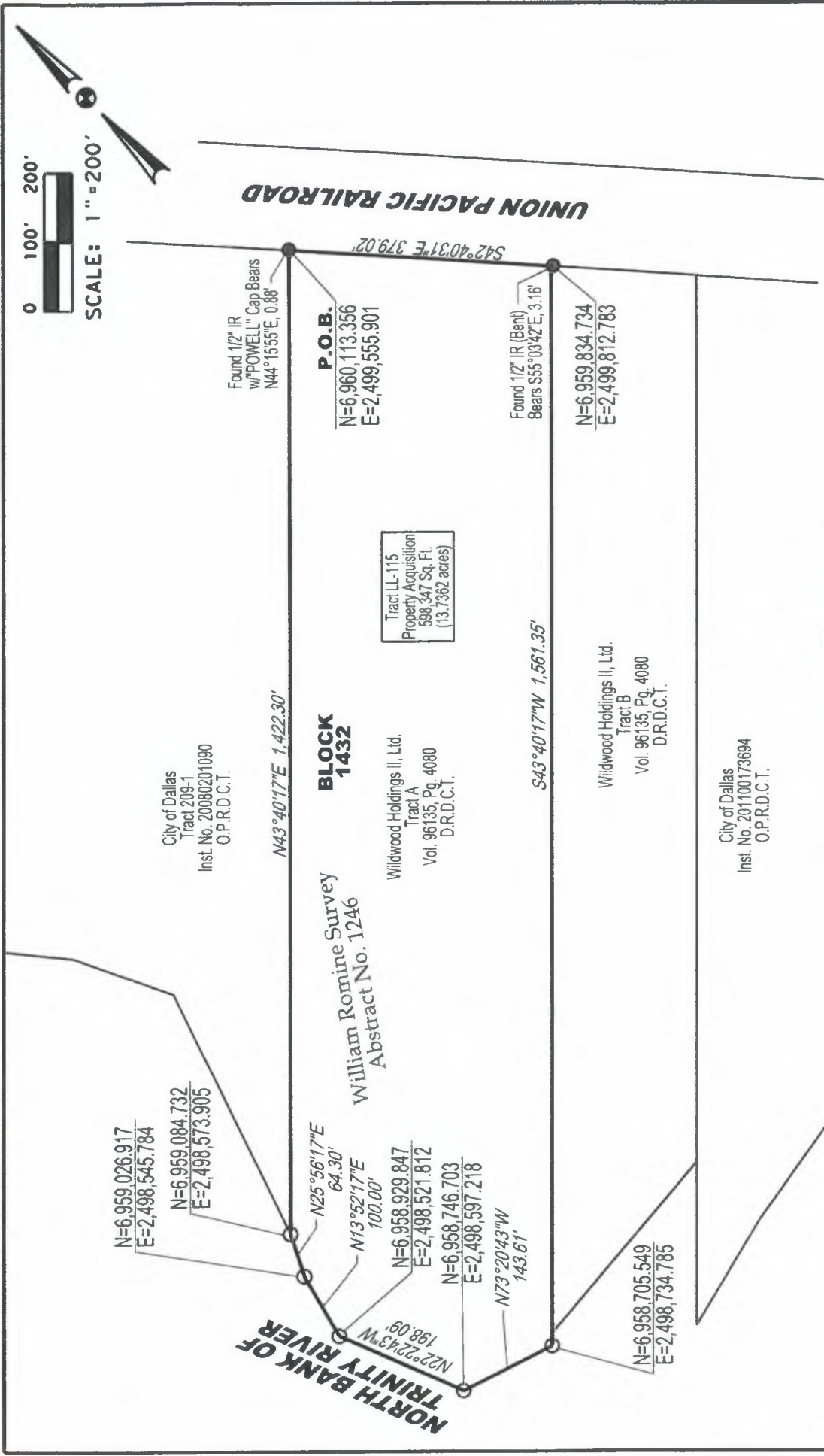
By: _____

Dwayne H. Copeland
Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: _____

6/15/2021

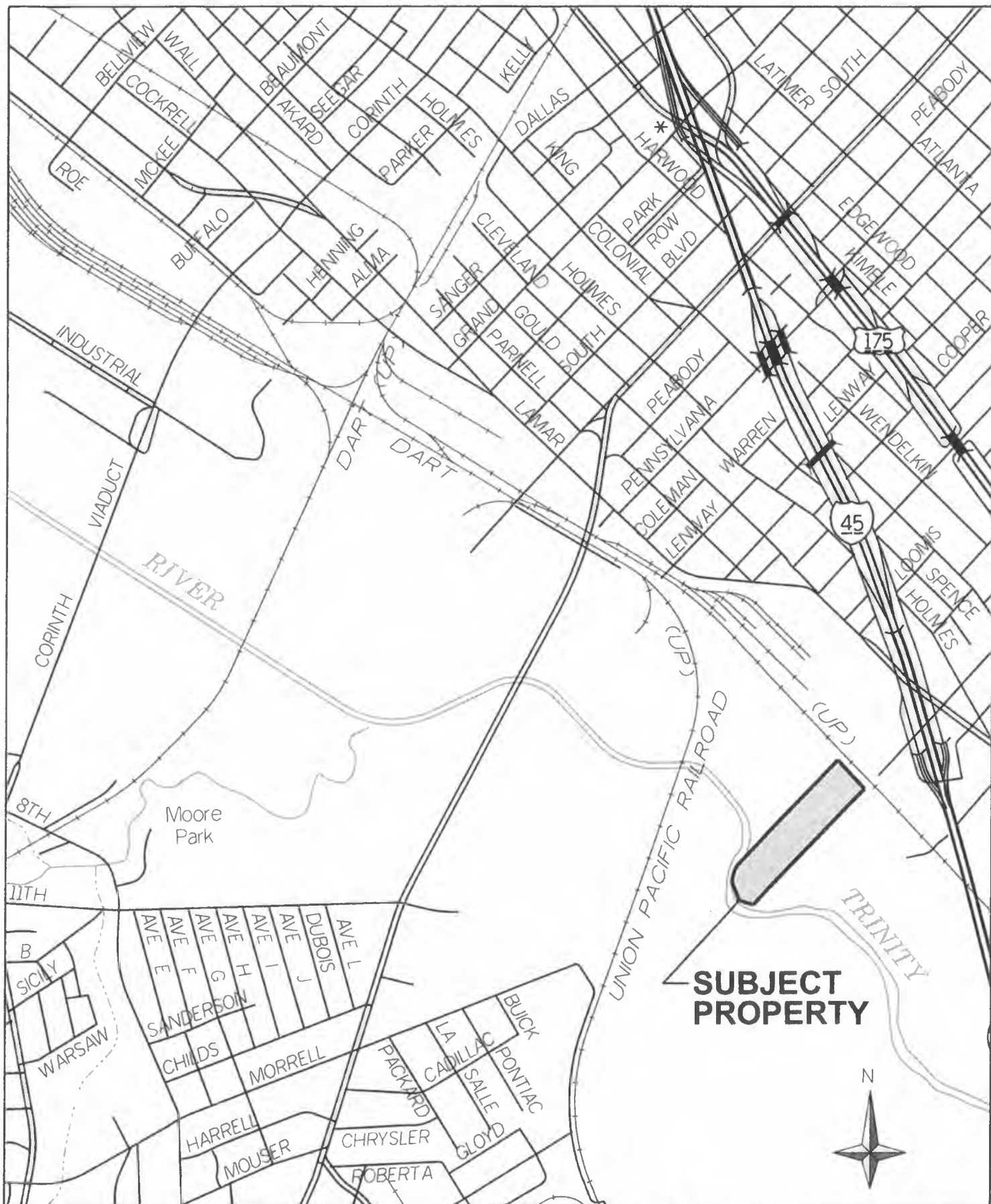
MRG



- - Found Monument as noted
 - - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted
 - Sq. Ft. - Square Feet
 - CM - Controlling Monument
 - O.P.R.D.C.T. - Official Public Records of Dallas County, Texas
 - D.R.D.C.T. - Deed Records of Dallas County, Texas
 - M.R.D.C.T. - Map Records of Dallas County, Texas
 - Inst. No. - Instrument Number
 - Vol./Pg. - Volume/Page
- PREPARED BY:
PJB Surveying
 200 W. BELMONT DR., SUITE D
 ALLEN, TX. 75013
 TBPBLS 10194303
- BASIS OF BEARINGS: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum (NAD) 1983, adjustment realization 2011



DALLAS FLOODWAY EXTENSION	
PROPERTY ACQUISITION	
LAMAR LEVEE: TRACT LL-115	
FOR: DEPARTMENT OF PUBLIC WORKS	
SURVEYOR'S NAME: PJB SURVEYING, LLC	USACE APPROVAL DATE
TECHNICIAN	6-7-2021
CADREY	SCALE
PARTY CHIEF	COPELAND
TECHNICAL	1"=200'
FOLDER	BLOCK 1432
NUMBER	LL-115



LOCATION MAP
"NOT TO SCALE"

MDG

Exhibit A – Tract II

DALLAS FLOODWAY EXTENSION LAMAR LEVEE, TRACT LL-116

Field Notes Describing a 294,544 Square Foot (6.7618 acres)
Tract of Land to be Acquired in City Block 1432

BEING a 294,544 square foot (6.7618 acres) tract situated in the William Romine Survey, Abstract No. 1246, in the City of Dallas, Dallas County, Texas, in City Block 1432, being part of a tract of land described as Tract B, in Deed to Wildwood Holdings II, Ltd., as recorded in Volume 96135, Page 4080, of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at the north corner (N=6,959,834.734, E=2,499,812.783) of said Tract B and the northeast corner a tract of land described as Tract A in said Deed to Wildwood Holdings II, Ltd., being in the southwest line of Union Pacific Railroad, from which a found bent 1/2-inch iron rod bears South 55 degrees 03 minutes 42 seconds East, a distance of 3.16 feet;

1. **THENCE** South 42 degrees 40 minutes 31 seconds East, with the northeast line of said Tract B and the southwest line of said Union Pacific Railroad, a distance of 208.98 feet to the east corner (N=6,959,681.113, E=2,499,954.417) of said Tract B and the north corner of a tract of land described in Judgement to the City of Dallas, as recorded in Instrument No. 201100173694, of the Official Public Records of Dallas County, Texas;
2. **THENCE** South 43 degrees 40 minutes 17 seconds West, departing the southwest line of said Union Pacific Railroad, with the southeast line of said Tract B and the northwest line of said City of Dallas tract, a distance of 1,282.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,958,753.955, E=2,499,069.288) at the south corner of said Tract B, being in the North Bank of the Trinity River;
3. **THENCE** South 83 degrees 48 minutes 34 seconds West, with the southwest line of said Tract B and said North Bank of the Trinity River, a distance of 323.52 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set (N=6,958,719.073, E=2,498,747.696) at the west corner of said Tract B and the south corner of said Tract A;
4. **THENCE** North 43 degrees 40 minutes 17 seconds East, departing said North Bank of the Trinity River, with the northwest line of said Tract B and the southeast line of Tract A, a distance of 1,542.65 feet to the **POINT OF BEGINNING** and containing 294,544 square feet (6.7618 acres) of land.

Scott Hoof
FIELD NOTES APPROVED:
6/16/2021



MB

DALLAS FLOODWAY EXTENSION
LAMAR LEVEE, TRACT LL-116
Field Notes Describing a 294,544 Square Foot (6.7618 acres)
Tract of Land to be Acquired in City Block 1432

A plat accompanies this legal description.

All distances are surface projection, using a scale factor of 1.000136506.

All Coordinates are State Plane Values, No Scale, No Projection.

Bearings and coordinates used hereon are derived from the State Plane Coordinate System, Texas, North Central Zone 4202, American Datum 1983 (NAD83), adjustment realization 2011.



By: _____

Dwayne H. Copeland
Dwayne H. Copeland

Registered Professional Land Surveyor
Texas No. 5470
PJB Surveying, LLC
TBPLS Firm No. 10194303

Date: _____

6/15/2021

ma



0 100' 200'

SCALE: 1" = 200'

**NORTH BANK OF
TRINITY RIVER**

William Romine Survey
Abstract No. 1246

**BLOCK
1432**

City of Dallas
Tract 209-1
Inst. No. 20080201090
O.P.R.D.C.T.

Wildwood Holdings II, Ltd.
Tract A
Vol. 96135, Pg. 4080
D.R.D.C.T.

N=6,958,719.073
E=2,498,747.696

P.O.B.
N=6,959,834.734
E=2,499,812.783

S83°48'34"W 323.52'

N=6,958,753.955
E=2,499,069.288

Wildwood Holdings II, Ltd.
Tract B
Vol. 96135, Pg. 4080
D.R.D.C.T.

Tract LL-116
Property Acquisition
294,544 Sq. Ft.
(6.7618 acres)

N43°40'17"E 1,542.65'

S43°40'17"W 1,282.00'

City of Dallas
Inst. No. 201100173694
O.P.R.D.C.T.

UNION PACIFIC RAILROAD

Found 1/2" IR
w/ "POWELL" Cap Bears
N44°15'55"E, 0.88'

Found 1/2" IR (Bent)
Bears S55°03'42"E, 3.16'

N=6,959,681.113
E=2,499,954.417

S42°40'31"E
208.98'

- - Found Monument as noted
- - 1/2" Iron rod w/ red cap stamped "PJB SURVEYING" set unless otherwise noted

Sq. Ft. - Square Feet

CM - Controlling Monument

O.P.R.D.C.T. - Official Public Records of Dallas County, Texas

D.R.D.C.T. - Deed Records of Dallas County, Texas

M.R.D.C.T. - Map Records of Dallas County, Texas

Inst. No. - Instrument Number

Vol./Pg. - Volume/Page

BASIS OF BEARINGS: State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
(NAD) 1983, adjustment realization 2011

PREPARED BY:

PJB Surveying

200 W. BELMONT DR., SUITE D
ALLEN, TX. 75013
TBPELS 10194303



DALLAS FLOODWAY EXTENSION

PROPERTY ACQUISITION

LAMAR LEVEE: TRACT LL-116

FOR: DEPARTMENT OF PUBLIC WORKS

SURVEYOR'S NAME: PJB SURVEYING, LLC

USAGE APPROVAL DATE

TECHNICIAN

CADREY

PARITY CHECK

CALCULATIONS

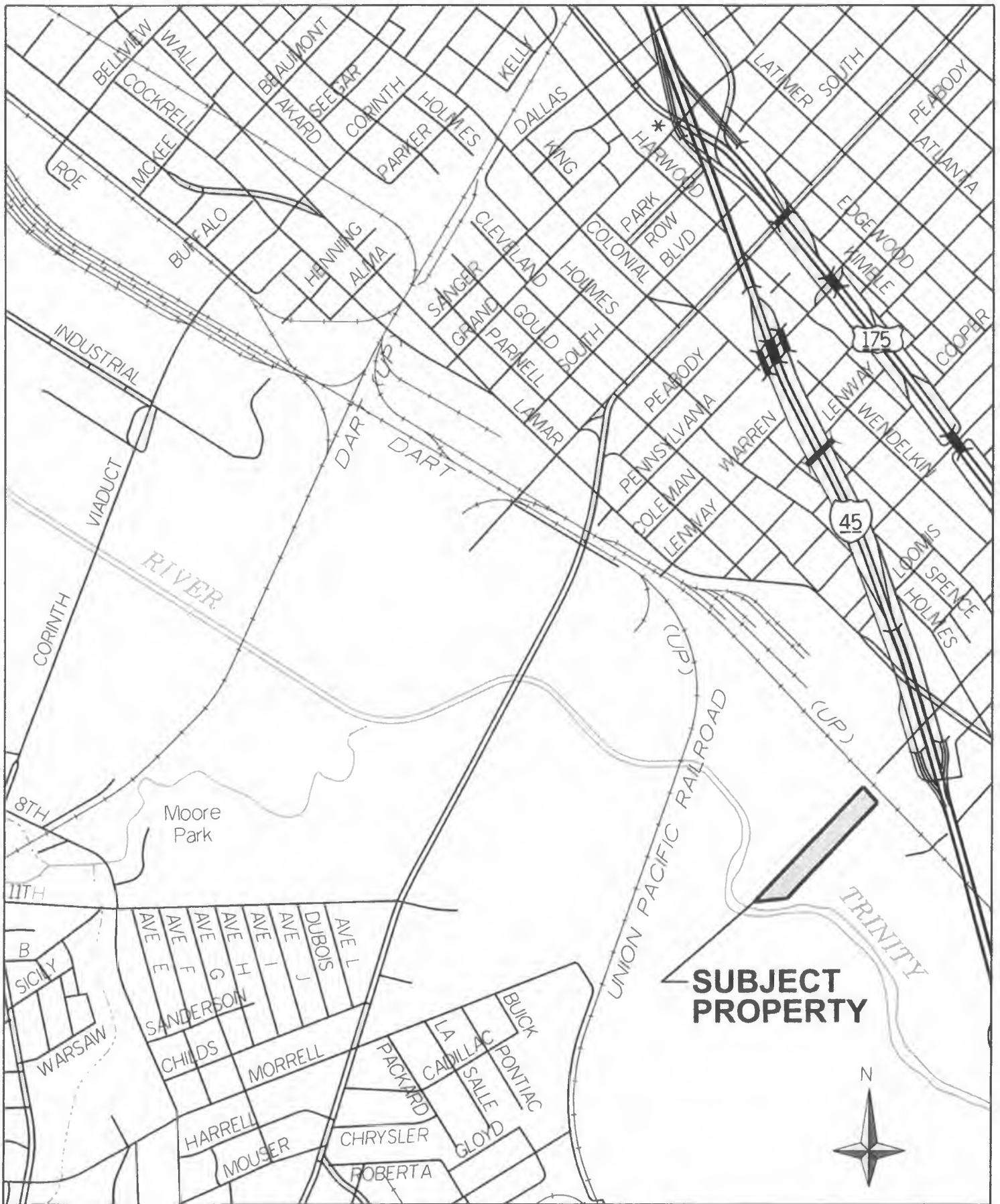
COPELAND

1"=200'

BLOCK 1432

NUMBER

LL-116



LOCATION MAP
"NOT TO SCALE"

MRS