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2023 MAY -26 AM 12:42

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

Public Notice

230486

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE

THURSDAY, JUNE 1, 2023, 8:30 A.M.

Dallas City Hall, 6FS Conference Room and Videoconference

Video Conference: <https://bit.ly/3oePYjW> Password: MBzhyWKZ358

Telephone: (408) 418-9388

AGENDA

I. **Call to Order**

Maria Hasbany, Chair

II. **ITEMS FOR INDIVIDUAL CONSIDERATION**

1. Samuell Grand Park – (2) Authorize an alcohol permit to Alison Matis, to serve alcohol at the Juneteenth Unity Festival to be held at Samuell Grand, located at 6200 East Grand. The event will be held on Saturday, June 17, 2023 from 4:00 p.m. to 10:00 p.m. – Estimated Revenue: \$250.00 (This is a recurring item)
2. Flag Pole Hill Park – (10) Authorize an alcohol permit to Ryan Childers, to serve alcohol at the King of the Hill Barbeque Competition an event to be held at Flag Pole Hill Park, located at 8015 Doran Circle. The event will be held on Saturday, June 10, 2023, from 12:00 p.m. to 9:00 p.m. – Estimated revenue: \$250.00
3. Forest Audelia Youth Boxing Center – (10) Authorize an application to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice’s Delinquency Prevention Grant Program for \$250,000.00 at the Forest Audelia Youth Boxing Center located at 9759 Forest Lane – Financing: No cost consideration to the City (see Fiscal Information)
4. Service Price Agreement – (5,9) Authorize a price increase to the three-year service price agreement for the lease of portable office buildings from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement – Not to exceed \$98,470.00, from \$439,070.00 to \$537,540.00 – Financing: Current Funds (subject to annual appropriations)
5. Supplemental Agreement – (1,5,6) Authorize a Supplemental Agreement for a one-year program providing up to \$150,000.00 in funds to be used to hire up to three (3) staff members at each golf course (a total of nine (9) individuals) to perform maintenance work at Stevens Park Golf Course located at 1005 North Montclair Avenue, Keeton Park located at 2323 North Jim Miller Road, and Luna Vista Golf Course located at 11225 Luna Road – Not to exceed: \$150,000.00 Financing: Golf Improvement Trust Fund (**Committee only**)



City of Dallas

DALLAS PARK AND RECREATION BOARD ADMINISTRATION AND FINANCE COMMITTEE

THURSDAY, JUNE 1, 2023, 8:30 A.M.

Dallas City Hall, 6FS Conference Room and Videoconference

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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EXECUTIVE SESSION NOTICE

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1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE

THURSDAY, JUNE 1, 2023, 8:30 A.M.

Dallas City Hall, 6FN Conference Room and Videoconference

Video Conference: <https://bit.ly/43kCKka> Password: wxJ3UQcXe98

Telephone: (408) 418-9388

Public Notice

230487

POSTED CITY SECRETARY
DALLAS, TX

AGENDA

I. **Call to Order**

Lane Conner, Chair

II. **ITEMS FOR INDIVIDUAL CONSIDERATION**

1. Cherrywood Park – (2) Authorize a construction contract with Kompan, Inc. through Omnia Cooperative Purchasing Agreement for the installation of playground equipment, surfacing and sport court tiles at Cherrywood Park located at 5400 Cedar Springs Road – Not to exceed \$246,623.15 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (**Committee only**)
2. Pike Park – (14) Authorize the placement of the Anita Phelps Dedication Plaque at the location of a Mexican American neighborhood once known as Little Mexico located near Pike Park – Financing: No cost consideration to the City (**Committee only**)
3. Griggs Park – (14) Authorize the placement of the Griggs Park Dedication Plaque at the location of an African American neighborhood once known as the Freedman’s Town –State – Thomas area. Financing: No cost consideration to the City (**Committee only**)
4. Harry Hines Triangle Park – (14) Authorize the placement of Harry Hines Triangle Park Historical Marker near the previously known location of 2211 Alamo Street. The address of 2211 Alamo Street no longer exists; the site was located between what is now the Perot Museum of Nature and Science and El Fenix Restaurant. However, its history is symbolic of the early beginnings of multiculturalism in Dallas and is a tribute to those who were willing to respect the faiths of others – Financing: No cost consideration to the City (**Committee only**)
5. Southern Gateway – (1) Authorize a Multiple Use Agreement with Texas Department of Transportation for the Southern Gateway Public Green located between South Marsalis Avenue and South Ewing Avenue to permit the City to construct, maintain, and operate a Public Green over Texas Department of Transportation right-of-way, and execution of the Multiple Use Agreement including all terms, conditions, and documents required by the agreement - Financing: No cost consideration to the City
6. Land Acquisition – (3) Authorize acquisition of approximately 12,313,671 square feet (282.68 acres) of land located at 8600 Clark Road from the Trust for Public Land for development of a future park—Not to exceed \$2,550,000.00 (\$2,500,000.00 plus closing costs and title expenses not to exceed \$50,000.00) — Financing: Reforestation Fund
7. Crawford Park – (5) Authorize a construction services contract with A. S. Con, Inc for the Crawford Memorial Artwork Installation Phase 1A Project located at 8700 Elam Road, lowest responsible bidder of four - Not to exceed \$205,325.00 – Financing: \$205,325.00 Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

III. **BRIEFING**

Acquisitions, Leases, and Agreements – Chirstina Turner-Noteware, Assistant Director



City of Dallas

DALLAS PARK AND RECREATION BOARD PLANNING AND DESIGN COMMITTEE

THURSDAY, JUNE 1, 2023, 8:30 A.M.

Dallas City Hall, 6FN Conference Room and Videoconference

Handgun Prohibition Notice for Meetings of Governmental Entities

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4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
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CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DALLAS PARK AND RECREATION BOARD
REGULAR MEETING

Public Notice

230488

POSTED CITY SECRETARY
DALLAS, TX

THURSDAY, JUNE 1, 2023, 10:00 A.M.

Dallas City Hall, 6FN Conference Room and Videoconference

Video Conference: <https://bit.ly/3okTTvv> Password: 5J2pWgQ2F8v

Telephone: (408) 418-9388

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Park & Recreation Department by calling (214) 670-4078, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Park & Recreation Departamento llamando al (214) 670-4078, tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register to speak at <https://www.dallasparks.org/107/Park-and-Recreation-Board> before 12 pm Wednesday, May 31, 2023

AGENDA

- I. **Call to Order** Arun Agarwal, Chair
- II. **Public Speakers**
- III. **Approval of Minutes** – May 18, 2023
- IV. **CONSENT AGENDA**
 - 1. Samuell Grand Park – (2) Authorize an alcohol permit to Alison Matis, to serve alcohol at the Juneteenth Unity Festival to be held at Samuell Grand, located at 6200 East Grand. The event will be held on Saturday, June 17, 2023 from 4:00 p.m. to 10:00 p.m. – Estimated Revenue: \$250.00 (This is a recurring item) (**Committee considered on June 1, 2023**)
 - 2. Flag Pole Hill Park – (10) Authorize issuing an alcohol permit to Ryan Childers, to serve alcohol at the King of the Hill Barbeque Competition an event to be held at Flag Pole Hill Park, located at 8015.Doran Circle. The event will be held on Saturday, June 10, 2023, from 12:00 p.m. to 9:00 p.m. Estimated Revenue: \$250.00 (**Committee considered on June 1, 2023**)
 - 3. Tipton Park – (6) Authorize an installation site for new public art at Tipton Park located at 3607 Magdeline Street – Financing: No cost consideration to the City (**Committee considered on May 18, 2023**)
 - 4. State Fair of Texas – (7) Authorize a sixth amendment to the contract between the City and the State Fair of Texas to: (1) allow the State Fair of Texas to build a new year-round administration building; and (2) relinquish use of the existing administration building for the benefit of Dallas Park and Recreation located at 3921 Martin Luther King Jr. Boulevard – Financing: No cost consideration to City (**Committee considered on May 18, 2023**)
 - 5. Forest Audelia Youth Boxing Center – (10) Authorize an application to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice’s Delinquency Prevention Grant Program for \$250,000.00 at the Forest Audelia Youth Boxing Center located at 9759 Forest Lane – Financing: No cost consideration to the City (see Fiscal Information) (**Committee considered on June 1, 2023**)



City of Dallas

**DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, JUNE 1, 2023, 10:00 A.M**

V. ITEMS FOR INDIVIDUAL CONSIDERATION

6. Southern Gateway – (1) Authorize a Multiple Use Agreement with Texas Department of Transportation for the Southern Gateway Public Green located between South Marsalis Avenue and South Ewing Avenue to permit the City to construct, maintain, and operate a Public Green over Texas Department of Transportation right-of-way, and execution of the Multiple Use Agreement including all terms, conditions, and documents required by the agreement – Financing: No cost consideration to the City (**Committee considered on June 1, 2023**)
7. Land Acquisition – (3) Authorize acquisition of approximately 12,313,671 square feet (282.68 acres) of land located at 8600 Clark Road from the Trust for Public Land for development of a future park—Not to exceed \$2,550,000.00 (\$2,500,000.00 plus closing costs and title expenses not to exceed \$50,000.00) — Financing: Reforestation Fund (**Committee considered on June 1, 2023**)
8. Service Price Agreement – (5,9) Authorize a price increase to the three-year service price agreement for the lease of portable office buildings from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement – Not to exceed \$98,470.00, from \$439,070.00 to \$537,540.00 - Financing: Current Funds (subject to annual appropriations) (**Committee considered on June 1, 2023**)
9. Crawford Park – (5) Authorize a construction services contract with A. S. Con, Inc for the Crawford Memorial Artwork Installation Phase 1A Project located at 8700 Elam Road, lowest responsible bidder of four - Not to exceed \$205,325.00 – Financing: \$205,325.00 Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (**Committee considered on June 1, 2023**)

VI. BRIEFINGS

1. Trinity River Audubon Match Fund Project – Ryan O'Connor, Assistant Director
2. Friends of Katy Trail Match Fund Project – Ryan O'Connor, Assistant Director
3. Turtle Creek Conservancy Match Fund Project – Ryan O'Connor, Assistant Director

VII. UPDATES

- Budget Update – Rachael Berry, Assistant Director

VIII. WORKSHOP

- 2024 Bond Program: Prioritized Project lists – Christina Turner-Noteware, Assistant Director



City of Dallas

**DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, JUNE 1, 2023, 10:00 A.M**

IX. OTHER/NON-ACTION ITEMS

- Staff Announcements – Upcoming Park and Recreation Department Events
- Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park

X. Next Park Board meeting 10:00 am Thursday, June 15, 2023

XI. **Adjournment**



City of Dallas

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"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

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Regular Meeting: Daniel Wood, Vice President, presiding

Present: Arun Agarwal, President; Daniel Wood, Vice-President; Calvert Collins-Bratton, Lane Conner, Tim W. Dickey, Scott Goldstein, Maria Hasbany, JR Huerta, Rudy Karimi, Jeff Kitner, Fonya Naomi Mondell, Priscilla Rice, Bo Slaughter, Taylor Toynes – 15

Absent: NONE

Agenda Item I. Vice President Wood called the meeting to order at 10:01 a.m.

Agenda Item II. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Philip Hiatt-Haigh – Hi-Line Connector Trail

Dr. Pamela Grayson – Concerns at Larry Johnson Recreation Center

Jeff McLaughlin – Reverchon Public Hearing

Agenda Item III. Minutes - A motion by Maria Hasbany, seconded by Bo Slaughter, to approve the minutes of the May 4, 2023, Park and Recreation Board meeting, was carried by a unanimous vote.

Agenda Item IV. CONSENT AGENDA

Agenda Item 1. Service Agreement (1,2,3,5,6,7,9,&10) – A motion by Maria Hasbany, seconded by Jeff Kitner, to authorize a three-year service price agreement for the rental, cleaning, and delivery of spring drinking water & dispensers with Blue Triton Brands Holdings, Inc. dba Ready Refresh, lowest responsive and responsible bidder of three – Total award not to exceed \$38,815.56 – Financing: Current Funds (subject to annual appropriations) (Committee considered on May 18, 2023), was carried by a unanimous vote.

Agenda Item 2. Reverchon Park (2) – A motion by Maria Hasbany, seconded by Jeff Kitner, to authorize a public hearing to be held on August 9, 2023, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Reverchon Park, totaling approximately 41,500 square feet (0.95 acres) of land, located at 3505 Maple Avenue, by Texas Scottish Rite Hospital for Children (Scottish Rite) for access and construction staging by Scottish Rite for the construction of an addition to the hospital adjacent to the park; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland and the grant of a six-month Temporary License Agreement to Scottish Rite pursuant to Chapter 26 of the Texas Parks and Wildlife Code – Financing: No cost consideration to the City (Committee considered on May 18, 2023), was carried by a unanimous vote.

Agenda Item 3. Fair Park (7) – A motion by Maria Hasbany, seconded by Jeff Kitner, to authorize an application for the Texas Parks and Wildlife Department Local Parks Urban Outdoor Grant program up to an amount of \$1,500,000.00 for the Community Park at Fair Park Phase One Project located within Fair Park – Financing: No cost consideration to the City (see Fiscal Information) (Committee considered on May 4, 2023), was carried by a unanimous vote.

Agenda Item 4. University Crossing Trail (14) – A motion by Maria Hasbany, seconded by Jeff Kitner, to authorize a construction services contract for the University Crossing Trail Lighting Project from Ellsworth Avenue to the Matilda Bridge with RoeschCo Construction, Inc., lowest responsible bidder of two – Not to exceed \$1,235,000.00 – Financing: University Crossing Public Improvement District's Trail Fund \$1,235,000.00 - Financing: No cost consideration to the City (Committee considered on May 4, 2023), was carried by a unanimous vote.

Agenda Item V. Items for Individual Consideration

Agenda Item 5. White Rock Boathouse (2) - A motion by Maria Hasbany, seconded by Scott Goldstein, to authorize a three-year use agreement with two ten year renewal periods with White Rock Boathouse Inc., for the purpose of operating and maintaining the existing Boomerang, previously known as the White Rock Boat House, to store launch and safety boats for the White Rock Rowing program, located at 3240 West Lawther Drive for the period of July 16, 2023 through July 16, 2046 – Total Estimated Revenue: \$31,050.00 (Committee considered on May 18, 2023) **with the following language added to item of two the obligations: [The Park and Recreation Department may utilize funds, if available, from the White Rock Lake and Filter Buidling/Boathouse Major Maintenance and Improvement Fund for Capital Improvements requested by WRBI](#)**, was carried by a unanimous vote.

Agenda item 6. Hi-Line Connector Trail (2,6) – A motion by Tim Dickey, seconded by Fonya Mondell, to **defer this item to the June 15, 2023 Board**, was carried by a unanimous vote.

a decrease to the construction services contract with the Fain Group, Inc. for additional work on the Hi-Line Connector Trail along Victory Avenue and Hi Line Drive between the Katy Trail and the Trinity Strand Trail - Not to exceed (\$96,486.41) from \$11,531,424.84 to \$11,434,938.43 - Financing: Circuit Trail Conservancy Fund (Board deferred on April 20, 2023).

Vice President Wood called for a recess at 10:14 am

Vice President Wood reconvened the meeting at 11:06 am

Agenda Item VII. Briefings

Vice President Wood considered briefing item 2 first.

1. Summer Program Preview – Crystal R. Ross, Deputy Director

Ms. Ross introduced Ms. Lisa McClendon – Manager

Ms. McClendon presented and was available for questions and feedback from the Board.

2. Southern Gateway Match Fund Project – Ryan O'Connor, Assistant Director

Mr. O'Connor introduced Ms. April Allen – President and Chief Executive Officer of the Southern Gateway Public Green Foundation.

Ms. Allen Presented and was available for questions and feedback from the Board.

Agenda Item VII. Updates

- Budget update – Rachael Berry, Assistant Director

Ms. Berry presented and was available for questions and feedback from the Board.

Agenda Item VIII. Other/Non-action Items

- Staff Announcements – Upcoming Park and Recreation Department Events

Staff announced the following events:

Employee Awards on May 19, 2023

Bachman Aquatic Facility Ribbon Cutting on May 19, 2023

Volunteer Appreciation awards on May 20, 2023

Little Egypt Historical Marker Unveiling on May 20, 2023

2023 NRPA Annual Conference from October 10-12, 2023

- Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park

Tim Dickey announced the Trinity River Audubon Center would be hosting their Scissor Tail and Cocktails fundraising event on May 18, 2023.

Jeff Kitner announced on Saturday May 20, 2023, 8am to 12am the Friends of Northaven Trail and Texas Conservation Alliance would be installing new gardens at the pensive trailhead location.

Rudy Karimi thanked park staff on behalf on the Friends of Exall Park for helping the group to complete their match fund projects.

Harrison Blair announced the Black Chamber of Commerce was interested in partnering with other groups throughout the city who may need volunteers.

Priscilla Rice announced the Dallas Symphony Orchestra will host their concert truck at the Pleasant Oaks Recreation Center on Saturday May 20, 2023.

Daniel Wood announced a The Dallas Arboretum will be hosting a Pride in Blooms event from June 10 through the 11, 2023.

Agenda Item IX. Next Park and Recreation Board Meeting – Thursday, June 1, 2023, 10:00 a.m.

Agenda Item X. Vice President Wood Adjourned the Board meeting at 12:33 p.m.

Anthony M. Becker, Secretary
Park and Recreation Board

Arun Agarwal, President
Park and Recreation
Board Date: 6/1/2023

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023
COUNCIL DISTRICT: 2
STAFF: John Lawrence, 214-670-8860

SUBJECT

Authorize an alcohol permit to Alison Matis, to serve alcohol at the Juneteenth Unity Festival to be held at Samuell Grand, located at 6200 East Grand. The event will be held on Saturday, June 17, 2023 from 4:00 p.m. to 10:00 p.m. Estimated Revenue: \$250. (This is a recurring item)

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Alison Matis, with Juneteenth Unity Festival, to serve alcohol from 4:00 p.m. to 10:00 p.m. on Saturday, June 17, 2023. This will be the second (2) year for this recurring event with no issues reported from past events. The estimated attendance is 1,800 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee. Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on June 1, 2023 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023
COUNCIL DISTRICT: 10
STAFF: John Lawrence, 214-670-4073

SUBJECT

Authorize an alcohol permit to Ryan Childers, to serve alcohol at the King of the Hill Barbeque Competition an event to be held at Flag Pole Hill Park, located at 8015 Doran Circle. The event will be held on Saturday, June 10, 2023, from 12:00 p.m. to 9:00 p.m. – Estimated Revenue: \$250.00.

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Ryan Childers, with the King of the Barbeque Competition to serve alcohol from 12:00 p.m. to 9:00 p.m. on Saturday, June 10, 2023. This will be the first year for this event. The estimated attendance is 1,000 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee. Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on June 1, 2023 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023
COUNCIL DISTRICT: 6
STAFF: Christina Turner-Noteware (214) 670-1807

SUBJECT

Authorize an installation site for new public art at Tipton Park located at 3607 Magdeline Street – Financing: No cost consideration to the City

BACKGROUND

On February 1, 2018, the Park and Recreation Board approved the Public Art Projects list for the 2017 Bond Projects.

The proposed location is near the park’s playground and the location of new replacement pavilion. It is also near the existing trail and bridge and will benefit from existing illumination.

Community meetings were held on January 17 and April 6, 2023, to announce the development of the project and to solicit community input.

The scope of the project:

- Artwork must welcome visitors to the recreation center
- Artwork should be informed by the history of the neighborhood. This diverse neighborhood has a dense Black and Latinx population with a history of tight-knit community of 2nd and 3rd generation immigrant families. Legacy is very important to the community.
- Artwork must require little or no maintenance as appropriate for outdoor pieces
- Be free of safety hazards

Draft Timeline:

August 2023	Call for Artists
September 2023	Contract Approval
October 2023	Contract Award
September 2024	Project Completion

Authorize an installation site for new public art at Tipton Park located at 3607 Magdeline Street. Financing: No cost consideration to the City.

BACKGROUND CONT'D

Selection Method:

Artist's Open Call via CaFE (callforentry.org) for artists-qualifications to include established professional artwork record and ability to execute the scope of the artwork on time and on budget. Artist teams and local artists are encouraged to apply.

PRIOR ACTION/REVIEW

On February 1, 2018, the Park and Recreation Board approved the Public Art Projects list for the 2017 Bond Projects.

On August 2, 2022, the Public Art Committee recommended the initiation of a public art project for Tipton Park at 3607 Magdeline St, Dallas TX 75212.

On August 11, 2022, the Arts and Culture Advisory Commission approved the initiation of a public art project for Tipton Park at 3607 Magdeline St, Dallas TX 75212.

FISCAL INFORMATION

No cost consideration.

COMMITTEE ACTION

The Planning and Design Committee considered this item on May 18, 2023 and will present its recommendation to the full Park and Recreation Board on June 1, 2023.

STAFF RECOMMENDATION

Staff recommends approval.

Map

Attached

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023
COUNCIL DISTRICT(S): 7
STAFF: Ryan O'Connor, (214) 670-4124

SUBJECT

Authorize a sixth amendment to the contract between the City and the State Fair of Texas to: **(1)** allow the State Fair of Texas to build a new year-round use administration building; and **(2)** relinquish use of the existing administration building for the benefit of Dallas Park and Recreation located at 3921 Martin Luther King Jr Boulevard - Financing: No cost consideration to City

BACKGROUND

The State Fair of Texas has outgrown their existing office space and needs to provide adequate space for their employees. This proposed sixth amendment would allow the State Fair of Texas to design and construct and manage a new administration building within the Fair grounds at no cost to the City. This amendment would also allow the Park and Recreation Department to occupy the current administration building and use the building for office space. The current administration building is approximately 12,000 square feet and has 60 office spaces. All capital improvements will become City property.

On August 28, 2002, the City of Dallas entered into a twenty-five-year contract, with two five-year extensions, with the State Fair of Texas, Inc. by Resolution No. 02-2405 to provide a location for the annual State Fair of Texas (SFT).

On August 9, 2006, the City Council approved Amendment #1 by Resolution No. 06-2070 to the State Fair of Texas contract whereby the SFT agreed to provide the Phase 1 Improvements to the Cotton Bowl Stadium totaling \$19.5 million in lieu of paying \$13.9 million to the City for rent. The rent payments to the City would be forgiven until early 2018, at which time the total amount of the scheduled rent payment would total \$13.9 million.

On October 22, 2008, the City Council approved Amendment #2 by Resolution No. 08-2858 to allow SFT the right to enter into naming rights contracts for the Cotton Bowl Stadium and Summer Place Park Operation.

Authorize a sixth amendment to the contract between the City and the State Fair of Texas to: (1) allow the State Fair of Texas to build a new year-round use administration building; and (2) relinquish use of the existing administration building for the benefit of Dallas Park and Recreation located at 3921 Martin Luther King Jr Boulevard - Financing: No cost consideration to City

On April 6, 2011, the City Council approved Amendment #3 by Resolution No. 11-0892 to allow SFT a waiver of the annual \$50,000 marketing fee payment due to the City for four years to allow SFT to pay the Dallas Convention and Visitors Bureau \$200,000 up front to assist in paying Bowl game team payouts.

On February 13, 2013, the City Council approved Amendment #4 by Resolution 13-0308 to: (1) allow the State Fair of Texas to operate and maintain the Fair Park Livestock Center and seek naming rights and sponsorship opportunities for the +facility and its components; and (2) allow for a 70/30 revenue split for parking revenues from the State Fair Summer Adventures' attendees.

On December 12, 2018, the City Council approved Amendment #5 by Resolution No. 18-1864 to: (1) extend the initial term of the agreement for a period of 10 years (the terms shall expire on December 31, 2038); (2) establish annual rental fees for 2028 thru 2038; (3) incorporate financial processes and procedures for the allocation of funds; (4) require the State Fair of Texas to pay its full-time and part-time employees at least \$11.15 per hour or the federal minimum wage whichever is higher; (5) incorporate a security plan process between the Dallas Police Department and the State Fair of Texas; and (6) incorporate miscellaneous provisions as required by state law.

PRIOR ACTION/REVIEW

The Park and Recreation Board approved a twenty-five year lease agreement on August 15, 2002.

City Council authorized a twenty-five year lease agreement on August 28, 2002, by Resolution No. 02-2405.

Briefed to City Council on December 5, 2005, by Resolution No. 05-3379. The Park and Recreation Board approved the first amendment to the lease agreement on August 3, 2006.

City Council authorized the first amendment to the lease agreement on August 9, 2006, by Resolution No. 06-2070.

City Council authorized the second amendment to the lease agreement on October 22, 2008, by Resolution No. 08-2858.

City Council authorized the third amendment to the lease agreement on April 6, 2011, by Resolution No. 11-0892.

City Council authorized the fourth amendment to the lease agreement on February 13, 2013, by Resolution No.13-0308.

City Council authorized the fifth amendment to the lease agreement on December 12, 2018, by Resolution No. 18-1864.

Authorize a sixth amendment to the contract between the City and the State Fair of Texas to: (1) allow the State Fair of Texas to build a new year-round use administration building; and (2) relinquish use of the existing administration building for the benefit of Dallas Park and Recreation located at 3921 Martin Luther King Jr Boulevard - Financing: No cost consideration to City

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

The Administration and Finance Committee considered this item on May 18, 2023.

The committee will present its recommendation to the full Park and Recreation Board on June 1, 2023.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Map

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023

COUNCIL DISTRICT(S): 10

STAFF: Crystal Ross

SUBJECT

Authorize an application to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice's Delinquency Prevention Grant Program for \$250,000.00 at the Forest Audelia Youth Boxing Center located at 9759 Forest Lane – Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

This action will authorize an application to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice's Delinquency Prevention (OJJDP) Grant Program for up to an amount of \$250,000.00 at the Forest Audelia Youth Boxing Center located at 9759 Forest Lane.

OJJDP administers the Youth Violence Prevention Program, which is focused on focused on youth who are at risk of committing violence by applying strategies coordinated with community violence intervention. This furthers the Department of Justice's mission by preventing youth violence and delinquent behaviors.

The intersection of Forest Lane and Audelia Road has been a long-time targeted action area grid site due to an uneasy relationship between the unempowered and those who would take advantage of them. There are no parks, libraries, recreation centers, or cultural centers within an approximate four-mile radius of the intersection. The Dallas Park & Recreation Department acquired the Forest Audelia site in 2016, which has housed a youth boxing center since that time. It is one of the few outlets available to youth in the immediate area. The Forest Audelia Youth Boxing Gym is a community focused collaboration between the Dallas Police Activities League, the Dallas Park & Recreation Department, and the Apartment Association of Greater of Dallas.

If the application is successful, the Dallas Park & Recreation Department will utilize funds to enhance the program offerings at the new park and Boxing Center site over a period of 36-months. No match funds are required for this grant program. The application is due June 26, 2023.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

No prior action on this item.

Authorize an application to the Department of Justice, Office of Justice Programs, Office of Juvenile Justice's Delinquency Prevention (OJJDP) up to an amount of \$250,000 for youth programming at the new Forest Audelia Park located at 9759 Forest Lane – Financing: (see fiscal information section) - Page 2

FISCAL INFORMATION

The Forest Audelia Park and Boxing Center will utilize grant funds received as a result of a successful application to the OJJDP for programming enhancements over a period of 36-months. No matching funds are required by the grant program.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023 and the item will also be considered by the full Park and Recreation Board on that same day.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached



Forest Audelia Center

Site of the Forest Audelia Boxing Center

Council District 10

Application to the Office of Juvenile Justice 2023 Youth Violence Prevention Program

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: June 1, 2023

COUNCIL DISTRICT(S): 1

STAFF: Ryan O'Connor (214) 670-4124

SUBJECT

Authorize a Multiple Use Agreement with Texas Department of Transportation for the Southern Gateway Public Green located between South Marsalis Avenue and South Ewing Avenue to permit the City to construct, maintain, and operate a Public Green over Texas Department of Transportation right-of-way, and execution of the Multiple Use Agreement including all terms, conditions, and documents required by the agreement - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas desires to design, construct, maintain, and operate a Public Green, called Southern Gateway Public Green (Public Green), over Interstate Highway-35 located between South Marsalis Avenue and South Ewing Avenue. Upon completion of the concrete deck structure TxDOT agrees, by means of an Multiple Use Agreement (MUA), to permit the City to construct, maintain, and operate the Public Green within the TxDOT right-of-way, over Interstate Highway-35 subject to the following:

- 1) The design, construction, maintenance, and operation of the Public Green shall be solely at the cost of the City. The City has contracted by separate agreement with Southern Gateway Public Green Foundation for the design and construction of the Public Green.
- 2) The term of the MUA shall be for the life of the Public Green or at an earlier date, subject to the terms of the agreement such as:
 - a. Termination by mutual agreement;
 - b. Breach of the agreement subject to a ninety days cure period;
 - c. The state determines that the Public Green is no longer within the jurisdiction of the State of Texas;
 - d. The State determines the facility is no longer in the best interest of the State such that the State determines that the Public Green impairs the safety or is a nuisance to traffic; or
 - e. The City abandons the Public Green due to lack of funds in which case the State will remove the Public Green at the City's expense.

- f. Upon termination of the MUA the City shall restore the area to its prior condition.
- 3) The City shall submit construction plans for TxDOT's review and approval. Said plans shall delineate and define the construction responsibilities of both parties. The City shall not begin construction until plans have been approved by the State.
 - a. TxDOT shall have the right at any time to inspect construction and after construction is complete to inspect the Public Green at any time during the term of the MUA.
 - 4) Parking and signage in the Public Green is subject to approval by TxDOT.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023.

The committee will present its recommendation to the full Park and Recreation Board on June 1, 2023.

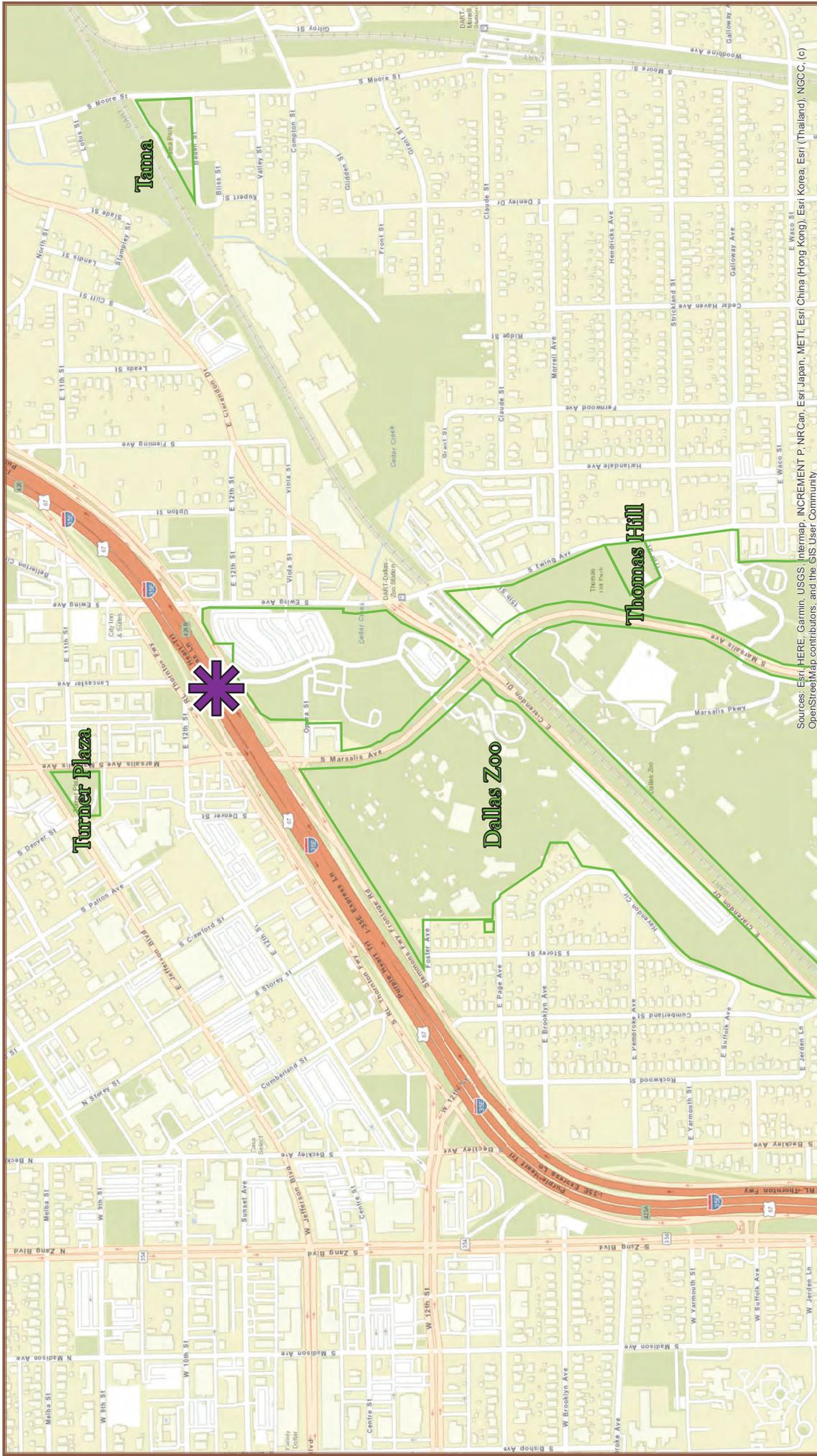
This item will be scheduled for City Council consideration on June 14, 2023.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Southern Gateway Deck (135E between Marsalis Ave and Ewing Ave)

District
1,4

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: May 18, 2023
COUNCIL DISTRICT(S): 3
STAFF: Ryan O'Connor, (214) 671-4124

SUBJECT

Authorize acquisition of approximately 12,313,671 square feet (282.68 acres) of land located at 8600 Clark Road from the Trust for Public Land for development of a future park—Not to exceed \$2,550,000.00 (\$2,500,000.00 plus closing costs and title expenses not to exceed \$50,000.00) — Financing: Reforestation Fund

BACKGROUND

This item authorizes the acquisition of approximately 12,313,671 square feet (282.68 acres) of land (Property) located at 8600 Clark Rd from the Trust for Public Land for development of a future park (Exhibit A). The total purchase price for this acquisition is \$2,550,000.00 based on an independent appraisal and further negotiations with the property owner (\$2,500,000.00, plus closing costs and title expenses not to exceed \$50,000.00). Funds used for this acquisition are from the Reforestation Fund. This fund is financed through tree mitigation proceeds. The Director of Development Services, who manages the Reforestation Fund, is agreeable to the Park and Recreation Department acquiring this forested land using this fund.

This acquisition is a collaboration between the Development Services Department, the Park and Recreation Department (PKR), and the Trust for Public Land (TPL). TPL has the land under contract to purchase at no cost. After TPL exercises its option to purchase, TPL will offer the land to the City for the negotiated purchase price of \$2,550,000.00.

The criteria for acquisition of forested land with Reforestation Funds includes: 1) Acquisition of land for and to benefit the public good; 2) Land acquired must be conserved and retained (Section 51A-10.102 and 51A-10.135) to support tree canopy coverage and the enhancement of wildlife habitat; 3) The prioritization of sites that are development-threatened habitat areas and provide interconnectedness with natural area corridors for retention of continuous tree canopy, including city parks and riparian zones; and 4) Prioritize sites identified for city-wide development regions to provide current and future residents the opportunity to have close contact with natural areas.

The proposed acquisition meets these and other acquisition criteria of the Reforestation Fund as well as PKR's mission to be "responsible stewards of the city's parks, trails, and open spaces," and PKR's vision for the future of "a comprehensive system of parks, trails, open spaces, and recreation facilities that sustains, inspires, and invigorates."

BACKGROUND CONTINUED

Approximately two-thirds of the property is forested with a mix of soft and hardwood trees mixed with junipers which are most prevalent along the slopes of the ridges encircling the eastern portion of the property. Approximately 20% of the property is estimated to contain escarpment located primarily in the forestland.

If the City does acquire the Property, PKR will be responsible for all management, operations, maintenance, and development of the land in accordance with the Reforestation Fund requirements. Except as restricted by the Reforestation Fund requirements, PKR will be able to manage, develop, operate, and maintain the land as it does for other land under PKR's purview. Such permissible development includes the development of non-forested areas (approximately one-third of the property) in any way PKR sees fit so long as such development does not adversely impact the forest ecosystem. PKR may also develop forested areas in a way which provides for public access and the public good which will be of minimal impact to the forest ecosystem; such acceptable development of forested areas may include trails and ancillary amenities (drinking fountains, signage, benches, etc.) small structures such as pavilions, and other amenities which will have minimal impact to the forest ecosystem. Creative development solutions which bring the public closer to nature such as a nature-oriented playground would be another example. These examples are not meant to be exhaustive and other low-impact development is permissible. Dallas Off-Road Bicycle Association (DORBA) currently maintains mountain bike trails through this property and the adjacent property to the south by agreement with the adjacent owners. Additionally, though PKR may take any maintenance action which preserves, enhances, and maintains the forest ecosystem, subject to appropriations, PKR is not obligated to actively manage the forest ecosystem or mitigate external events detrimental to this forest such as natural weather events and other ecosystem impacts (high wind events, flooding, tree disease and insect damage, etc.).

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

Maintenance

- City will be responsible for maintenance after acquisition of the Property
 - i) Estimated annual operating and maintenance cost: \$115,000

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

Authorize acquisition from the Trust for Public Land of approximately 12,313,671 square feet (282.68 acres) of land located at 8600 Clark Rd for development of a future park—Not to exceed \$2,550,000.00 (\$2,500,000.00 plus closing costs and title expenses not to exceed \$50,000.00)—Financing: Reforestation Fund – Page 3

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Reforestation Fund	\$2,550,000	\$0	\$0
Maintenance and Operation Costs	\$115,000	\$93,000	\$96,000

COMMITTEE ACTION

The Planning and Design Committee will review this item on June 1, 2023 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration on June 14, 2023 by the Real Estate Division.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

ATTACHMENT

Map, Exhibit

FIELD NOTES

**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

Exhibit A

TRACT NO. 1:

BEING that certain 230.815 acre tract of land situated in the JAMES SHARROCK SURVEY, ABSTRACT NO. 1308, ARTHUR LEDBETTER SURVEY, ABSTRACT NO. 772, City of Dallas, Dallas County, Texas, and being part of City Blocks 8679 and 8721, City of Dallas, Texas, said tract being all of TRACT 1 described in General warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202000362547, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 320.815 acre tract of land being described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said LBL Life Service tract, same being the southeast intersection of the south right-of-way line of Camp Wisdom Road (a called 100 foot right-of-way at this point) with the east line a 250 foot Dallas Power & Light Company (D.P&L. Co.) right-of-way recorded in Volume 10, Page 2176, Deed Records, Dallas County, Texas, same being the most northerly northwest corner of said Second Section Green Hills;

THENCE along the common line of said LBL Life Service tract, the south right-of-way line of said Camp Wisdom Road, and the north line of said Second Section Green Hills as follows:

North 47 deg. 13 min. 04 sec. East, a distance of 169.21 feet to the beginning of a curve to the right having a radius of 768.64 feet, a delta angle of 51 deg. 42 min. 00 sec., and a chord bearing and distance of North 71 deg. 54 min. 30 sec. East, 670.28 feet;

In a north easterly direction, and along said curve to the right, an arc distance of 693.57 feet to a 1/2 inch iron rod for the end of said curve;

South 82 deg. 14 min. 30 sec. East, a distance of 54.20 feet to the most northerly northeast corner of said LBL Life Service tract, same being the northeast corner of said Second Section Green Hills, same being the northwest corner of that certain tract of land to Summer Institute of Linguistics, Inc., by deed recorded in Volume 79121, Page 3916, aforesaid Deed Records;

THENCE along the common line of said LBL Life Service tract, said Second Section Green Hills, and said Summer Institute tract as follows:

South 09 deg. 13 min. 27 sec. East, a distance of 143.18 feet;

South 52 deg. 39 min. 30 sec. West, a distance of 250.30 feet to a 60D Nail found near a sanitary sewer manhole;

South 03 deg. 20 min. 30 sec. West, a distance of 829.68 feet;

South 52 deg. 20 min. 30 sec. West, a distance of 359.49 feet to a 60D Nail found;

South 00 deg. 17 min. 12 sec. East, a distance of 782.94 feet to a 60D Nail found near a sanitary sewer manhole, same being the beginning of a curve to the right having a radius of 300.00 feet, a delta angle of 06 deg. 26 min. 13 sec., and a chord bearing and distance of South 00 deg. 24 min.48 sec. East, 33.69 feet;

In a southeasterly direction, and along said curve to the right, an arc distance of 33.70 feet to a 4-inch fence corner post for an internal corner of said LBL Life Service tract, same being the southwest corner of said Summer Institute tract;

SHEET 1 OF 25

JOB NO.: 23-0313	PEISER & MANKIN SURVEYING, LLC	www.peisersurveying.com	FIRM No. 100999-00	 Member Since 1977	
DATE: 5/5/2023					
REVISION					
SCALE: N.T.S.					
FIELD: N.T.K.					
DRAWN: J.B.W.					
CHECKED: T.R.M.					

FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

TRACT NO. 1 (CONT.)

THENCE departing said Second Section Green Hills, and continuing along the common line of said LBL Life Service tract, and said Summer Institute tract as follows:

North 89 deg. 46 min. 39 sec. East, a distance of 2,310.04 feet to a 1/2 inch iron rod found for an internal corner of said LBL Life Service tract, same being the southeast corner of said Summer Institute tract;
 North 00 deg. 07 min. 33 sec. West, a distance of 812.99 feet to a northwest corner of said LBL Life Service tract, same being the southwest corner of Block B/8680, Forest View Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005161, Page 156, aforesaid Official Public Records, from which a 5/8 inch iron rod found bears North 28 deg. 53 min. West, 15.6 feet;

THENCE along the common line of said LBL Life Service tract, and said Block B/8680 as follows:

South 62 deg. 12 min. 42 sec. East, a distance of 109.74 feet to a 1/2 inch iron rod found;
 South 22 deg. 20 min. 13 sec. East, a distance of 210.00 feet;
 North 48 deg. 14 min. 32 sec. East, a distance of 243.65 feet to a 5/8 inch iron rod found;
 North 00 deg. 49 min. 58 sec. West, a distance of 461.16 feet to a 5/8 inch iron rod found;
 North 44 deg. 35 min. 15 sec. East, a distance of 122.81 feet to a 5/8 inch iron rod found;
 South 78 deg. 21 min. 45 sec. East, passing the most easterly southeast corner of said Forest View Addition, same being the most westerly southwest corner of that certain tract of land to People and Animal Land Sharing Organization, by deed recorded in Instrument Number 201900296218, aforesaid Official Public Records, and continuing along the common line of said LBL Life Service tract, and said People and Animal Land Sharing tract, a total distance of 164.07 feet;

THENCE continuing along the common line of said LBL Life Service tract, and said People and Animal Sharing tract as follows:

South 25 deg. 56 min. 13 sec. East, a distance of 219.00 feet;
 North 87 deg. 44 min. 47 sec. East, a distance of 133.00 feet;
 North 53 deg. 29 min. 47 sec. East, a distance of 140.00 feet to the most easterly northeast corner of said LBL Life Service tract, same being the southeast corner of said People and Animal Sharing tract, same being a west corner of Lot 1, Block A/8680, Austin Bluff at Mountain Creek Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000244, Page 3574, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Lot 1, Block A/8680 as follows:

South 28 deg. 33 min. 13 sec. East, a distance of 266.00 feet;
 South 49 deg. 00 min. 47 sec. West, a distance of 304.00 feet to a 1/2 inch iron rod found;
 South 04 deg. 36 min. 22 sec. East, a distance of 182.66 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block A/8680, same being a northwest corner of Block K/8721, Summit Parc, Phase 2, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2002145, Page 74, said Official Public Records;

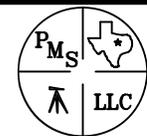
SHEET 2 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com FIRM No. 100999-00

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com



**COMMERCIAL • RESIDENTIAL
BOUNDARIES • TOPOGRAPHY
MORTGAGE**

FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

TRACT NO. 1 (CONT.)

THENCE along the common line of said LBL Life Service tract, and said Block K/8721 as follows:

South 12 deg. 52 min. 39 sec. East, a distance of 183.88 feet;
 South 03 deg. 47 min. 04 sec. West, a distance of 106.00 feet to the southwest corner of said Block K/8721, same being the northwest corner of Block N/8721, Summit Parc, Phase 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2003155, Page 128, said Official Public Records

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 3 as follows:

South 42 deg. 45 min. 04 sec. West, a distance of 95.00 feet to a 1/2 inch iron rod found;
 North 87 deg. 12 min. 56 sec. West, a distance of 138.00 feet;
 South 06 deg. 41 min. 56 sec. East, a distance of 112.00 feet to a 1/2 inch iron rod found;
 South 57 deg. 18 min. 04 sec. West, a distance of 156.00 feet to a 1/2 inch iron rod found;
 South 15 deg. 57 min. 04 sec. West, a distance of 130.00 feet to a 1/2 inch iron rod found;
 South 85 deg. 27 min. 04 sec. West, a distance of 171.00 feet to a 1/2 inch iron rod found;
 South 27 deg. 55 min. 04 sec. West, a distance of 55.00 feet to a 1/2 inch iron rod found;
 South 54 deg. 12 min. 04 sec. West, a distance of 171.00 feet to a 1/2 inch iron rod found;
 South 04 deg. 20 min. 04 sec. West, a distance of 129.00 feet to a 1/2 inch iron rod found;
 South 40 deg. 16 min. 04 sec. West, a distance of 96.00 feet to a 1/2 inch iron rod found;
 North 76 deg. 52 min. 56 sec. West, a distance of 144.00 feet to a 1/2 inch iron rod found;
 South 56 deg. 19 min. 04 sec. West, a distance of 299.00 feet to a 1/2 inch iron rod found;
 South 00 deg. 10 min. 04 sec. West, a distance of 162.00 feet to a 1/2 inch iron rod found;
 South 59 deg. 21 min. 56 sec. East, a distance of 290.00 feet;
 North 83 deg. 06 min. 04 sec. East, a distance of 334.00 feet to a 1/2 inch iron rod found;
 South 74 deg. 55 min. 56 sec. East, a distance of 186.00 feet;
 North 82 deg. 58 min. 04 sec. East, a distance of 248.00 feet;
 South 73 deg. 14 min. 56 sec. East, a distance of 94.00 feet;
 South 23 deg. 02 min. 56 sec. East, a distance of 222.00 feet;
 South 62 deg. 27 min. 56 sec. East, a distance of 68.00 feet;
 South 41 deg. 30 min. 23 sec. East, a distance of 414.74 feet;
 South 75 deg. 46 min. 50 sec. East, a distance of 169.90 feet to a 1/2 inch iron rod found for the southeast corner of said Summit Parc, Phase 3, same being a west corner Summit Parc, Phase 4, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2005133, Page 41, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 4 as follows:

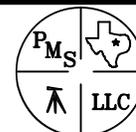
South 02 deg. 42 min. 22 sec. East, a distance of 161.29 feet;
 South 48 deg. 03 min. 05 sec. West, a distance of 222.30 feet to a 1/2 inch iron rod found;

SHEET 3 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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FIELD NOTES

**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

TRACT NO. 1 (CONT.)

North 18 deg. 52 min. 06 sec. West, a distance of 126.00 feet to a 1/2 inch iron rod found;
 North 87 deg. 59 min. 06 sec. West, a distance of 91.00 feet;
 North 39 deg. 13 min. 06 sec. West, a distance of 64.00 feet;
 South 87 deg. 44 min. 54 sec. West, a distance of 168.00 feet;
 North 56 deg. 46 min. 06 sec. West, a distance of 345.00 feet;
 South 65 deg. 47 min. 54 sec. West, a distance of 459.00 feet to a 1/2 inch iron rod found;
 South 20 deg. 03 min. 54 sec. West, a distance of 99.00 feet to a 1/2 inch iron rod found;
 South 40 deg. 53 min. 51 sec. East, a distance of 538.22 feet to a 1/2 inch iron rod found for the most northerly corner of Summit Parc, Phase 5, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 200600091230, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Summit Parc, Phase 5 as follows:

South 40 deg. 31 min. 04 sec. West, a distance of 212.05 feet;
 South 86 deg. 38 min. 56 sec. West, a distance of 352.00 feet to a 1/2 inch iron rod found;
 South 50 deg. 39 min. 56 sec. West, a distance of 188.00 feet to a 1/2 inch iron rod found;
 South 19 deg. 04 min. 09 sec. West, a distance of 273.28 feet to a 1/2 inch iron rod found;
 South 20 deg. 35 min. 00 sec. East, a distance of 509.77 feet to a 1/2 inch iron rod found;
 South 29 deg. 25 min. 56 sec. West, a distance of 40.00 feet;
 South 48 deg. 05 min. 06 sec. East, a distance of 344.50 feet to a 1/2 inch iron rod found;
 South 42 deg. 00 min. 35 sec. West, a distance of 257.22 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "JBI", same being the most easterly corner of Woodcrest Phase 1, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 87008, Page 4798, aforesaid Map Records, Dallas County, Texas;

THENCE along the common line of said LBL Life Service tract, and said Woodcrest Phase 1 as follows:

North 55 deg. 51 min. 00 sec. West, a distance of 261.20 feet to a 1/2 inch iron rod found;
 South 29 deg. 27 min. 33 sec. West, a distance of 143.06 feet to a 1/2 inch iron rod found;
 South 75 deg. 39 min. 43 sec. West, a distance of 147.17 feet to a 1/2 inch iron rod found;
 North 21 deg. 18 min. 32 sec. West, passing the most northerly corner of said Woodcrest Phase 1, same being the southeast corner of that certain tract of land to Mountain Creek Community Church, a Texas Non-Profit Organization, by deed recorded in 971113, Page 4158, aforesaid Deed Records, and continuing along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract, a total distance of 855.35 feet;

THENCE continuing along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract as follows:

SHEET 4 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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FIELD NOTES

**LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION**

TRACT NO. 1 (CONT.)

North 75 deg. 05 min. 13 sec. West, a distance of 177.25 feet;
 North 18 deg. 36 min. 13 sec. West, a distance of 387.00 feet;
 North 55 deg. 27 min. 47 sec. East, a distance of 259.00 feet;
 North 06 deg. 53 min. 47 sec. East, a distance of 270.00 feet;
 North 89 deg. 06 min. 13 sec. West, a distance of 159.00 feet;
 North 33 deg. 37 min. 13 sec. West, a distance of 493.00 feet;
 South 39 deg. 00 min. 47 sec. West, a distance of 283.00 feet;
 North 70 deg. 21 min. 13 sec. West, a distance of 270.00 feet;
 North 16 deg. 13 min. 13 sec. West, a distance of 322.00 feet;
 South 12 deg. 14 min. 47 sec. West, a distance of 723.00 feet;
 South 40 deg. 40 min. 13 sec. East, a distance of 334.00 feet;
 South 45 deg. 06 min. 47 sec. West, a distance of 247.00 feet;
 South 17 deg. 56 min. 13 sec. East, a distance of 351.00 feet;
 South 26 deg. 23 min. 47 sec. West, a distance of 210.00 feet;
 North 70 deg. 36 min. 13 sec. West, a distance of 314.00 feet;
 South 05 deg. 23 min. 47 sec. West, a distance of 339.00 feet;
 South 14 deg. 34 min. 13 sec. East, a distance of 330.00 feet;
 South 44 deg. 27 min. 47 sec. West, a distance of 262.00 feet;
 North 43 deg. 48 min. 13 sec. West, a distance of 169.16 feet to the southwest corner of said LBL Life Service tract, same being in the east right-of-way line of aforesaid 250 foot D.P.&L. Co. tract;

THENCE along the common line of said LBL Life Service tract, and said 250 foot D.P.&L. Co. tract as follows:

North 06 deg. 32 min. 09 sec. West, a distance of 1,975.99 feet to a point from which a 1/2 inch iron rod found with yellow plastic cap stamped "Espy" bears North 07 deg. 45 min. West, 3.0 feet;
 North 01 deg. 31 min. 44 sec. West, passing a south line of aforesaid Second Section Green Hills, and continuing through the interior of said Second Section Green Hills, a total distance of 1,817.28 feet to an angle point at an internal corner of said Second Section Green Hills;

THENCE North 00 deg. 21 min. 03 sec. West, along the west line of said LBL Life Service tract, the west line of said Second Section Green Hills, and the east right-of-way line of said 250 foot D.P.&L. Co. tract, a distance of 1,806.61 feet to the **POINT OF BEGINNING** and containing 230.815 acres of computed land, more or less.

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface



SHEET 5 OF 25

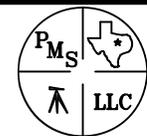
JOB NO.:	23-0313
DATE:	5/5/2023
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TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122



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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

TRACT NO. 2

BEING that certain 36.100 acre tract of land situated in the J.B. SHADE SURVEY, ABSTRACT NO. 1380, and the GEORGE WILSON SURVEY, ABSTRACT NO. 1529, City of Dallas, Dallas County, Texas, and being part of City Block 8683, City of Dallas, Texas, said tract being all of TRACT 2 described in General warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202000362547, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 36.100 acre tract of land being described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said LBL Life Service tract, same being the southeast intersection of the south right-of-way line of Camp Wisdom Road (a called 100 foot right-of-way at this point) with the east right-of-way line of Eagle Ford Drive (a variable width right-of-way, 120 feet at this point), same being the beginning of a curve to the left having a radius of 1960.00 feet, a delta angle of 03 deg. 32 min. 10 sec., and a chord bearing and distance of North 69 deg. 11 min. 48 sec. East, 120.94 feet;

THENCE along the common line of said LBL Life Service tract, the south right-of-way line of said Camp Wisdom Road as follows:

In a northeasterly direction, and along said curve to the left, an arc distance of 120.96 feet;
North 67 deg. 26 min. 00 sec. East, a distance of 168.80 feet to the beginning of a curve to the left with a radius of 1482.40 feet, a delta angle of 21 deg. 58 min. 01 sec., and a chord bearing and distance of North 56 deg. 25 min. 45 sec. East, 564.87 feet;

In a northeasterly direction, and along said curve to the left, an arc distance of 568.34 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Espey" for the end of said curve;

North 45 deg. 50 min. 06 sec. East, a distance of 29.46 feet to a 1/2 inch iron rod found for the northeast corner of said LBL Life Service tract, same being in the west line of a 250 foot Dallas Power & Light Company (D.P.&L. Co.) right-of-way recorded in Volume 10, Page 2176, Deed Records, Dallas County, Texas;

THENCE along the common line of said LBL Life Service tract, and said D.P.&L. Co tract as follows:

South 00 deg. 41 min. 58 sec. West, a distance of 37.55 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "Espey";

South 28 deg. 08 min. 05 sec. East, a distance of 533.31 feet to a 5/8 inch iron rod found;

THENCE South 01 deg. 31 min. 44 sec. East, passing the north line of aforesaid Second Section Green Hills, and continuing along the common line of said LBL Life Service tract, and said D.P.&L. Co tract, and through the interior of said Second Section Green Hills, a total distance of 2,628.63 feet to a 1-inch square bolt found for an angle point;

THENCE South 06 deg. 32 min. 09 sec. East, continuing along the common line of said LBL Life Service tract, and said D.P.&L. Co tract, and through the interior of said Second Section Green Hills, a distance of 1,657.01 feet to a 1/2 inch iron rod found for the south corner of said LBL Life Service tract, same being the northeast corner of Lot 1A, Block 1/8464, Prayer Mountain, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92071, Page 1381, aforesaid Map Records;

THENCE North 43 deg. 53 min. 06 sec. West, along the common line of said LBL Life Service tract, and said Lot 1A, a distance of 260.17 feet to a northwest corner of said Lot 1A, same being the northeast corner of that certain tract of land to as Tract 1 to Mountain Creek Community Church, a Texas Non-Profit Corporation, by deed recorded in Volume 2003218, Page 4972, aforesaid Official Public Records;

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: N.T.S.

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

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SHEET 6 OF 25

FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

TRACT NO. 2 (CONT.)

THENCE North 82 deg. 24 min. 16 sec. West, along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract, a distance of 86.53 feet to the northwest corner of said Mountain Creek Community Church tract, same being an angle point in an east line of said Lot 1A, same being the beginning of a non-tangent curve to the right having a radius of 550.00 feet, a delta angle of 10 deg. 47 min. 07 sec., and a chord bearing and distance of North 07 deg. 08 min. 27 sec. East, 103.38 feet;

THENCE along the common line of said LBL Life Service tract, and said Lot 1A as follows:

In a northeasterly direction, and along said non-tangent curve to the right, an arc distance of 103.53 feet to the end of said non-tangent curve;
 North 12 deg. 46 min. 13 sec. East, a distance of 240.98 feet to a point from which a 1/2 inch iron rod found bears North 26 deg. 00 sec. West, 1.5 feet, same being the beginning of a curve to the left having a radius of 175.00 feet, a delta angle of 71 deg. 00 min. 07 sec., and a chord bearing and distance of North 22 deg. 57 min. 50 sec. West, 203.25 feet;
 In a northwesterly direction, and along said curve to the left, an arc distance of 216.86 feet to the end of said curve;
 North 58 deg. 44 min. 25 sec. West, a distance of 41.35 feet to a 1/2 inch iron rod found for the most northerly corner of said Lot 1A, same being the most westerly corner of said LBL Life Service tract, same being in the easterly right-of-way line of aforesaid Eagle Ford Drive (a 100 foot right-of-way at this point), same being the beginning of a non-tangent curve to the left having a radius of 1130.00 feet, a delta angle of 30 deg. 09 min. 21 sec., and a chord bearing and distance of North 08 deg. 36 min. 12 sec. East, 587.90 feet;

THENCE along the common line of said LBL Life Service tract, and the east right-of-way line of said Eagle Ford Drive as follows:

In a northeasterly direction, and along said non-tangent curve to the left, an arc distance of 594.74 feet to a 1-inch iron rod found for the end of said curve;
 North 06 deg. 52 min. 15 sec. West, a distance of 234.06 feet to a 5/8 inch iron rod found for the beginning of a curve to the right having a radius of 1984.33 feet, a delta angle of 04 deg. 58 min. 00 sec., and a chord bearing and distance of North 04 deg. 03 min. 54 sec. West, 171.96 feet;
 In a northwesterly direction, and along said curve to the right, an arc distance of 172.01 feet to the end of said curve;
 North 01 deg. 32 min. 02 sec. West, a distance of 600.56 feet to the beginning of a curve to the left having a radius of 1130.00 feet, a delta angle of 50 deg. 57 min. 46 sec., and a chord bearing and distance of North 27 deg. 03 min. 45 sec. West, 972.29 feet;
 In a northwesterly direction, and along said curve to the left, an arc distance of 1005.10 feet to a 1/2 inch iron rod found for the beginning of a reverse curve to the right having a radius of 1108.02 feet, a delta angle of 35 deg. 29 min. 48 sec., and a chord bearing and distance of North 34 deg. 45 min. 56 sec. West, 675.53 feet;
 In a northwesterly direction, and along said reverse curve to the right, an arc distance of 686.46 feet to a 5/8 inch iron rod found for the end of said reverse curve to the right;
 North 16 deg. 58 min. 57 sec. West, a distance of 188.69 feet to a 5/8 inch iron rod found;
 North 11 deg. 14 min. 00 sec. West, a distance of 191.26 feet to a 5/8 inch iron rod found;
 North 16 deg. 57 min. 26 sec. West, a distance of 231.73 feet to the **POINT OF BEGINNING** and containing 36.100 acres of computed land, more or less.

SHEET 7 OF 25



JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	N.T.S.
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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TIMOTHY R. MANKIN
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FIELD NOTES

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

TRACT NO. 3

BEING that certain 15.768 acre tract of land situated in the J.B. SHADE SURVEY, ABSTRACT NO. 1380 and the GEORGE WILSON SURVEY, ABSTRACT NO. 1529, City of Dallas, Dallas County, Texas, and being part of City Blocks 8684, City of Dallas, Texas, said tract being all of TRACT 2 described in General warranty Deed to LBL Life Service Corporation, recorded in Instrument Number 202100208745, Official Public Records, Dallas County, Texas, and being a portion of Second Section Green Hills, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 126, Page 2562, Map Records, Dallas County, Texas, said 15.768 acre tract of land being described as follows:

BEGINNING at an 'X'cut found in concrete for the north corner of said LBL Life Service tract, same being the most northerly northwest corner of Lot 1A, Block 1/8464, Prayer Mountain, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 92071, Page 1381, Map Records, Dallas County, Texas, same being in the easterly right-of-way line of Eagle Ford Drive (a 100 foot right-of-way at this point);

THENCE along the common line of said LBL Life Service tract, and said Lot 1A as follows:

South 58 deg. 44 min. 25 sec. East, a distance of 35.61 feet to a 1/2 inch iron rod found for the beginning of a curve to the right having a radius of 125.00 feet, a delta angle of 70 deg. 54 min. 32 sec., and a chord bearing and distance of South 22 deg. 57 min. 36 sec. East, 145.01 feet;;

In a southeasterly direction, and along said curve to the right, an arc distance of 154.70 feet to a 1/2 inch iron rod found for the end of said curve;

South 12 deg. 46 min. 13 sec. West, a distance of 240.97 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 600.00 feet, a delta angle of 10 deg. 45 min. 32 sec., and a chord bearing and distance of South 07 deg. 09 min. 51 sec. West, 112.50 feet;

In a southwesterly direction, and along said curve to the left, an arc distance of 112.67 feet to a 1/2 inch iron rod found for an angle point, said point being the north corner of that certain tract of land known as Tract 2 to Mountain Creek Community Church, a Texas non-profit Corporation, by deed recorded in Volume 2003218, Page 4972, aforesaid Official Public Records;

THENCE along the common line of said LBL Life Service tract, and said Mountain Creek Community Church tract as follows:

South 13 deg. 23 min. 51 sec. West, a distance of 920.93 feet to a 1/2 inch iron rod found;

South 51 deg. 58 min. 55 sec. West, a distance of 297.32 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CCI" for the south corner of said LBL Life Service tract, same being the southwest corner of said Mountain Creek Community Church tract, same being in the northerly right-of-way line of Mountain Creek Parkway (a 120 foot right-of-way at this point);

SHEET 8 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: N.T.S.

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

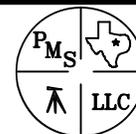
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FIELD NOTES

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FROM LBL LIFE SERVICE CORPORATION**

TRACT NO. 3 (CONT.)

THENCE along the common line of said LBL Life Service tract, and the northerly right-of-way line of said Mountain Creek Parkway as follows:

North 38 deg. 01 min. 34 sec. West, a distance of 399.06 feet to the beginning of a curve to the left having a radius of 1395.00 feet, a delta angle of 11 deg. 05 min. 57 min., and a chord bearing and distance of North 43 deg. 28 min. 41 sec. West, 269.81 feet;

In northwesterly direction, and along said curve to the left, an arc distance of 270.23 feet to the beginning of a reverse curve to the right having a radius of 20.00 feet, a delta angle of 86 deg. 33 min. 07 sec., and a chord bearing and distance of North 05 deg. 31 min. 12 sec. West, 27.42 feet, said point being a the south end of a corner clip at the intersection of the northerly right-of-way line of said Mountain Creek Parkway with the east right-of-way line of aforesaid Eagle Ford Drive;

THENCE along said corner clip, and along said curve to the right, an arc distance of 30.21 feet to the north end of said corner clip;

THENCE along the common line of said LBL Life Service tract, and the east right-of-way line of said Eagle Ford Drive as follows:

North 37 deg. 44 min. 04 sec. East, a distance of 389.79 feet;

North 32 deg. 01 min. 26 sec. East, a distance of 100.50 feet;

North 37 deg. 44 min. 04 sec. East, a distance of 37.47 feet to the beginning of a curve to the right having a radius of 1150.00 feet, a delta angle of 13 deg. 30 min. 01 sec., and a chord bearing and distance of North 44 deg. 29 min. 04 sec. East, 270.34 feet;

In a northeasterly direction, and along said curve to the right, an arc distance of 270.97 feet to the end of said curve;

North 51 deg. 14 min. 04 sec. East, a distance of 65.20 feet to the beginning of a curve to the left having a radius of 1130.00 feet, a delta angle of 25 deg. 06 min. 11 sec., and a chord bearing and distance of North 38 deg. 40 min. 58 sec. East, 491.14 feet;

In a northeasterly direction, and along said curve to the left, an arc distance of 495.09 feet to the **POINT OF BEGINNING** and containing 15.768 acres of computed land, more or less.

BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.000129 was used to scale grid coordinates and distances to surface



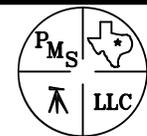
SHEET 9 OF 25

JOB NO.:	23-0313
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REVISION	
SCALE:	N.T.S.
FIELD:	N.T.K.
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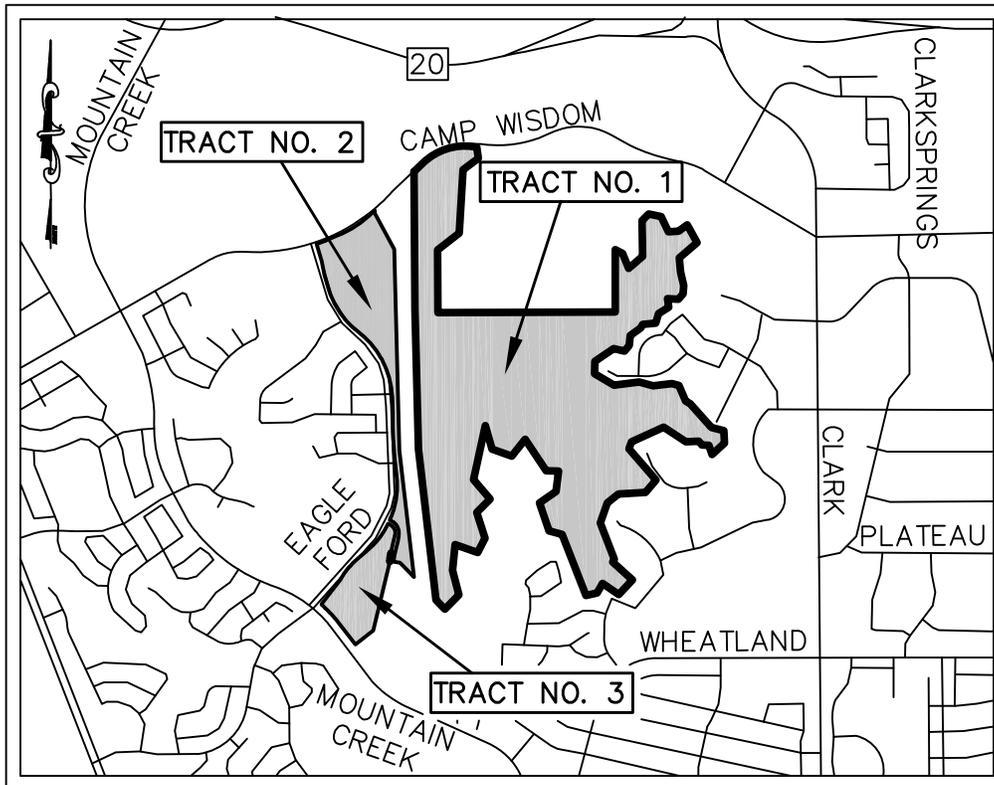
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KEY MAP



GENERAL NOTES:

1. BASIS OF BEARING – Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central’s Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods.
2. Coordinates shown are State Plane Coordinate Values, No Scale, No Projection.
3. An average Combination Factor of **1.000129** was used to scale grid coordinates and distances to surface.
4. See Sheets 11 to 19 for Tract No. 1 Survey Plat.
5. See Sheets 20 to 22 for Tract No. 2 Survey Plat.
6. See Sheet 23 for Tract No. 3 Survey Plat.

LEGEND

- IRF – Iron Rod Found
- O.P.R.D.C.T. – Official Public Records of Dallas County Texas
- M.R.D.C.T. – Map Records of Dallas County, Texas
- D.R.D.C.T. – Deed Records of Dallas County, Texas
- INST. NO. – Instrument Number
- VOL. – Volume
- PG. – Page
- C.M. – Controlling Monument
- P.O.B. – Point of Beginning
- F.K.A. – Formerly Known As

SEE SHEET 24 OF 25 FOR LINE AND CURVE TABLE

SEE SHEET 25 OF 25 FOR PROPERTY, ADJOINER DEED AND PLAT LEGENDS

SHEET 10 OF 25

JOB NO.: 23-0313

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com FIRM No. 100999-00

SCALE: N.T.S.

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)



FIELD: A.R.M..

DRAWN: T.R.M.

CHECKED: J.B.W.

tmankin@peisersurveying.com

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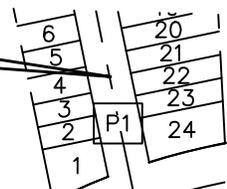
TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MOUNTAIN TRAIL
(A 56' RIGHT-OF-WAY)
INST. NO. 20070269980
O.P.R.D.C.T.

CAMP WISDOM ROAD
(F.K.A. DUNCANVILLE FLORENCE
HILL ROAD NO. 94)
(A 100' RIGHT-OF-WAY)

POINT OF
BEGINNING
(TRACT 1)



CITY BLOCK 8681

N: 6928519.35
E: 2443198.87

1/2" IRF BEARS
N08°40'W 6.0'

N: 6928203.62
E: 2442383.93

1/2" IRF
CONTROLLING
MONUMENT

L=693.57'
R=768.64'
D=51°42'00"
CB=N71°54'30"E
CD=670.28'

60D NAIL
FND.

S52°39'30"W
250.30'

SECOND SECTION
GREEN HILLS
VOL. 126, PG. 2562
M.R.D.C.T.

LBL LIFE SERVICE
CORPORATION
(TRACT 1)
INST. NO.
202000362547
O.P.R.D.C.T.

230.815 ACRES

15' WASTEWATER
EASEMENT
STRIP NO. 1
VOL. 78051, PG.
1511
D.R.D.C.T.

JAMES SHAMROCK SURVEY
ABSTRACT NO. 1308

S03°20'30"W
829.68'

S52°20'30"W
359.49'

60D NAIL
FND.

JAMES SHAMROCK SURVEY
ABSTRACT NO. 1308
ARTHUR LEDBETTER SURVEY
ABSTRACT NO. 772

N00°21'03"W
1806.61'

S00°17'12"E
782.94'

L=568.34'
R=1482.40'
D=21°58'01"
CB=N56°25'45"E
CD=564.87'

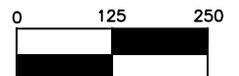
LBL LIFE SERVICE
CORPORATION
(TRACT 2)
INST. NO. 202000362547
O.P.R.D.C.T.

36.100 ACRES

5/8" IRF
CONTROLLING
MONUMENT

MATCHLINE SHEET 12

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 11 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

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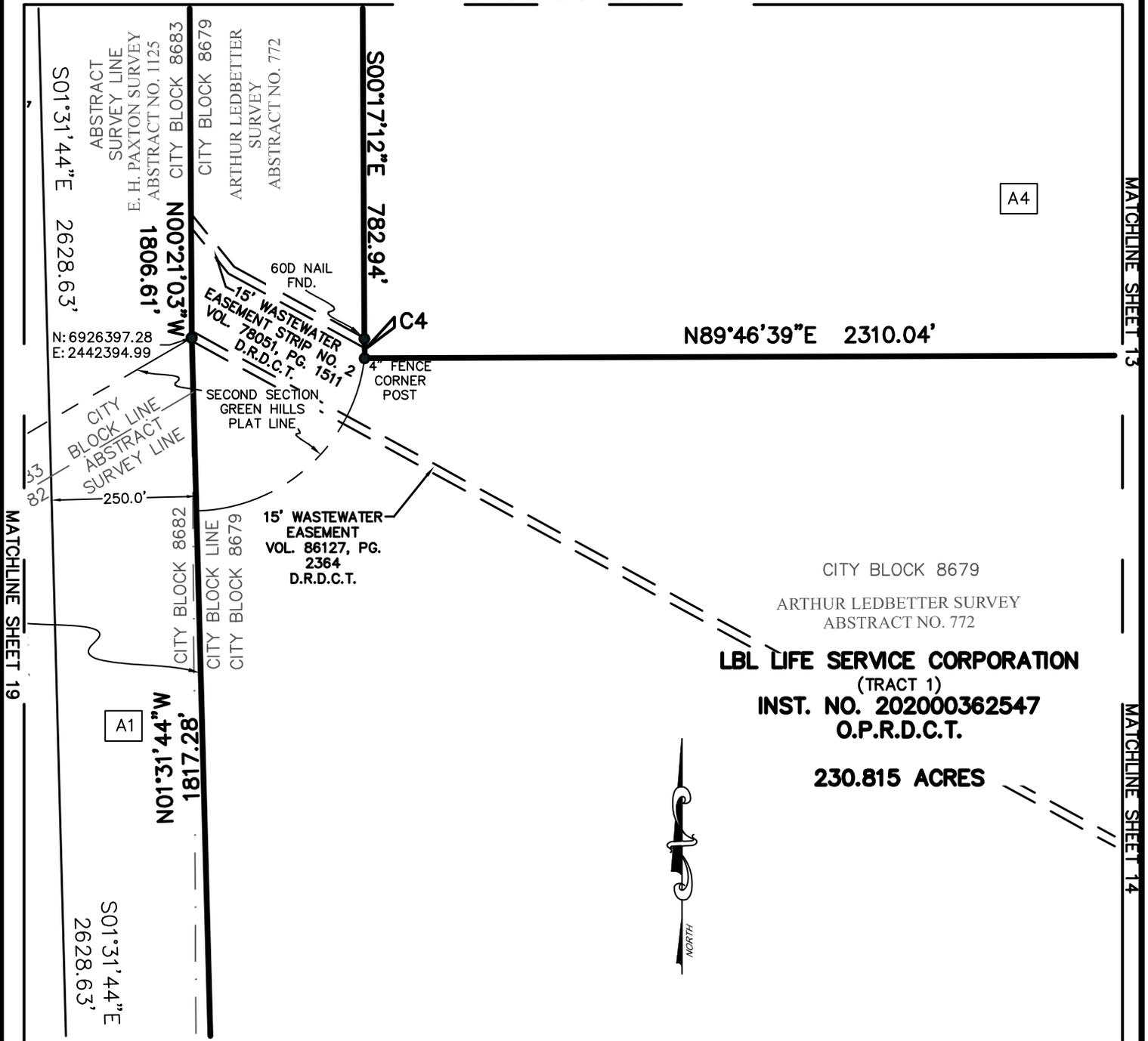
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

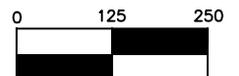
LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 11



MATCHLINE SHEET 16

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 12 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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CITY BLOCK 8679

ARTHUR LEDBETTER SURVEY
ABSTRACT NO. 772

LBL LIFE SERVICE CORPORATION

(TRACT 1)

INST. NO. 202000362547

O.P.R.D.C.T.

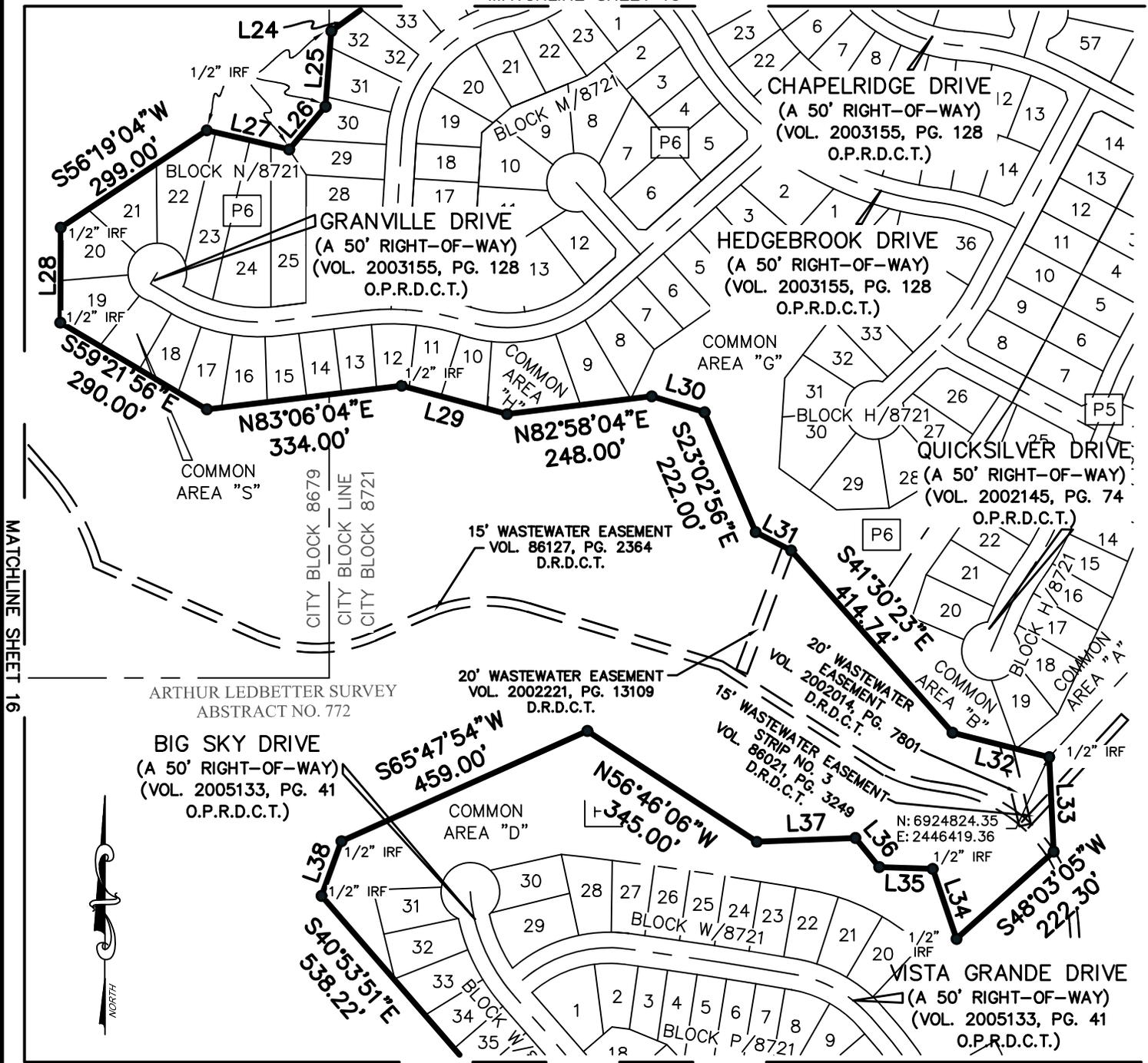
230.815 ACRES

PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

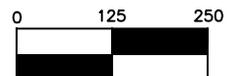
MATCHLINE SHEET 13



MATCHLINE SHEET 16

MATCHLINE SHEET 15

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 14 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

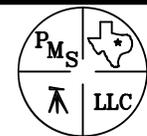
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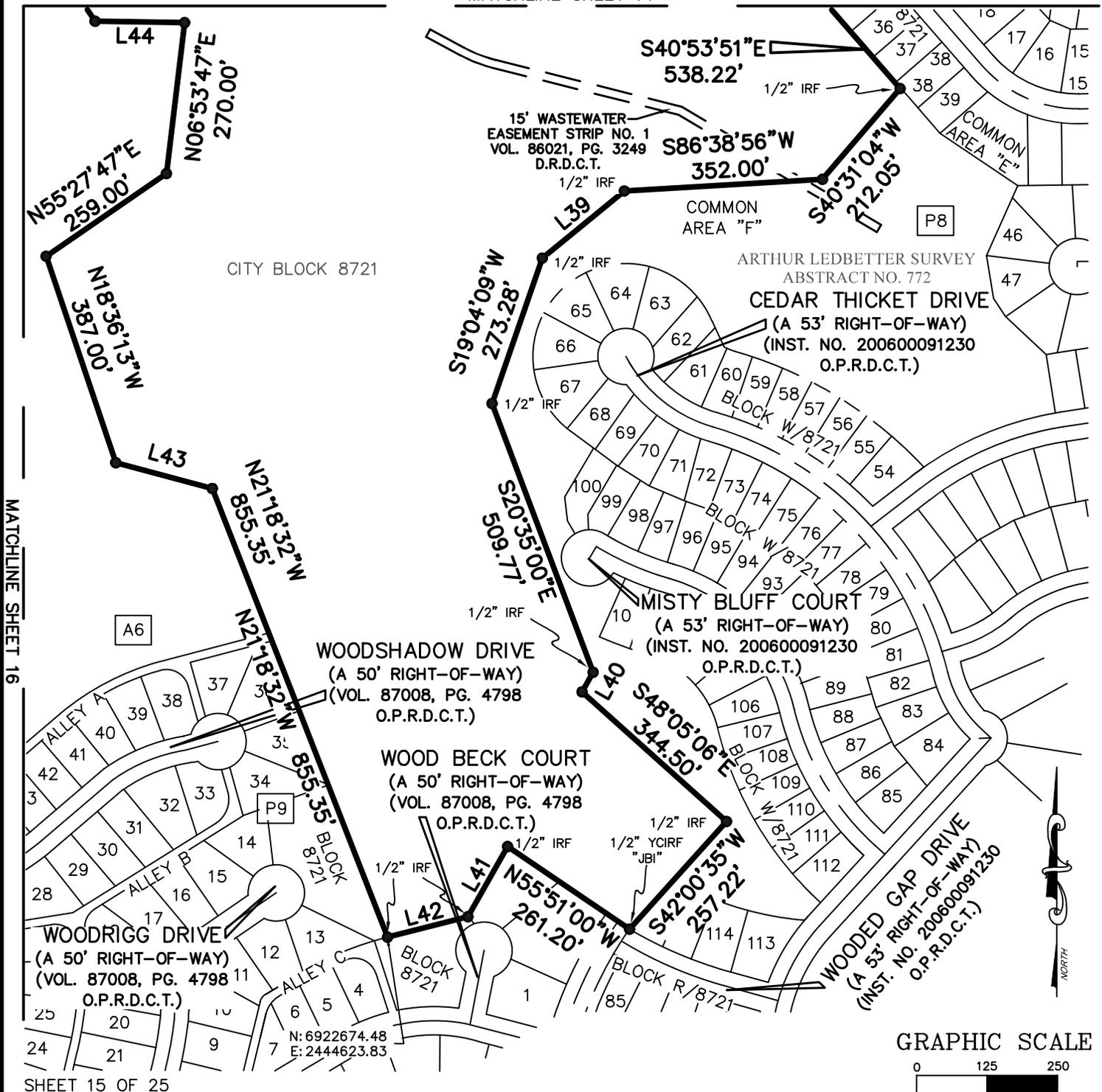
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 14



MATCHLINE SHEET 16

SHEET 15 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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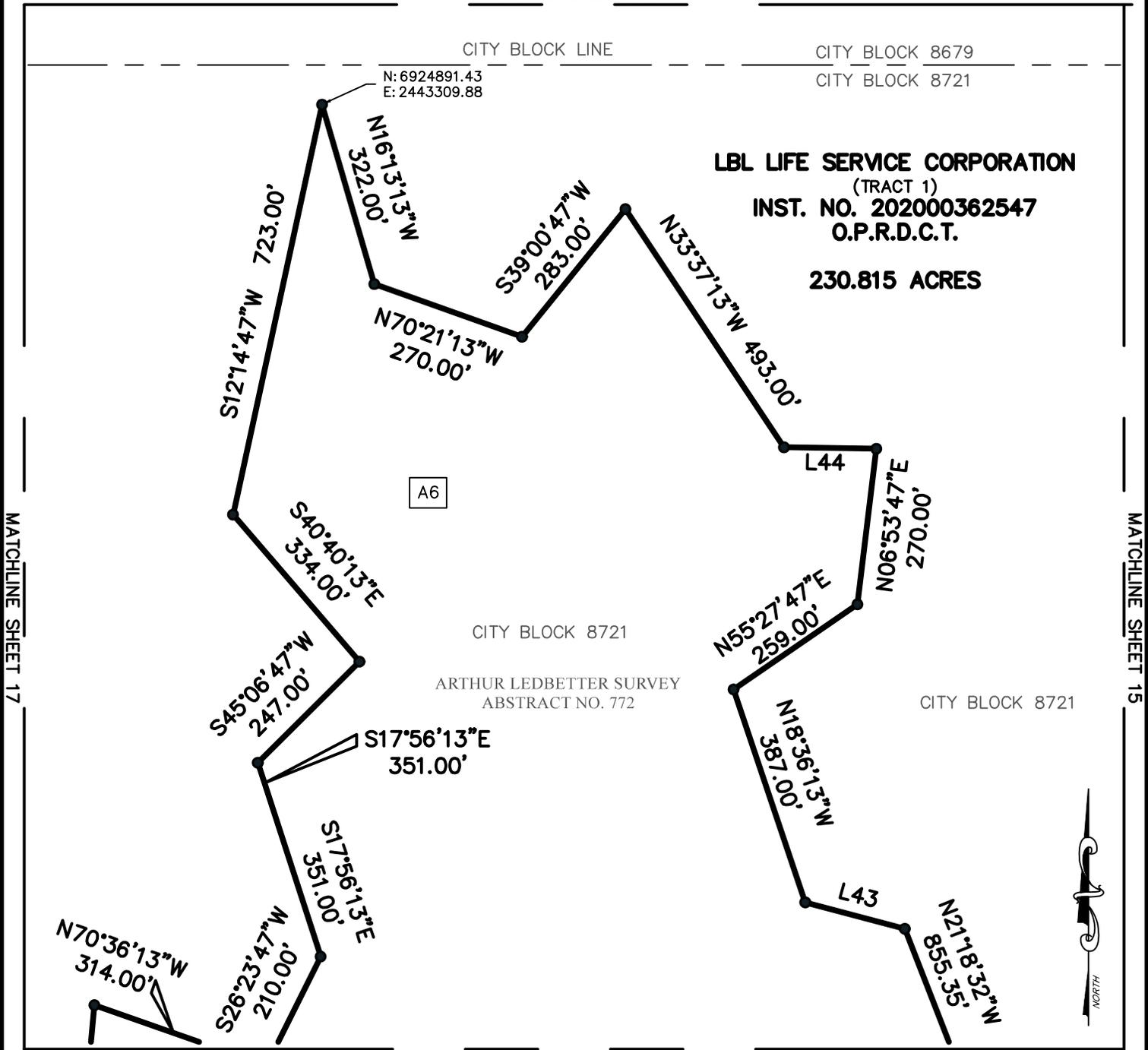
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 12



LBL LIFE SERVICE CORPORATION
(TRACT 1)
INST. NO. 202000362547
O.P.R.D.C.T.

230.815 ACRES

A6

CITY BLOCK 8721

ARTHUR LEDBETTER SURVEY
ABSTRACT NO. 772

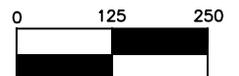
CITY BLOCK 8721

MATCHLINE SHEET 17

MATCHLINE SHEET 15

MATCHLINE SHEET 17

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 16 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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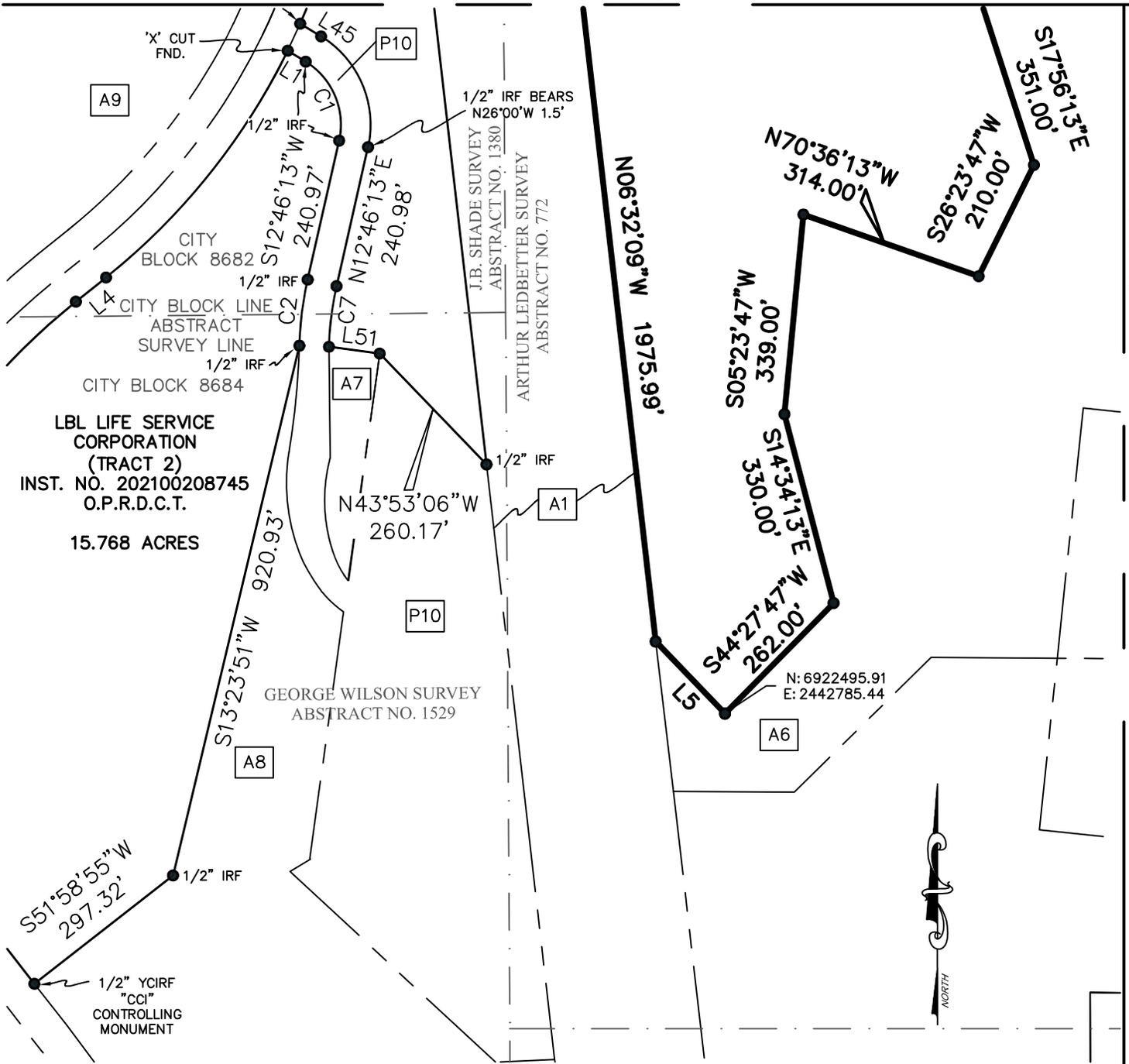
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

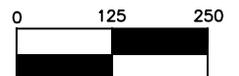
MATCHLINE SHEET 18



MATCHLINE SHEET 16

SHEET 17 OF 25

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

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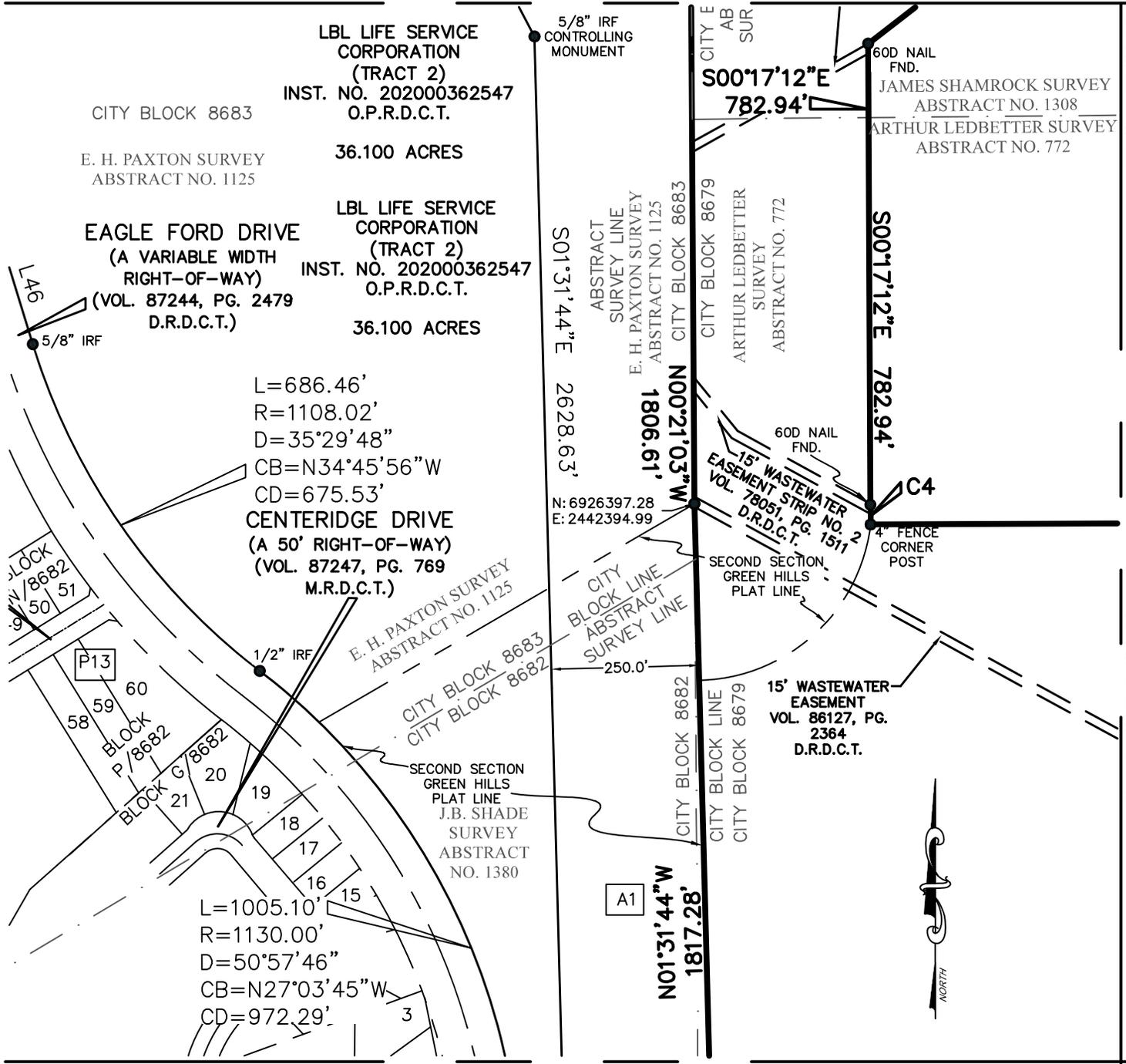
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 1

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

MATCHLINE SHEET 11



MATCHLINE SHEET 11

MATCHLINE SHEET 12

MATCHLINE SHEET 18

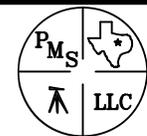
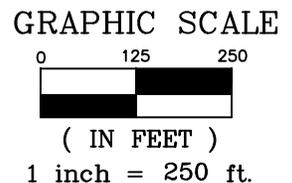
SHEET 19 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

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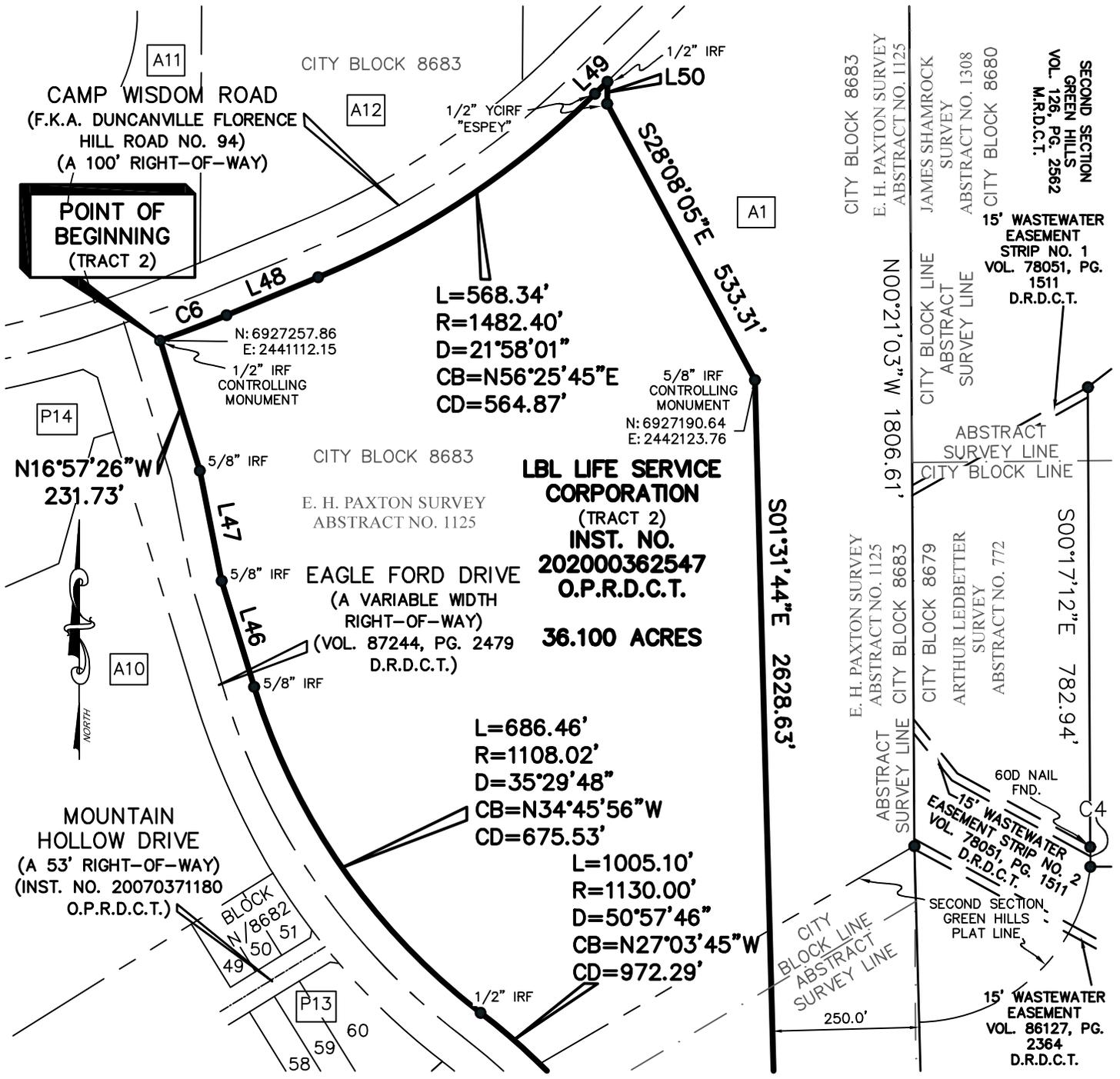
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 2

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION

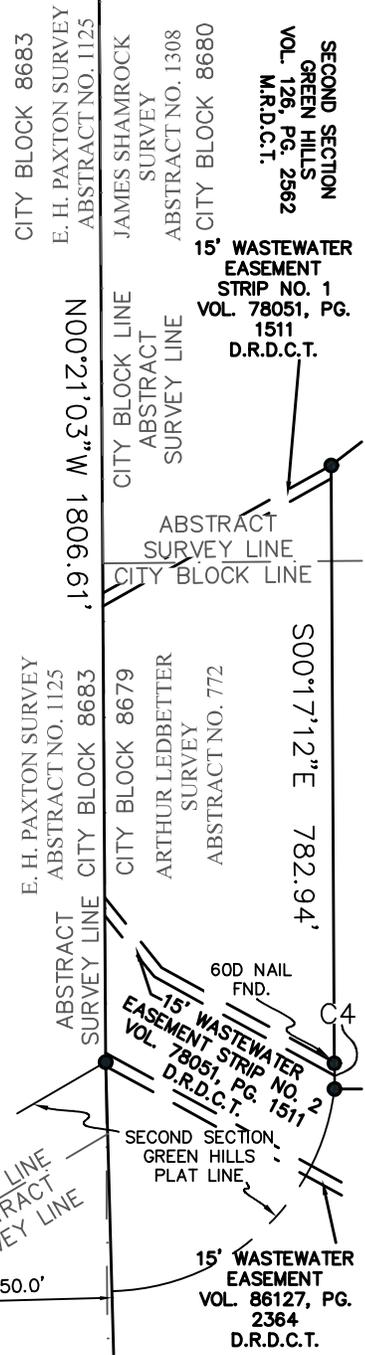


LBL LIFE SERVICE CORPORATION
 (TRACT 2)
INST. NO. 202000362547
O.P.R.D.C.T. 36.100 ACRES

L=568.34'
 R=1482.40'
 D=21°58'01"
 CB=N56°25'45"E
 CD=564.87'

L=686.46'
 R=1108.02'
 D=35°29'48"
 CB=N34°45'56"W
 CD=675.53'

L=1005.10'
 R=1130.00'
 D=50°57'46"
 CB=N27°03'45"W
 CD=972.29'



MATCHLINE SHEET 21

GRAPHIC SCALE



(IN FEET)

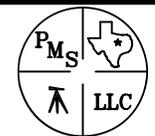
1 inch = 250 ft.

SHEET 20 OF 25
JOB NO.: 23-0313
DATE: 5/5/2023
REVISION
SCALE: 1" = 250'
FIELD: N.T.K.
DRAWN: J.B.W.
CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com FIRM No. 100999-00

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 tmankin@peisersurveying.com



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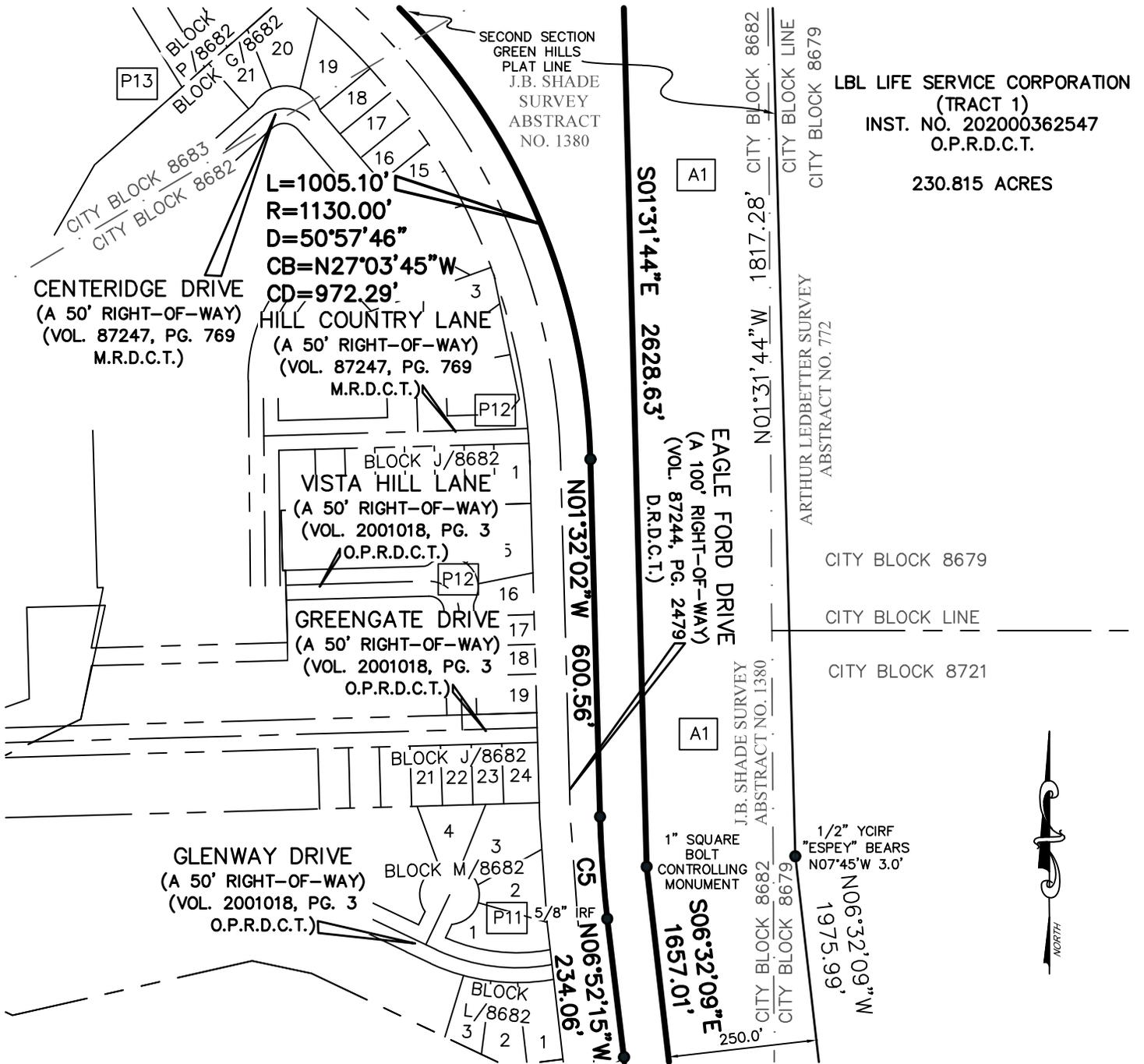
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 2

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

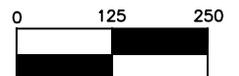
MATCHLINE SHEET 20



LBL LIFE SERVICE CORPORATION
(TRACT 1)
INST. NO. 20200362547
O.P.R.D.C.T.
230.815 ACRES

MATCHLINE SHEET 22

GRAPHIC SCALE



(IN FEET)

1 inch = 250 ft.

SHEET 21 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

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SURVEYING, LLC**

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FIRM No. 100999-00

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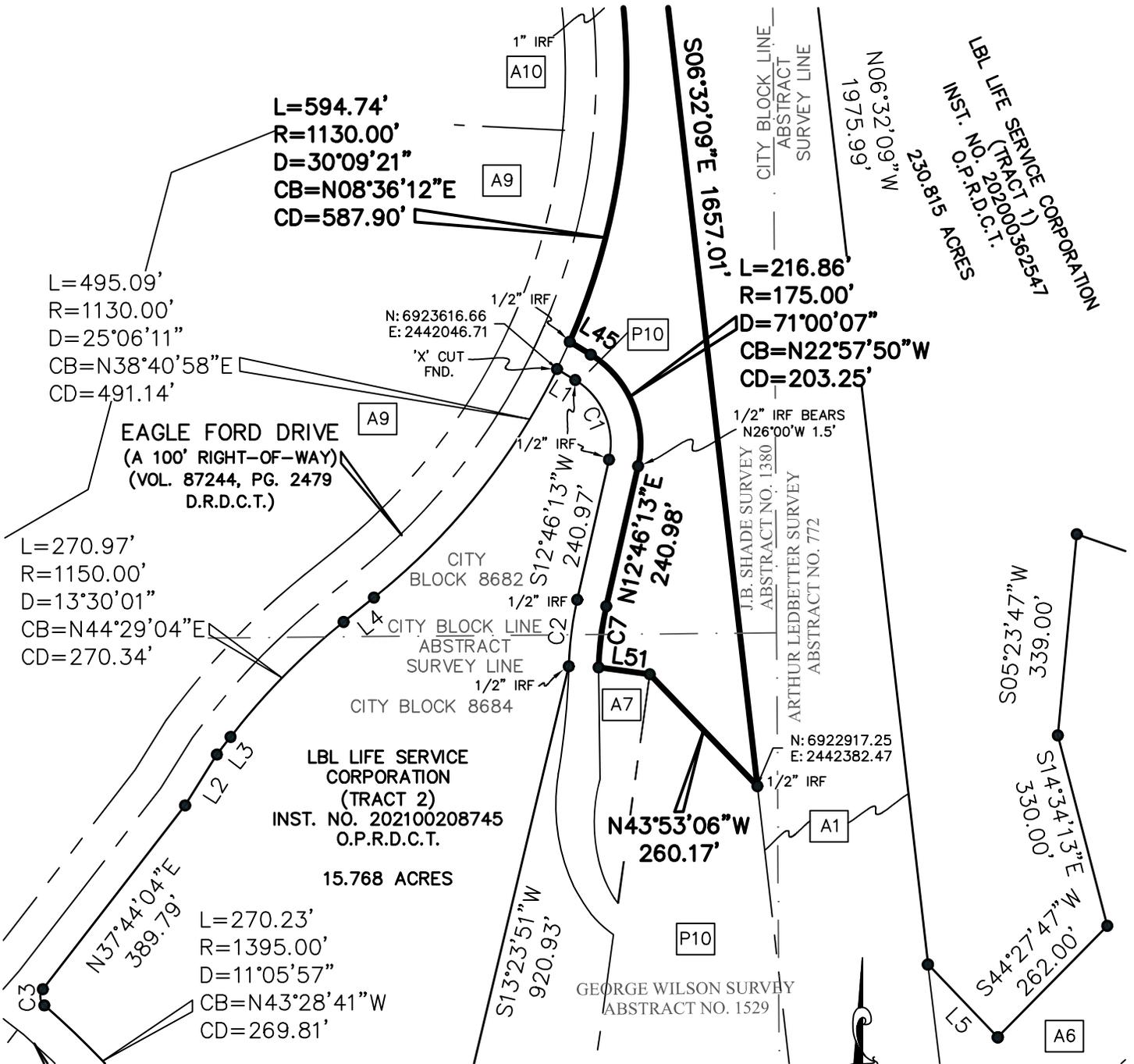
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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

TRACT NO. 2

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721
FROM LBL LIFE SERVICE CORPORATION

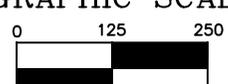
MATCHLINE SHEET 21



LBL LIFE SERVICE CORPORATION
 INST. NO. 202000362547
 O.P.R.D.C.T.
 230.815 ACRES



GRAPHIC SCALE



(IN FEET)
 1 inch = 250 ft.

SHEET 22 OF 25

JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC

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 1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092
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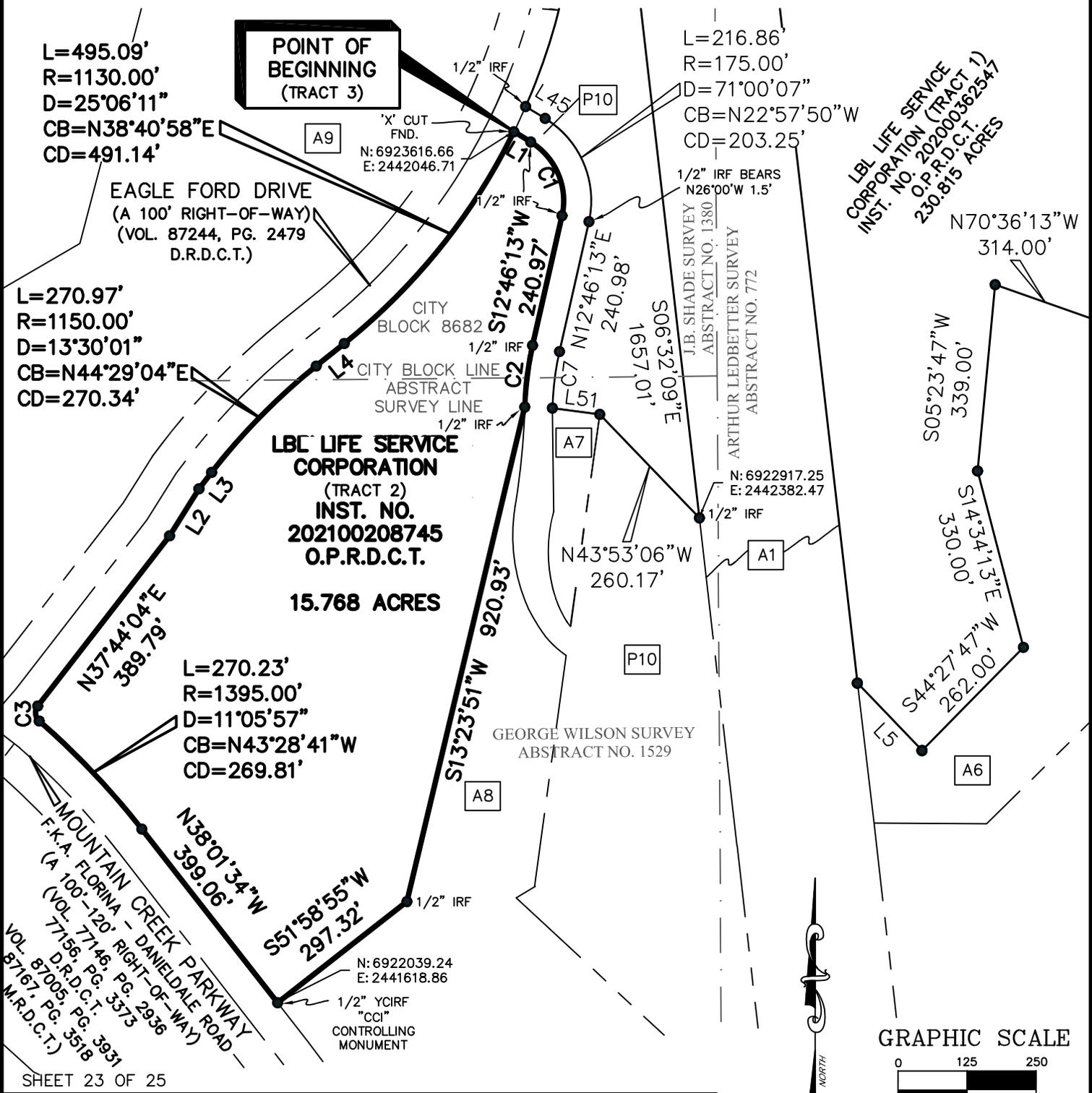


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PROPERTY ACQUISITION, DALLAS PARK & RECREATION

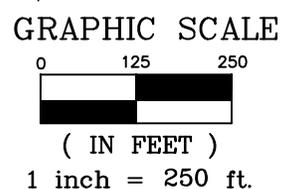
TRACT NO. 3

LAND TO BE ACQUIRED IN CITY BLOCKS 8679, 8680, 8682, 8683, 8684, AND 8721 FROM LBL LIFE SERVICE CORPORATION



LBL LIFE SERVICE CORPORATION (TRACT 1)
INST. NO. 202000362547
O.P.R.D.C.T.
230.815 ACRES

LBL LIFE SERVICE CORPORATION
(TRACT 2)
INST. NO. 202100208745
O.P.R.D.C.T.
15.768 ACRES



JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

PEISER & MANKIN SURVEYING, LLC

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LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 58°44'25" E	35.61'	L26	S 40°16'04" W	96.00'
L2	N 32°01'26" E	100.50'	L27	N 76°52'56" W	144.00'
L3	N 37°44'04" E	37.47'	L28	S 00°10'04" W	162.00'
L4	N 51°14'04" E	65.20'	L29	S 74°55'56" E	186.00'
L5	N 43°48'13" W	169.16'	L30	S 73°14'56" E	94.00'
L6	N 47°13'04" E	169.21'	L31	S 62°27'56" E	68.00'
L7	S 82°14'30" E	54.20'	L32	S 75°46'50" E	169.90'
L8	S 09°13'27" E	143.18'	L33	S 02°42'22" E	161.29'
L9	S 62°12'42" E	109.74'	L34	N 18°52'06" W	126.00'
L10	N 44°35'15" E	122.81'	L35	N 87°59'06" W	91.00'
L11	S 78°21'45" E	164.07'	L36	N 39°13'06" W	64.00'
L12	N 87°44'47" E	133.00'	L37	S 87°44'54" W	168.00'
L13	N 53°29'47" E	140.00'	L38	S 20°03'54" W	99.00'
L14	S 04°36'22" E	182.66'	L39	S 50°39'56" W	188.00'
L15	S 12°52'39" E	183.88'	L40	S 29°25'56" W	40.00'
L16	S 03°47'04" W	106.00'	L41	S 29°27'33" W	143.06'
L17	S 42°45'04" W	95.00'	L42	S 75°39'43" W	147.17'
L18	N 87°12'56" W	138.00'	L43	N 75°05'13" W	177.25'
L19	S 06°41'56" E	112.00'	L44	N 89°06'13" W	159.00'
L20	S 57°18'04" W	156.00'	L45	N 58°44'25" W	41.35'
L21	S 15°57'04" W	130.00'	L46	N 16°58'57" W	188.69'
L22	S 85°27'04" W	171.00'	L47	N 11°14'00" W	191.26'
L23	S 27°55'04" W	55.00'	L48	N 67°26'00" E	168.80'
L24	S 54°12'04" W	171.00'	L49	N 45°50'06" E	29.46'
L25	S 04°20'04" W	129.00'	L50	S 00°41'58" W	37.55'
			L51	N 82°24'16" W	86.53'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	154.70'	145.01'	S 22°57'36" E	70°54'32"
C2	600.00'	112.67'	112.50'	S 07°09'51" W	10°45'32"
C3	20.00'	30.21'	27.42'	N 05°31'12" W	86°33'07"
C4	300.00'	33.70'	33.69'	S 00°24'48" E	06°26'13"
C5	1984.33'	172.01'	171.96'	N 04°03'54" W	04°58'00"
C6	1960.00'	120.96'	120.94'	N 69°11'48" E	03°32'10"
C7	550.00'	103.53'	103.38'	N 07°08'27" E	10°47'07"

SHEET 24 OF 25

JOB NO.: 23-0313

DATE: 5/5/2023

REVISION

SCALE: 1" = 250'

FIELD: N.T.K.

DRAWN: J.B.W.

CHECKED: T.R.M.

PEISER & MANKIN SURVEYING, LLC

www.peisersurveying.com

FIRM No. 100999-00

1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)

tmankin@peisersurveying.com



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MORTGAGE

PLAT IDENTIFICATION LEGEND

- P1 BLOCK 1/8683
CAMP WISDOM ESTATES
INST. NO. 20070269980
O.P.R.D.C.T.
- P2 BLOCK A/8680
INTERNATIONAL LINGUISTICS
CENTER ADDITION
VOL. 76165, PG. 564
M.R.D.C.T.
- P3 BLOCK B/8680
FOREST VIEW ADDITION
VOL. 2005161, PG. 156
O.P.R.D.C.T.
- P4 LOT 1, BLOCK A/8680
AUSTIN BLUFF AT MOUNTAIN
CREEK ADDITION
VOL. 2000244, PG. 3574
O.P.R.D.C.T.
- P5 SUMMIT PARC, PHASE 2
VOL. 2002145, PG. 74
O.P.R.D.C.T.
- P6 SUMMIT PARC, PHASE 3
VOL. 2003155, PG. 128
O.P.R.D.C.T.
- P7 SUMMIT PARC, PHASE 4
VOL. 2005133, PG. 41
O.P.R.D.C.T.
- P8 SUMMIT PARC, PHASE 5
INST. NO. 200600091230
O.P.R.D.C.T.
- P9 WOODCREST PHASE 1
VOL. 87008, PG. 4798
M.R.D.C.T.
- P10 LOT 1A, BLOCK 1/8464
PRAYER MOUNTAIN
VOL. 92071, PG. 1381
M.R.D.C.T.
- P11 MOUNTAIN VISTA ADDITION
SECTION B
VOL. 2001018, PG. 3
O.P.R.D.C.T.
- P12 MOUNTAIN VISTA ADDITION
SECTION A
VOL. 87247, PG. 769
M.R.D.C.T.
- P13 MOUNTAIN HOLLOW, PHASE ONE
INST. NO. 20070371180
O.P.R.D.C.T.
- P14 LOT 1, BLOCK E/8683
HARMONY
INST. NO. 201000125580
O.P.R.D.C.T.

PROPERTY IDENTIFICATION LEGEND

- D1 TRACT 2
LBL LIFE SERVICE
CORPORATION
INST. NO. 202100208745
O.P.R.D.C.T.
- D2 TRACT 2
LBL LIFE SERVICE
CORPORATION
INST. NO. 202000362547
O.P.R.D.C.T.
- D3 TRACT 1
LBL LIFE SERVICE
CORPORATION
INST. NO. 202000362547
O.P.R.D.C.T.

**ADJOINER DEED
IDENTIFICATION LEGEND**

- | | |
|--|---|
| <ul style="list-style-type: none"> A1 D. P. & L. CO
(250' RIGHT-OF-WAY)
VOL. 10, PG. 2176
D.R.D.C.T. A2 D. P. & L. CO.
VOL. 28, PG. 144
D.R.D.C.T. A3 CAMP WISDOM MF LTD
INST. NO. 202100004283
O.P.R.D.C.T. A4 SUMMER INSTITUTE OF
LINGUISTICS, INC.
VOL. 79121, PG. 3916
D.R.D.C.T. A5 PEOPLE AND ANIMAL LAND
SHARING ORGANIZATION
INST. NO. 201900296218
O.P.R.D.C.T. A6 MOUNTAIN CREEK COMMUNITY CHURCH,
A TEXAS NON-PROFIT CORPORATION
VOL. 97113, PG. 4158
D.R.D.C.T. A7 TRACT 1
MOUNTAIN CREEK COMMUNITY CHURCH,
A TEXAS NONPROFIT CORPORATION
VOL. 2003218, PG. 4972
O.P.R.D.C.T. | <ul style="list-style-type: none"> A8 TRACT 2
MOUNTAIN CREEK COMMUNITY
CHURCH, A TEXAS NONPROFIT
CORPORATION
VOL. 2003218, PG. 4972
O.P.R.D.C.T. A9 ZENA LWT LP
INST. NO. 200503552924
O.P.R.D.C.T. A10 CITY OF DALLAS
VOL. 95179, PG. 3946
D.R.D.C.T. A11 PROSPECTUS ENDEAVORS 2 LLC
INST. NO. 201800068862
O.P.R.D.C.T. A11 D. P. & L. CO.
VOL. 81042, PG. 3444
D.R.D.C.T. |
|--|---|

SHEET 25 OF 25

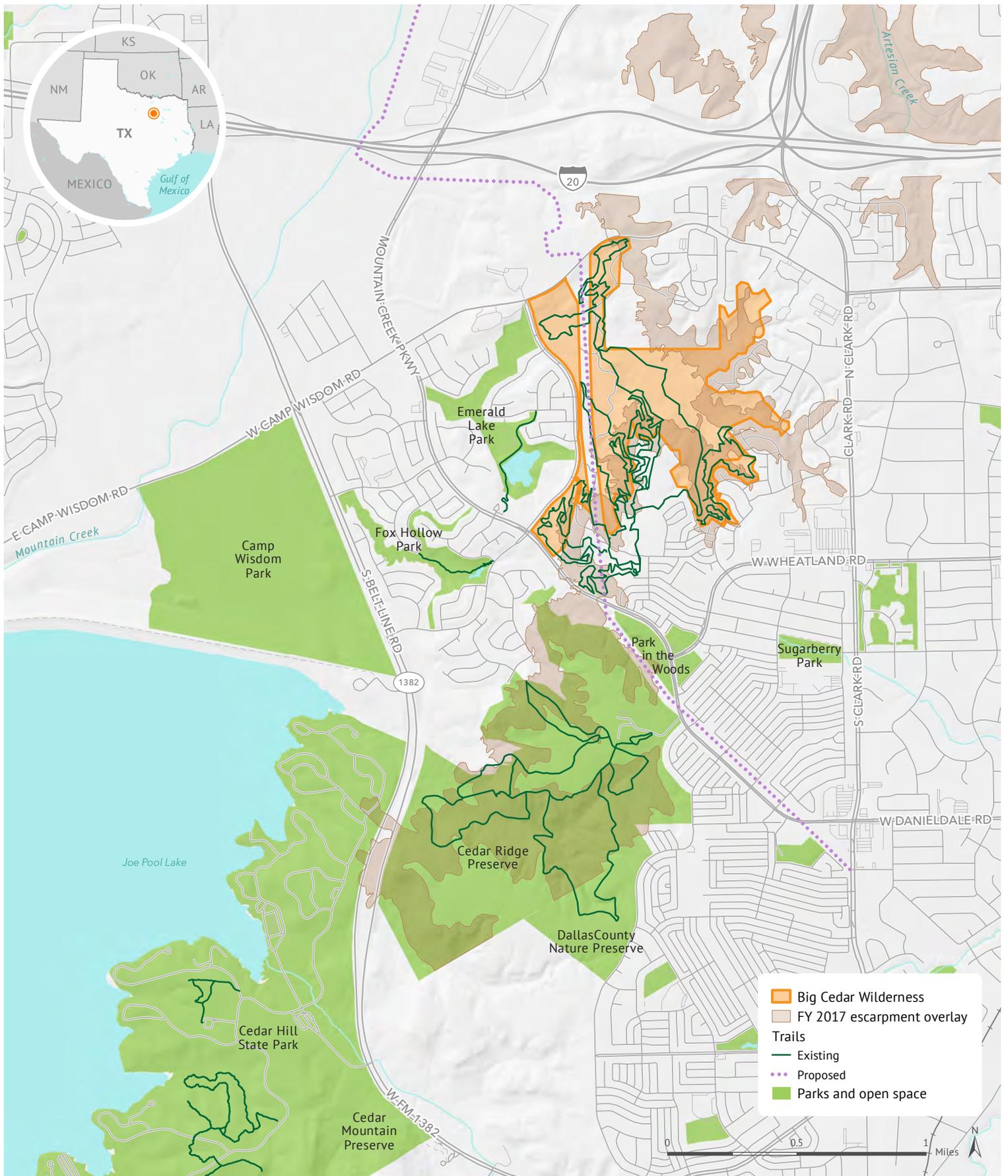
JOB NO.:	23-0313
DATE:	5/5/2023
REVISION	
SCALE:	1" = 250'
FIELD:	N.T.K.
DRAWN:	J.B.W.
CHECKED:	T.R.M.

**PEISER & MANKIN
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 817-481-1806 (O)
 tmankin@peisersurveying.com



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Big Cedar Wilderness

DALLAS, TEXAS

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**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

DATE: June 1, 2023

COUNCIL DISTRICT: 5 & 9

STAFF: M. Renee Johnson, (214) 670-8871

SUBJECT

Authorize a price increase to the three-year service price agreement for the lease of portable office buildings from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement – Not to exceed \$98,470.00, from \$439,070.00 to \$537,540.00 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This action will authorize a price increase to the three- year service price agreement for the lease of portable office building from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement. This service price agreement was approved by the Park and Recreation Board on October 6, 2022.

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations. The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

The increase in the overall cost of the service price agreement is as a result of the addition of insurance premium costs to ensure coverage for the two (2) leased buildings whilst on City property. Furthermore, an increase in the cost of raw materials has also led to an increase in the production cost for the buildings. The combined increase for additional insurance and increased production costs is \$98,470.00 from the previous price of \$439,070.00 for a new total cost of \$537,540.00. This service price agreement will be used to lease two (2) portable office buildings with the dimensions 14'x48' and 28'x64' respectively. These portable office buildings will serve as temporary workspace for Park and Recreation staff in the Park Maintenance and Operations Division to support critical operations for two maintenance functional areas. The service price agreement will include the delivery, installation, dismantling and removal of the portable office buildings at the designated locations.

Authorize a price increase to the three-year service price agreement for the lease of portable office buildings from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement – Not to exceed \$98,470.00, from \$439,070.00 to \$537,540.00 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND (continued)

The Contractor will also be responsible for the repair and maintenance of the buildings during the contract term. In addition, the service price agreement will provide the Park and Recreation Department with the option to purchase the portable office buildings at the end of the thirty-six (36) month lease period.

The Texas Association of School Boards (BuyBoard) cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

MWBE INFORMATION

In accordance with the City's Business Inclusion and Development (BID) Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$537,540.00	CO-OP	N/A
M/WBE Subcontracting %	M/WME Overall %	M/WBE Overall Participation \$
N/A	N/A	N/A
<ul style="list-style-type: none"> The Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements. 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	<ul style="list-style-type: none"> Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
------------------------	--

Authorize a price increase to the three-year service price agreement for the lease of portable office buildings from Ramtech Building Systems, Inc., through the Texas Association of School Boards (BuyBoard) cooperative agreement – Not to exceed \$98,470.00, from \$439,070.00 to \$537,540.00 - Financing: Current Funds (subject to annual appropriations)

PROCUREMENT INFORMATION (continued)

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Ramtech Buiding Systems, Inc.	1400 U.S. Hwy 287 South Mansfield TX, 76063	\$537,540.00

OWNER

Ramtech Building Systems, Inc.

Mike Slataper, CEO

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On October 6, 2022, the Park and Recreation Board authorized the service price agreement with Ramtech Building Systems, Inc.

FISCAL INFORMATION

\$537,540.00 – Financing: Current Funds (subject to annual appropriations)

Fund	FY 2023	FY 2024	Future Years
General Fund	\$0.00	\$97,050.00	\$440,490.00

<u>Council District</u>	<u>Amount</u>
5	\$160,485.00
9	<u>\$377,055.00</u>
Total	\$537,540.00

COMMITTEE ACTION

The Administration and Finance Committee will consider this item on June 1, 2023 and present its recommendation to the full Park and Recreation Board on the same day.

This item has been tentatively scheduled for City Council consideration on June 28, 2023. The Office of Procurement Services is coordinating the Council item on our behalf.

STAFF RECOMMENDATION

Staff recommends approval of this service price agreement.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: June 1, 2023
COUNCIL DISTRICT: 5
STAFF: Christina Turner-Noteware, (214) 671-7966

SUBJECT

Authorize a construction services contract with A. S. Con, Inc for the Crawford Memorial Artwork Installation Phase 1A Project located at 8700 Elam Road, lowest responsible bidder of four- Not to exceed \$205,325.00 - Financing: \$205,325.00 Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

BACKGROUND

On February 10, 2022, the Park and Recreation board approved an art contract with Brad J. Goldberg to design, fabricate and install the public art at Crawford Memorial Park in an amount of not exceeding \$ 590,367.00.

On March 10, 2023 four bids were received for the construction of the Crawford Memorial Artwork Installation Phase 1A Project located at 8700 Elam Road. This action authorizes the award of this construction contract to A. S. Con. Inc., lowest responsible bidder of four, in an amount not to exceed \$205,325.00.

The scope of the project is construction of the foundation slab for the artwork by the Park and Recreation Department; the artwork fabrication and installation will be done by the artist, Brad J. Goldberg. This public gathering space will provide a location for community gatherings and other community programming. The project will consist of two large group tables made of cream granite with fixed seating that is compliant with the Americans with Disability Act, a three-section seating area made of granite, and a performance area.

ESTIMATED SCHEDULE OF PROJECT

Began Design	April 2022
Design Completed	December 2022
Begin Construction	June 2023
Complete Construction	October 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2007, the park and recreation Board approved \$454,000.00 for the Crawford Park Public Art Project from the 2006 Bond Fund.

On June 6, 2017, The Public Art Committee recommended the planning for Crawford Memorial Park.

On June 22, 2017, the Arts and Culture Advisory Commission approved planning for Crawford Memorial Park Public Art.

On March 06, 2018, the Public Art Committee recommended support of the initiation of the Artist’s design by Brad J. Goldberg for Crawford Memorial Public Art.

On March 22, 2018, the Arts and Culture Advisory Commission approved initiation of the artist’s design by Brad J. Goldberg for Crawford Memorial Park Public Art.

On June 07, 2018, the Arts and Culture Advisory Commission approved \$300,000.00 for Crawford Memorial Park.

On February 10, 2022, the Park and Recreation Board approved an Artwork Installation contract with Brad J. Goldberg for Crawford Memorial Park.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Funds)	\$205,325.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows”:

Contract Amount	Procurement Category	M/WBE Goal
\$205,235.00	Construction	32.00%
M/WBE Subcontracting %	M/WME Overall %	M/WBE Overall Participation
68.9108%	68.9108%	\$141,491.00
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. 		
<ul style="list-style-type: none"> A.S. Con., Inc. Local; 100.00% Local 		

PROCUREMENT INFORMATION

The following four bids were received and opened on March 10, 2023:

*Denotes the successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*A. S. Con., Inc. 15724 Golden Creek Road Dallas, TX 75248	\$205,325.00
Alpha & Omega Professional Services Group	\$244,662.00
Basave Construction	\$287,857.00
Big Tex Pools and Outdoor Living	\$281,678.00

OWNER

A.S. Con., Inc.
15725 Golden Creek Road
Dallas, TX 75248

Ali Safdarinia, President

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023 and present its recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 14, 2023.

STAFF RECOMMENDATION

Staff recommends approval.

MAP(S)

Attached



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Ethnic Workforce Composition Report (BID-FRM-627)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please **DO NOT** use the "Enter" key.)

Company name: A S Con Inc.

Address: 15724 Golden Creek Rd. Dallas, Tx. 75248

Bid #:

Telephone Number: 214 - 682 - 7743 Ext.

Email Address: alisafdarinia@hotmail.com

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	1									
Professional										
Technical										
Office/Clerical		1								
Skilled										
Semiskilled										
Unskilled										
Seasonal										
Totals:										
# of employees living in Dallas:	1	1								
Total % of employees living in Dallas										


 Officer's Signature

Ali Safdarinia
 Typed or Printed Name

Owner

Title

04/03/2023
 Date



CITY OF DALLAS
Small Business Center - Business Inclusion and Development
Contractor's Affidavit - Schedule of Work and Actual Payment (BID-FRM-213)

Project Name: Crawford Memorial Park Phase 1A Bid/Contract #: _____

Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: Please provide all NASIC codes for each entry. Use a comma to separate each code. To search for NACIS codes <https://www.census.gov/nats/>
- Column 3: List name of firm; M/WBE Certification Number (if applicable).
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	NASIC Codes	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Concrete		Berumen Cost.	Martin Berumen			\$ 141,491.00	68.91%		
Notes:	1040 Blaylock Cir.								
		HMMB572900414	Irving Tx. 75061				0.00%		
Notes:	4699554739								
							0.00%		
Notes:									
			A S Con Inc.			\$ 63,834.00	31.09%		
Notes:	Ali Safdarinia								
			15724 Golden Creek Rd.				0.00%		
Notes:	Dallas, Tx. 75248								
			214 682 7743				0.00%		
Notes:									
							0.00%		
Notes:									

Type of Work	NASIC Codes	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
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Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						Total Bid Amount: \$ 205,325.00	100.00%	\$ -	\$ -

[Note: Totals and Percentages will automatically calculate.]

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes and the Change of M/WBE Subcontractor Form. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: Ali Safdarinia Title: OWNER
 Printed Name: ALI SAFDARINIA Date: 04/03/23
 Company Name: A S CON INC.



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Subcontractor Intent Form (BID-FRM-214)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please DO NOT use the 'Enter' key.)

TO: City of Dallas DATE: 04/03/2023
Small Business Center - Business Inclusion and Development

Project Name: Crawford Memorial Park Phase 1A Bid # _____
Berumen Construction will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Excavation, Grading and Concrete work and some installation

to A S Con Inc.
 Prime Contractor on the project

NCTRCA

M/WBE subcontractor is currently certified by the following agency: _____

M/WBE Certification Number: # HMMB572900414

Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime	<u>\$205,325.00</u>	_____ NCTRCA
M/WBE/DBE Sub Participation Amount	<u>\$141,491.00</u>	_____ DFWMSDC
		_____ WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business Inclusion and Development division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Ali Safdarinia
 Officer's Signature (Prime Contractor)

Martin Berumen
 Officer's Signature (M/WBE/DBE Subcontractor)

Ali Safdarinia
 Printed Name (Prime Contractor)

Martin Berumen
 Printed Name (M/WBE/DBE Subcontractor)

Owner
 Title (Prime Contractor)

Owner
 Title (M/WBE/DBE Subcontractor)

Date _____

Date _____

Please select or list all Chambers or Advocacy groups you are a member of:

- Greater Dallas Asian American Chamber of Commerce
- Greater Dallas Black Chamber of Commerce
- Greater Dallas Hispanic Chamber of Commerce
- U.S. Pan Asian American Chamber of Commerce

-
-
-
-

- Asian Contractors Association
- Regional Black Contractors Association
- Regional Hispanic Contractors Association

-
-
-

Berumen Construction LLC

Status: **Submitted, Pending Receipt**

Type: **New**

Started: **4/28/2023**

App #: **8079878**

Submitted: **5/1/2023**

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The application has been submitted. Click the Submit tab to check if any further actions are required.

Need Help?

[User manual](#)

New Information

TYPE	New
CERTIFYING AGENCY	Women's Business Council - Southwest
BUSINESS NAME	Berumen Construction LLC
CURRENT STATUS	Submitted, Pending Receipt
APPLICATION NUMBER	8079878
CONTACT PERSON	<input type="text" value="Joanna Hampton"/> (Add user not on list)

This is the assigned user for this New. To ensure security of the record, only YOU have access unless you reassign it to another user for completion or explicitly grant access by clicking the Utilities tab and adding a user to the Access List.

View and Print App For Your Records

Sections and Documentation

SECTION 1: GENERAL INFORMATION	<input checked="" type="checkbox"/> <input type="button" value="View"/>	Complete: 18 completed of 18 required; 0 completed of 1 optional (by Joanna Hampton, 5/1/2023)
SECTION 2: REAL ESTATE	<input checked="" type="checkbox"/> <input type="button" value="View"/>	Complete: 7 completed of 7 required; 0 completed of 1 optional (by Joanna Hampton, 5/1/2023)
SECTION 3: CAPABILITIES	<input checked="" type="checkbox"/> <input type="button" value="View"/>	Complete: 15 completed of 15 required; 1 completed of 6 optional (by Joanna Hampton, 5/1/2023)
SECTION 4: BUSINESS/CREDIT REFERENCES	<input checked="" type="checkbox"/> <input type="button" value="View"/>	Complete: 2 completed of 2 required; 0 completed of 0 optional (by Joanna Hampton, 5/1/2023)
SECTION 5: OWNERSHIP/MANAGEMENT	<input checked="" type="checkbox"/> <input type="button" value="View"/>	Complete: 4 completed of 4 required; 0 completed of 1 optional (by Joanna Hampton, 5/1/2023)



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Business Inclusion and Development Documentation Form (BID-FRM-215)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please DO NOT use the "Enter" key.)

Project Name

Crawford Memorial Park Phase 1A

Bid #:

Firm Name and Address:

A S Con Inc.

1. Did you meet with a staff member of the Small Business Center -- Business Inclusion and Development (BID)?

Please make a selection:

Name of staff member:

Martin Berumen

2. Did you utilize a current M/WBE directory provided by BID staff for this project?

Please make a selection:

Yes

Date of Listing:

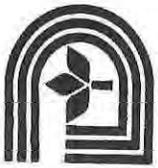
3. Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?

Please make a selection:

Yes

4. If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection. (i.e. letters, memos, telephone calls, meetings, etc.)

5. Complete the attached Documentation Form(s) to further explain good faith efforts to obtain M/WBE participation on this project. If there is written documentation of efforts with the M/WBEs who responded affirmatively to the bidder's written notice please attach documentation (i.e. quotes, or e-mails).



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Pre-Bid/Pre-Proposal Form – Cover Memo (BID-FRM-622)

Solicitation Number: _____ Project Name: Crawford Memorial Park Company Name: A S Con Inc.

The Small Business Center – Business Inclusion and Development Pre-Bid/Pre-Proposal Form is turned in with all bid documents and proposal packages and certifies that the bidder/proposer agrees to comply with the City of Dallas Business Inclusion and Development Policy (BID Policy).

Section I: Business Inclusion Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement, and professional services contracts. The BID Policy establishes subcontracting goals and requirements for all prospective bidder/proposer to ensure a reasonable degree of M/WBE business inclusion and participation in City contracts. By signing this section, the bidder/proposer agrees to comply with the City of Dallas BID Policy.

Section II: Historical Utilization

The purpose of this section is to show the bidder/proposer's recent history of utilizing M/WBE companies to complete contracts with municipalities. Historical Utilization is not limited to City of Dallas contracts, but should only include the last three projects performed with municipalities. If you have not done business with the City of Dallas or any other municipalities as a prime contractor, leave this section blank.

Section III: Team Make-up/Schedule of Work

The purpose of this section is to confirm the M/WBE participation percentage for the sub-contracting team that will be utilized for the anticipated project. In this section, the prime contractor will show their proposal to meet the established M/WBE subcontracting goal. This section should include all subcontractors, both M/WBEs and non-M/WBEs, and should also include the prime contractor's percentage. Contact the project manager if you require additional lists of M/WBE certified companies to perform scopes of work.

Once the contract has been awarded to the low bidder/most advantageous proposer, the prime contractor is expected to utilize the M/WBEs listed in this section.



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Project Information Sheet (BID-FRM-211)

Date 04/03/2023

Proposed Agenda Date:

Construction
Amount: 205,325.00

Architecture and Engineering

Amount:

Supplemental Agreement #
Overall Amount:

Change Order #
Overall Amount:

Professional Services

Supplemental Agreement #
Overall Amount:

Department: Park and Recreation
Project Name: Crawford Memorial Park Phase 1A
Contract Number:

Project Description/Scope of Work:

Subcontracting Opportunities:

Project Manager: Mehul Pithadia
Phone: 214-670-1806
Email: mehul.pithadia@dallascityhall.com

Recommended Vendor:
Intent to Award On:
Contact Person:
Phone:
Email:

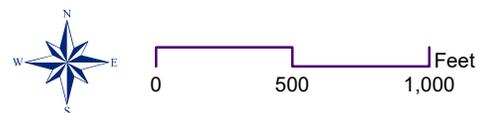
Does this project have federal funds? No

If applicable what is the DBE goal?



Crawford Memorial Park
8700 Elam Road

District
5



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

DATE: June 1, 2023

COUNCIL DISTRICT: 1, 5, 6

STAFF: John Lawrence (214) 670-4073

SUBJECT

Authorize a Supplemental Agreement for a one-year program providing up to \$150,000.00 in funds to be used to hire up to three (3) staff members at each golf course (a total of nine (9) individuals) to perform maintenance work at Stevens Park Golf Course located at 1005 North Montclair Avenue, Keeton Park located at 2323 North Jim Miller Road, and Luna Vista Golf Course located at 11225 Luna Road – Not to exceed: \$150,000.00 Financing: Golf Improvement Trust Fund

BACKGROUND

This action will authorize a supplemental agreement for the payment of up to \$50,000.00 each to James Henderson, Tony Martinez, and Philip Bleakney to be used for each to hire up to three (3) staff members to perform maintenance activities at each course.

For the past 34 years, the Park and Recreation Department has utilized a public/private partnership to manage and operate the City's golf courses with operate 364 days per year. The golf maintenance division has had a vacancy rate ranging from 5 to 30% over the past three (3) years.

This proposed supplemental agreement would provide up to three (3) additional workers on each of the identified golf courses to perform maintenance.

Golf Professional Responsibilities:

1. Hire and maintain three (3) or more additional staff members (a total of nine (9) individuals) for course maintenance activities;
2. Provide pay and benefits consistent with the City's fair wage standard;
3. Provide supervision and direction for the additional staff to complete work on the golf course;
4. Maintain records on hires dates, labor cost, hours worked, and projects completed; and
5. Refund to the City any remaining proceeds not spent on additional employees.

Authorize a Supplemental Agreement for a one-year program providing up to \$150,000.00 in funds to be used to hire up to three (3) staff members at each golf course (a total of nine (9) individuals) to perform maintenance work at Stevens Park Golf Course located at 1005 North Montclair Avenue, Keeton Park located at 2323 North Jim Miller Road, and Luna Vista Golf Course located at 11225 Luna Road – Not to exceed: \$150,000.00 Financing: Golf Improvement Trust Fund

BACKGROUND (Continued)

City Responsibilities:

1. Provide the golf professional with daily and/or weekly projects;
2. Provide both written instruction as well as verbal and visual expectations for the work;
3. Provide allowable equipment to complete the tasks;
4. Provide oversight and directions to the golf professional and the additional staff;
5. Audit the program to ensure that the money provided is being used appropriately and expectations are being met; and
6. City may terminate this agreement and associated funding without cause with thirty (30) day written notice.

Projects completed by the additional staff would consist of bunker maintenance, parking lot cleaning, painting, flower bed landscaping, litter pick up, tree and ornamental pruning, and detail maintenance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 11, 2008, City Council authorized five concession contracts for one hundred twenty-six months, or ten and one-half years, each, with one sixty-month extension option each for Golf Pro Shop Management with Bob Smith at Tenison Park Golf Courses, Mickey Ray Piersall at L. B. Houston Golf Course, IAMJ Enterprises, Inc. at Cedar Crest Golf Course, and Tony Martinez at Grover C. Keeton Park Golf Course by Resolution No. 08-1654.

On January 28, 2019, City Council authorized a supplemental agreement for a sixty-month extension by Resolution No. 18-1827

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Golf Improvement Trust Fund	\$150,000.00	0	0

OWNER

James Henderson Stevens Park Golf Course

James Henderson, Golf Professional

Tony Martinez Grover C. Keeton Park Golf Course

Tony Martinez, Golf Professional

Philip Bleakney Luna Vista Golf Course

Philip Bleakney, Golf Professional

Authorize a Supplemental Agreement for a one-year program providing up to \$150,000.00 in funds to be used to hire up to three (3) staff members at each golf course (a total of nine (9) individuals) to perform maintenance work at Stevens Park Golf Course located at 1005 North Montclair Avenue, Keeton Park located at 2323 North Jim Miller Road, and Luna Vista Golf Course located at 11225 Luna Road – Not to exceed: \$150,000.00 Financing: Golf Improvement Trust Fund

COMMITTEE ACTION

The Administration and Finance Committee considered this item on June 1, 2023 and will present its recommendation to the full Park and Recreation Board on June 15, 2023.

This item is tentatively scheduled for the June 28, 2023, City Council meeting.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

AGENDA DATE: June 1, 2023
COUNCIL DISTRICT(S): 2
STAFF: Chris Turner Noteware, 214-670-7966

SUBJECT

Authorize a construction contract with Kompan, Inc. through Omnia Cooperative Purchasing Agreement for the installation of playground equipment, surfacing and sport court tiles at Cherrywood Park located at 5400 Cedar Springs Road – Not to exceed \$246,623.15 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

BACKGROUND

This action authorizes a construction contract with Kompan, Inc. to install playground equipment, surfacing and sport court tiles on the basketball court at Cherrywood Park located at Cedar Springs Road in an amount not to exceed \$246,623.15.

The scope of work includes:

- The installation of playground equipment and surfacing
- The installation of sport tiles on the basketball court

On April 10, 2023, a proposal was received from Kompan, Inc., an Omnia Cooperative Purchasing vendor in the amount of \$246,623.15 for the installation of playground equipment, surfacing and sport court tiles on the basketball court at Cherrywood Park.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2023
Complete Construction	January 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

There is no prior action on this item.

Authorize a construction contract with Kompan, Inc. through Omnia Cooperative Purchasing Agreement for the installation of playground equipment, surfacing and sport court tiles at Cherrywood Park located at 5400 Cedar Springs Road – Not to exceed \$246,623.15 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

FISCAL INFORMATION

Fund	FY2023	FY2024	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)	\$246,623.15	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$246,623.15	<u>Construction</u>	32.00%
M/WBE Subcontracting %	M/WME Overall %	M/WBE Overall Participation \$
32.4057 %	32.4057%	\$79,920.00
<ul style="list-style-type: none"> This contract meets the M/WBE goal. 		
<ul style="list-style-type: none"> Kompan, Inc – 32.4057 % Local 67.5943 % Non-Local 		

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Cooperative Purchasing	<ul style="list-style-type: none"> Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement
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Authorize a construction contract with Kompan, Inc. through Omnia Cooperative Purchasing Agreement for the installation of playground equipment, surfacing and sport court tiles at Cherrywood Park located at 5400 Cedar Springs Road – Not to exceed \$246,623.15 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

<u>Vendor</u>	<u>Address</u>	<u>Amount</u>
Kompan, Inc.	605 W Howard Lane , Suite 101 Austin, Texas 78753	\$246,623.15

OWNER

Kompan, Inc.
605 Howard Lane, Suite 101
Austin, TX 78753

Jethro Montzka, President

COMMITTEE ACTION

The Planning & Design Committee will consider this item on June 1, 2023.

The committee will present its recommendation to the Park and Recreation Board on June 15, 2023.

This item will be scheduled for City Council approval on June 28, 2023.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Ethnic Workforce Composition Report (BWI-FRM-627)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please **DO NOT** use the “Enter” key.)

Company name: Kompan, Inc

Address: 605 W. Howard Ln., Unit 101 Austin, TX 78753

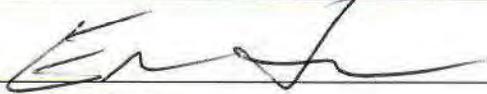
Bid #: 2022-005 Cherrywood Park

Telephone Number: 800 - 426 - 9788 Ext. -

Email Address: EriLew@Kompan.com

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	13	4	12	4	1					
Professional	45	53	39	50	1	2	4	1	1	
Technical	6	12	6	7				3		2
Office/Clerical		1						1		
Skilled	1	1				1	1			
Semiskilled										
Unskilled										
Seasonal										
Totals:	65	71	57	61	2	3	5	5	1	2
# of employees living in Dallas:							1			
Total % of employees living in Dallas			1							



Officer's Signature
Eric Lewis

Typed or Printed Name

Treasurer

Title
04/21/2023

Date



CITY OF DALLAS
Office of Economic Development - Business and Workforce Inclusion
Contractor's Affidavit - Schedule of Work and Actual Payment (BWI-FRM-213)

Project Name: Cherrywood Park

Bid/Contract #: 2022-005

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 6: Indicate firm's location as L=local (within Dallas county limits);
 N=Non-local (Outside Dallas county limits).

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 3: List name of firm; M/WBE Certification Number (if applicable).

Column 8: Indicate percentage of total contract amount.

Column 4: List firm(s); contact name; address; telephone number.

Column 9: Indicate total payments to date.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian;
 N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Supply Playground and Surfacing	VS000006855	Kompan, Inc.	605 W. Howard Ln., Unit 101 Austin, TX 78753	NON	N	\$ 166,703.15	67.59%		
Notes:									
Playground, sitework and install	VS000006855	Henneberger Construction, Inc.	8928 Fairglen Dr., Dallas, TX 75231	W	N	\$79,920.00	32.41%		
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[Note: Totals and Percentages will automatically calculate.]

Total Bid Amount:	\$ 246,623.15	100.00%	\$ -	\$ -
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The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes and the Change of M/WBE Subcontractor Form. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: _____

Title: _____

Printed Name: _____

Date: _____

Company Name: _____



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please DO NOT use the "Enter" key.)

TO: City of Dallas DATE: 04/06/2023

Office of Economic Development - Business and Workforce Inclusion

Project Name: Cherrywood Park Bid # 2022-005

Henneberger Construction will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): Install Playground Equipment, Site Work and Safety Surfacing

to Kompan, Inc
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: WBENC

M/WBE Certification Number: # WBE1702408

Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime	<u>\$246,623.15</u>	<input type="checkbox"/> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$79,920.00</u>	<input type="checkbox"/> DFWMSDC
		<input checked="" type="checkbox"/> WBENC

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

[Signature]
Officer's Signature (Prime Contractor)

Jethro Montzka
Printed Name (Prime Contractor)

President
Title (Prime Contractor)

4/14/2023
Date

[Signature]
Officer's Signature (M/WBE/DBE Subcontractor)

Cynthia Henneberger
Printed Name (M/WBE/DBE Subcontractor)

President
Title (M/WBE/DBE Subcontractor)

4/14/23
Date

Please select or list all Chambers or Advocacy groups you are a member of:

- | | | | |
|---|---|---|---|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Asian Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Black Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Black Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Hispanic Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Hispanic Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| U.S. Pan Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | | |

Other _____

Certification: View

Certification List

This record is from **Women's Business Council - Southwest**. It is not managed by City of Dallas.

Vendor Information

BUSINESS NAME	Henneberger Construction, Inc
SYSTEM VENDOR NUMBER	20512204
PRIMARY OWNER'S NAME	Cynthia Henneberger
COMPANY TYPE	Corporation
ETHNIC GROUP	Caucasian
GENDER	Female

Certification Information

CERTIFYING AGENCY	Women's Business Council - Southwest
CERTIFICATION TYPE	WBE - Women Business Enterprise
EFFECTIVE DATE	11/29/2021
RENEWAL DATE	11/29/2023

Contact Information

MAIN COMPANY EMAIL	cynhen@mac.com
MAIN PHONE	214-503-7889
MAIN FAX	214-503-7889
MAIN COMPANY WEBSITE	http://www.henneberger.biz

Addresses

PHYSICAL ADDRESS	8928 Fairglen Drive Dallas, TX 75231 [map]
MAILING ADDRESS	8928 Fairglen Drive Dallas, TX 75231 [map]

Business Capabilities

BUSINESS CERTIFIED FOR	Construction
FULL DESCRIPTION OF CAPABILITIES/PRODUCTS	
COMMODITY CODES	NAICS 236220 Commercial and Institutional Building Construction (More)
	NAICS 238990 All Other Specialty Trade Contractors (More)

Owner Ethnicity and Gender

ETHNIC GROUP	Caucasian
GENDER	Female

Location

COUNTY

Certification List

[Customer Support](#)

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City of Dallas

Project Information Sheet Construction/Architectural and Engineering

Construction Award
Amount: \$246,623.15

Change Order
CO Amount __
Overall Amount _____

Professional Services Contract
Amount:

Supplemental Agreement
SU Amount:
Overall Amount:

Architectural and Engineering
Amount:

Department :Park and Recreation Department

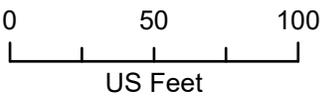
Proposed Agenda Date: 6/14/23

Project Name: Cherrywood Park Playground Replacement
Contract Number: PKR-2023-00021601
Encumbrance Number:

Scopes of Work: Playground Replacement

Project Manager: John Reynolds
Contact Person: John Reynolds
Phone: 214-670-5454
Email: john.reynolds@dallas.gov

Contacted Intent to Award On: 6/14/23
Prime Contractor Kompan, Inc.
Contact Person: Becky Wilson
Phone: 425-210-1483
Email: BecWil@Kompan.com



Cherrywood Park

5400 Cedar Springs Rd.
Dallas, TX 75235
District 2



**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

AGENDA DATE: June 1, 2023

COUNCIL DISTRICT(S): 2

STAFF: Christina Turner-Noteware, (214) 671-7966

SUBJECT

Authorize the placement of the Anita Phelps Dedication Plaque at the location of a Mexican American neighborhood once known as Little Mexico located near Pike Park – Financing: No cost consideration to the City

BACKGROUND

This action will authorize the placement of a dedication plaque at the location of a Mexican American neighborhood known as Little Mexico located near Pike Park. It is bordered by Maple Avenue, McKinney Avenue, and the Missouri, Kansas, and Texas (MKT) railroad. The Anita Phelps Dedication Plaque details the history of the neighborhood of Little Mexico.

The settlement of the Little Mexico barrio in Dallas began with the Mexican Revolution (1910-1920), as Mexicans fled the turmoil of the civil war. Many of the new residents did not speak English well. In 1907, the City of Dallas passed ordinances segregating city blocks by race. The newcomers were segregated from most public places, including restaurants, swimming pools, and theaters. The city, which was growing rapidly as a business and trading center because several railroads served the area, had good employment opportunities. The barrio surrounding the area that is now Pike Park offered affordable housing and proximity to downtown. This area became the center of a Mexican-American community life in the city that lasted into the early 1980s with a peak population in the 1960s.

Pike Park and a few structures are the remnants of the historic neighborhood, redeveloped as Uptown, including the Arts and West End Districts. Miguel Martinez founded the first El Fenix Café on McKinney Avenue in 1918, and the company has been in business for over 100 years. Luna's Tortillas y Hacienda had its roots at 2209 Caroline Street near McKinney Avenue. The business was founded in 1924 by Maria Luna, a single mother. Each morning she would make dough for the tortillas at home and take it to neighborhood women to be rolled out and cooked. Luna would then pick up the tortillas and sell them to local businesses. In 1938, she built a new factory at 1615 McKinney Avenue. The business moved to Northwest Dallas and is still run by the family.

Under the Interpretive Signage Policy, historical plaques/markers are to be approved by the Park and Recreation Board, which is why this item is being brought to the Board today for approval.

FISCAL INFORMATION

No cost consideration to the City. Uptown Dallas has initiated the financing for placing the Dedication Plaque/Marker, which is why there is no current cost consideration.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023.

The committee will present its recommendation to the full Park and Recreation Board on June 15, 2023.

This item does not require City Council approval.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Dedication Plaque (Image)
Interpretive Signage Policy

MCKINNEY AVENUE, THE COMMERCIAL HUB OF DALLAS' LITTLE MEXICO

The settlement of the Little Mexico barrio in Dallas began with the Mexican Revolution (1910-1920), as Mexicans fled the turmoil of the civil war. The city, which was growing rapidly as a business and trading center because several railroads served the area, had good employment opportunities. The barrio surrounding the area that is now Pike Park offered affordable housing and close proximity to downtown.



Typical mom-and-pop grocery store run by the Frank Mongaras family, circa 1930s. Courtesy Anita N. Martinez Family Archives and DMAHL

Many of the new residents did not speak English well. In 1907, the City of Dallas passed ordinances segregating city blocks by race. The newcomers were segregated from most public places, including restaurants, swimming pools, and theaters.

They met these challenges by becoming self-sustaining, starting family-run business from their homes and bringing in products from Mexico which were both favored and familiar. Others started restaurants, tortilla factories, and grocery stores. While small businesses speckled the neighborhood, McKinney Avenue quickly became the commercial center.

Miguel Martinez founded the first El Fenix Café on McKinney Avenue in 1918, and the company has been in business for over 100 years. Originally, both the restaurant and the adjacent El Fenix Ballroom stood across the street from the current restaurant site at 1601 McKinney Avenue. The ballroom, popular in the 1930s, featured a house orchestra, ballroom dancing, and a live Saturday night radio broadcast. The restaurant chain had many Texas locations when it was sold to a private company in 2008.



Original location of the El Fenix Café and Ballroom, 1950. Courtesy Firebird Group and DMAHL

Pedro Calvillo Hernández and his wife Socorro Navarro Hernández established the Hernández Grocery Market at 2120 Alamo Street, next door to their home, in

1918. It carried fresh meats, produce, canned goods, and many Mexican products, such as pan dulce (Mexican sweet bread) and tortillas. The market operated on Alamo Street until 2009, when it moved to Garland, Texas.



Luna Tortilla Factory, 2007. Courtesy Office of Historic Preservation, City of Dallas

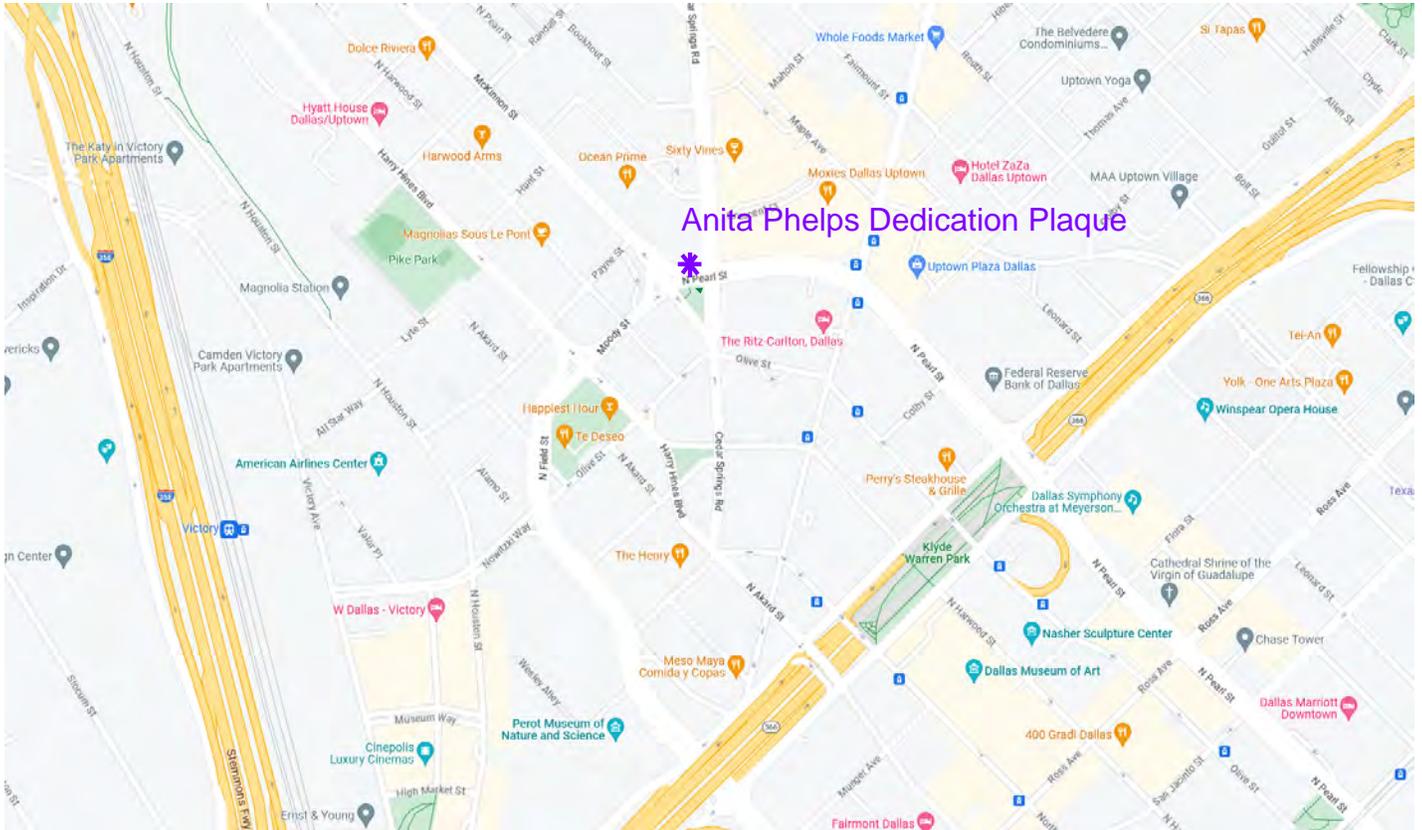
Luna's Tortillas y Hacienda had its roots at 2209 Caroline Street near McKinney Avenue. The business was founded in 1924 by Maria Luna, a single mother. Each morning she would make masa (dough) for the tortillas at home and take it to neighborhood women to be rolled out and cooked. Luna would then pick up the tortillas and sell them to local businesses. In 1938, she built a new factory at 1615 McKinney Avenue. The business moved to Northwest Dallas and is still run by the family.

Other businesses located along McKinney Avenue, included the El Original restaurant owned by Casimira Valdez, Maria Luna's sister, and La Botica Chiquita (The Little Drugstore) owned by Rudy Benavidez. Adolfo and Augustina Tapia owned La Perlita (The Little Pearl), a general store selling reading materials from Mexico, along with Mexican candies and medicinal herbs. Other restaurants included The White Kitchen restaurant owned by Julian Rocha, the Taxco restaurant, owned by the Joe Navarro family, Quinto Patio restaurant, and El Farolito Café (The Lantern Cafe), owned by Federico Estrada. Entertainment venues included the Acapulco dance club and the Riviera bar, while the P&M Shoe Shop at 1600 McKinney Avenue, owned by Pasqual and Manuel Delgado and Zambrano Studio, a portrait photography business owned by Samuel Zambrano, were businesses that almost exclusively served a neighborhood clientele.



Socorro Hernández at the Hernandez Grocery & Market, circa 1950s. Courtesy Dr. Macario Hernandez and DMAHL

Historical information for the marker provided by Dallas Mexican American Historical League.



Anita Phelps Dedication Plaque



1 in = 300 ft



District 2

Pike Park

2200 Cedar Springs Rd, Dallas, TX 75201

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

AGENDA DATE: June 1, 2023

COUNCIL DISTRICT(S): 14

STAFF: Christina Turner-Noteware, (214) 671-7966

SUBJECT

Authorize the placement of the Griggs Park Dedication Plaque at the location of an African American neighborhood once known as the Freedman's Town – State – Thomas area – Financing: No cost consideration to the City

BACKGROUND

This action will authorize the placement of a dedication plaque at the location of an African American neighborhood once known as Freedman's Town – State – Thomas area. The Griggs Park Dedication Plaque details the history of the neighborhood of Freedman's Town.

From its beginnings as a community for formerly enslaved people to a business and residential hub during the twentieth century, this area was the center of Black life in Dallas. It has been compared to Harlem in New York City. Because of racial segregation, freedman's towns had to become self-contained communities in all aspects of living, and Freedman's Town – State – Thomas was no exception.

Community growth developed out of the enforcement of Jim Crow segregation laws and redlining – the practice under which people living in or near Black communities could not get insured mortgages. These practices forced formerly enslaved African Americans to live in more marginal communities and become self-reliant for their goods and services. In addition, African-American businesses had little to no outside institutional financial support for buildings, inventory, or improvements.

During segregation, the number of Black-owned businesses in the State — Thomas community was larger than the total number of those in the rest of Dallas County combined. By the 1940s, there were over 180 Black-owned businesses in the area, including doctors, dentists, and other professions. Most two-story buildings in the area such as the McMillan Sanitarium, Green Building, and Flowers Building provided rental space for other businesses such as cafes, drug stores, beauty and barber shops, shoe repair, insurance, and tailoring services. There were other stand-alone venues such as grocers, dry goods, clubs, restaurants, and the State Theatre.

Under the Interpretive Signage Policy, dedication plaques are to be approved by the Park and Recreation Board, which is why this item is being brought to the Board today for approval.

Authorize the placement of the Griggs Park Dedication Plaque at the location of an African American neighborhood once known as the Freedman's Town — State — Thomas area. Financing: No cost consideration to the City – page 2

FISCAL INFORMATION

No cost consideration to the City. Uptown Dallas has initiated the financing for placing the Dedication Plaque/Marker, which is why there is no current cost consideration.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023.

The committee will present its recommendation to the full Park and Recreation Board on June 15, 2023.

This item does not require City Council approval.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Dedication Marker (Image)
Interpretive Signage Policy

THE BUSINESSES OF FREEDMAN'S TOWN – STATE-THOMAS



Adams Furniture and Hardware, 3302 Thomas Avenue

Despite decades of repression, the Freedman's Town – State-Thomas area rose to become one of the most noted African-American communities in the Southwest. From its beginnings as a community for formerly enslaved people to a business and residential hub during the twentieth century, this area was the center of Black life in Dallas. It has been compared to Harlem in New York City. Because of racial segregation, freedman's towns had to become self-contained communities in all aspects of living, and Freedman's Town – State-Thomas was no exception.

Community growth developed out of the enforcement of Jim Crow segregation laws and redlining – the practice under which people living in or near Black communities could not get insured mortgages. These practices forced formerly enslaved African Americans to live in more marginal communities and become self-reliant for their goods and services. In addition, African-American businesses had little to no outside institutional financial support for buildings, inventory, or improvements.

During segregation, the number of Black-owned businesses in the State-Thomas community was larger than the total number of those in the rest of Dallas County combined. By the 1940s, there were over 180 Black-owned businesses in the area, including doctors, dentists, and other professions. Most two-story buildings in the area such as the McMillan Sanitarium, Green Building, and Flowers Building provided rental space for other businesses such as cafes, drug stores, beauty and barber shops, shoe repair, insurance, and tailoring services. There were other stand-alone venues such as grocers, dry goods, clubs, restaurants, and the State Theatre.



Allen Street Taxi Company, 1922 Allen Street

While a few local hotels and the YMCA served out-of-town guests, private homes also helped meet the need for travelers' lodging. Several private homes in State-Thomas were listed in the Green Book, a directory of places where African Americans who travelled during segregation would be welcomed. Nationally known entertainers and celebrities such as Lena Horne, Cab Calloway, and Duke Ellington were often provided private home lodging in the State-Thomas community because African-Americans were not allowed to stay in the nearby downtown hotels until the mid-to-late 1960s, nearly a hundred years after Emancipation.



Ward's Café and the Square Deal Barber Shop, 2923 and 2925 Thomas Avenue

mortuary science, and business education.

There was a strong entrepreneurial spirit in State-Thomas. Some operated more than one type of neighborhood business or had locations in other parts of Dallas. They marketed their goods and services to other Black neighborhoods or offered training schools – particularly for cosmetology,

Because a number of the smaller businesses located in the State-Thomas area were operated out of homes, the depth and magnitude of offered services will probably never be fully known. But tenacity, persistence, and faith enabled State-Thomas business owners and residents to be successful and, more importantly, to contribute to the overall development of their neighborhood. Although most of the original buildings have disappeared, the descendants of those who built Freedman's Town – State-Thomas still anchor the Dallas we see today.

THE BUSINESSES OF FREEDMAN'S TOWN - STATE-THOMAS



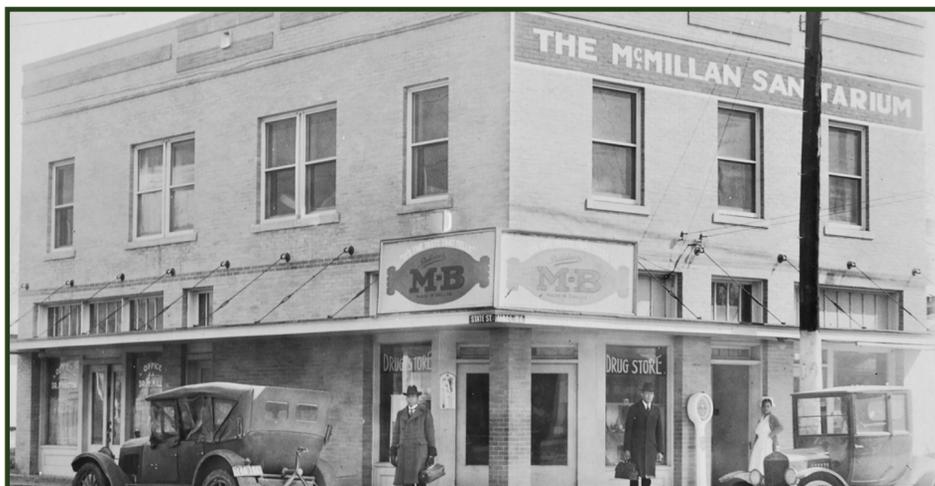
Dr. William K. Flowers, a physician who came to Dallas in 1924, built the Flowers Building at 2317 Hall Street to house his medical practice and other businesses. The forerunner of the Dallas Black Chamber of Commerce was established here in 1926. The building stood through the late 1970s when the State-Thomas area started to experience intense redevelopment pressure.



Black entertainers needed a place to stay while performing in Dallas, and the Powell Hotel often served as their home. Located at 3115 State Street and established by David F. Powell, the hotel was in business between 1928 and 1970. Marion Butts Collection, Dallas History & Archives Division, Dallas Public Library

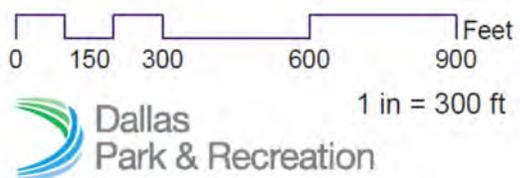
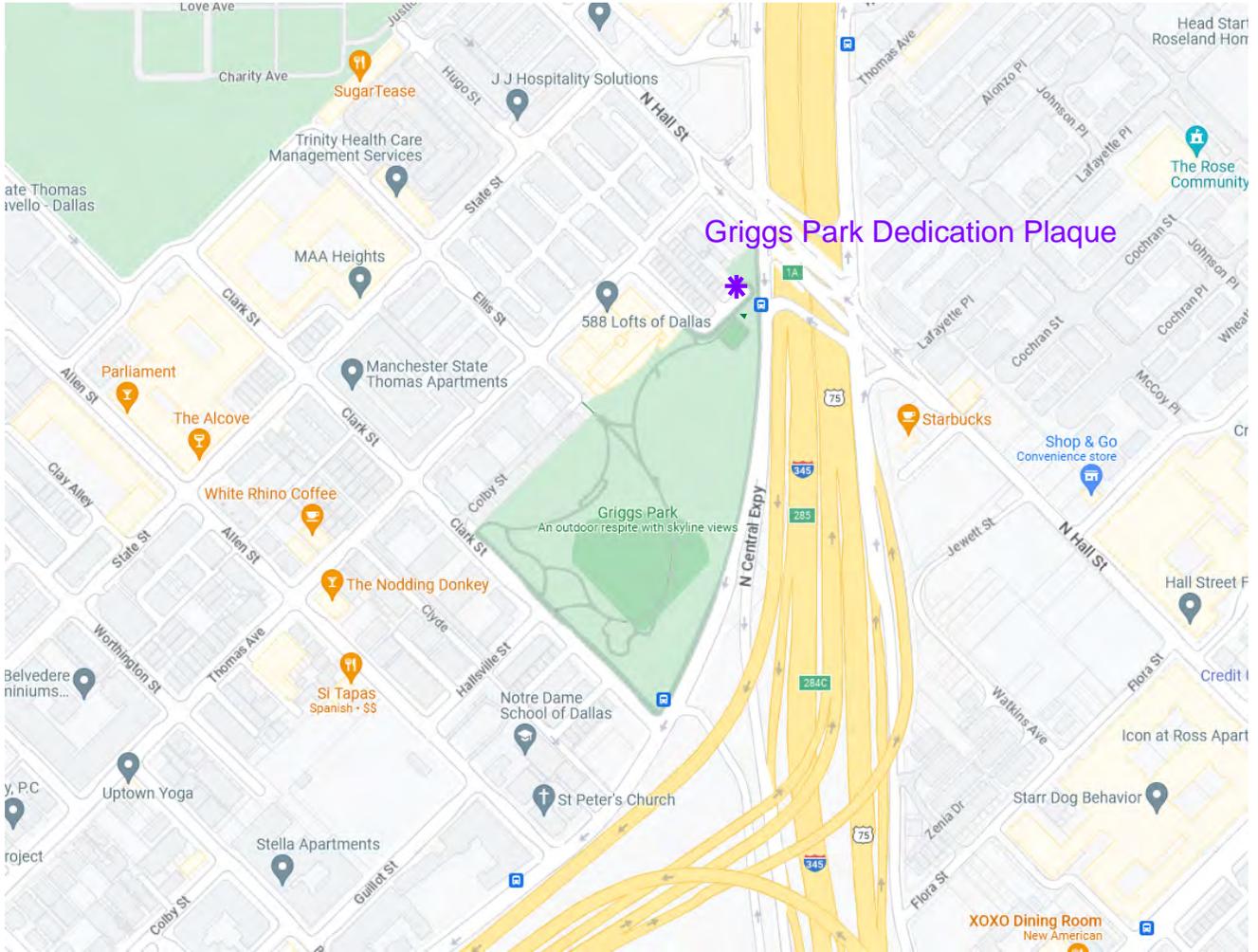


Segregation impacted every aspect of life for African Americans, including entertainment. The State Theatre, located in the heart of the State-Thomas community at 3217 Thomas Avenue, opened in 1927. It provided a full range of films and often featured movies with Black stars. The State ceased to function as a Black theater in 1967, and building was demolished during the early 1980s. It was the longest operating movie theater for African Americans in Dallas.



*McMillan Sanitarium was located at State and Hall Streets.
Photo courtesy of the McMillan Family.*

Unless otherwise noted, all photographs courtesy George W. Cook collection, DeGolyer Library, SMU.
Historical information provided by Remembering Black Dallas, Inc.



District
2

Griggs Park

(100 2200 Hugo St, Dallas, TX 75204

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET
COMMITTEE ONLY**

AGENDA DATE: June 1, 2023

COUNCIL DISTRICT(S): 14

STAFF: Christina Turner-Noteware, (214) 671-7966

SUBJECT

Authorize the placement of Harry Hines Triangle Park Historical Marker near the previously known location of 2211 Alamo Street. The address of 2211 Alamo Street no longer exists; the site was located between what is now the Perot Museum of Nature and Science and El Fenix Restaurant. However, its history is symbolic of the early beginnings of multiculturalism in Dallas and is a tribute to those who were willing to respect the faiths of others. Financing: No cost consideration to the City

BACKGROUND

This action will authorize the placement of a historical marker at the location of a church that previously was named Anshe Sphard Synagogue and it is now known as Primera Iglesia Bautista (First Mexican Baptist Church). The Harry Hines Triangle Park Historical Marker details the history of the neighborhood of the Jewish community.

Built in 1914 and originally named Summit Play Park, Pike Park was located on Harry Hines Blvd. just south of Randall St. and Little Mexico, in what was once the heart of the Dallas Jewish community. As Jews from Eastern Europe began to arrive in the United States and some ultimately on to Dallas, they tended to settle in what was then North Dallas, also known as Frogtown, Goose Valley and Little Jerusalem. This area, near the Trinity River and north of downtown was where immigrants lived—early ones from English-speaking countries and then Eastern European immigrants, who brought their family members over and settled near one another. Some had businesses in the immediate area—grocers and dry goods stores—and some had businesses in downtown Dallas and Deep Ellum. However, many of these immigrants were peddlers, taking a horse or mule, with or without a wagon, to the many small towns in North Texas and selling to the farmers and their wives.

This park was the first city project in Dallas to look at the recreational needs of an established neighborhood and design a park to meet those needs. The field house included public baths, meeting and work spaces, as well as recreational courts and equipment. The park was renamed in 1927 after Edgar L. Pike, a long-time member of the Dallas Park Board.

Authorize the placement of Harry Hines Triangle Park Historical Marker near the previously known location of 2211 Alamo Street. The address of 2211 Alamo Street no longer exists; the site was located between what is now the Perot Museum of Nature and Science and El Fenix Restaurant. However, its history is symbolic of the early beginnings of multiculturalism in Dallas and is a tribute to those who were willing to respect the faiths of others. Financing: No cost consideration to the City – page 2

Under the Interpretive Signage Policy, dedication plaques are to be approved by the Park and Recreation Board, which is why this item is being brought to the Board today for approval.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on June 1, 2023.

The committee will present its recommendation to the full Park and Recreation Board on June 15, 2023.

This item does not require City Council approval.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Historical Marker (Image)
Interpretive Signage Policy



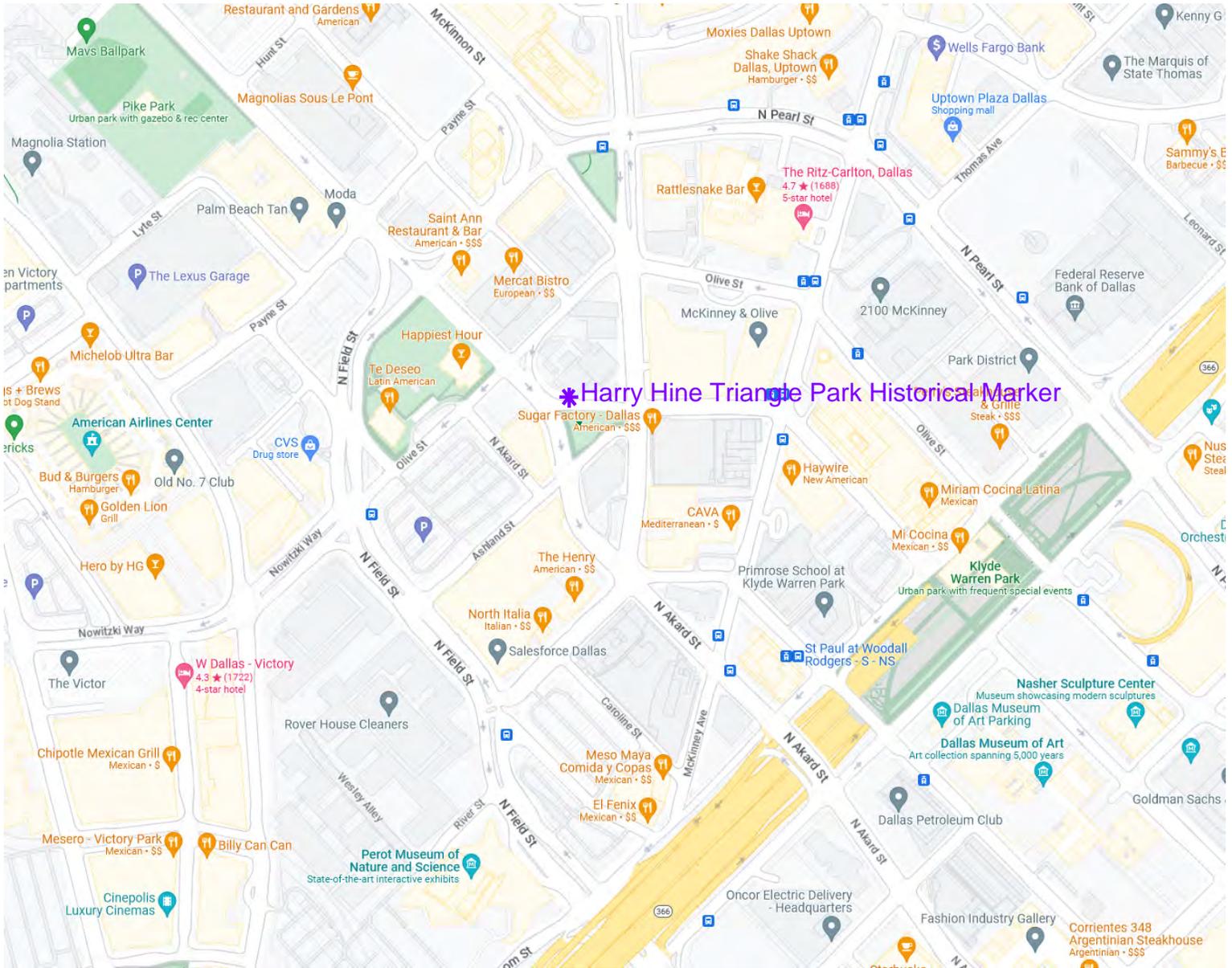
**ANSHE SPHARD SYNAGOGUE
PRIMERA IGLESIA BAUTISTA MEXICANA
(FIRST MEXICAN BAPTIST CHURCH)**

BECAUSE OF RELIGIOUS PERSECUTION IN RUSSIA AND EASTERN EUROPE, JEWISH PEOPLE MIGRATED TO THE UNITED STATES IN LARGE NUMBERS IN THE LATE 19TH AND EARLY 20TH CENTURIES. "THE GALVESTON PLAN," AN IMMIGRATION ASSISTANCE PROGRAM DESIGNED TO DIVERT IMMIGRATION FROM OVERCROWDED EAST COAST CITIES, BROUGHT MANY JEWISH IMMIGRANTS TO TEXAS. MANY CAME FROM THE AREA OF THE AUSTRO-HUNGARIAN EMPIRE AND SETTLED IN THE NEIGHBORHOOD SURROUNDING WHAT WOULD BECOME PIKE PARK BECAUSE OF FAMILY RELATIONSHIPS AND THE AVAILABILITY OF AFFORDABLE HOUSING. THIS NEIGHBORHOOD SOON EARNED THE NICKNAMES OF "FROG TOWN," "GOOSE VALLEY" AND "LITTLE JERUSALEM." IN 1906, JEWISH SETTLERS FOUNDED CONGREGATION ANSHE SPHARD ("ROMANISHE SHUL") TO WORSHIP TOGETHER IN THE SEPHARDIC MANNER. INITIALLY MEETING IN PRIVATE HOMES, THE CONGREGATION PURCHASED AND REMODELED A HOUSE AT 2211 ALAMO STREET AND USED IT AS A SYNAGOGUE STARTING IN 1913. AROUND 1915, THE PROSPERING JEWISH MIDDLE CLASS BEGAN TO RELOCATE TO LARGER HOMES IN WHAT WAS THEN CONSIDERED SOUTH DALLAS.

CONCURRENTLY, MANY MEXICANS IMMIGRATED TO THE U.S. TO FLEE THE TURMOIL OF THE MEXICAN REVOLUTION. LIKE THE JEWISH SETTLERS BEFORE THEM, MEXICAN MIGRANTS (COMMONLY KNOWN AS "COLONISTS") MOVED INTO THE NEIGHBORHOOD BECAUSE OF FAMILY CONNECTIONS, AFFORDABLE HOUSING AND AMPLE JOB OPPORTUNITIES. THIS BEGAN THE TRANSITION OF "LITTLE JERUSALEM" TO "LITTLE MEXICO," THE FIRST AND LARGEST OF THE MEXICAN AMERICAN BARRIOS IN DALLAS. WHEN THE JEWISH CONGREGATION MOVED TO A NEW LOCATION IN SOUTH DALLAS, THEY SOLD ANSHE SPHARD SYNAGOGUE TO PRIMERA IGLESIA BAUTISTA MEXICANA (FIRST MEXICAN BAPTIST CHURCH) IN 1918. WHILE THE HOUSE ON ALAMO STREET (NOW MIGUEL MARTINEZ WAY) NO LONGER EXISTS, ANSHE SPHARD SYNAGOGUE AND FIRST MEXICAN BAPTIST CHURCH SYMBOLIZE DALLAS' LEGACY AS A MULTICULTURAL HUB IN THE 20TH CENTURY AND BEYOND.

MARKER IS PROPERTY OF THE STATE OF TEXAS

(2017)



1 in = 300 ft



District
14

Harry Hine Triangle Park

2402 Harry Hines Blvd, Dallas, TX 75201

PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16

Scope of Policy

It is sometimes the intent to install signs, panels, plaques and other structures which are primarily used to communicate information to residents and visitors about the historical and cultural environment of an area. Interpretive signage incorporates descriptive or narrative details to present historical information about a person, group of people, place, object or event to reveal new insights and understandings about that person, group of people, place, object or event by linking and referencing what visitors may already know with the new information presented.

Refer to the Park Naming Policy for the naming of parks, buildings, or components of parks and buildings. Refer to the Plaque Policy for Donation and Dedication Plaques.

This Interpretive Signage Policy does not apply to interpretation or identification of natural elements in the environment, botanical exhibits, zoological exhibits, wayfinding or directional signage. This Interpretive Signage Policy will apply to all parks except as exempted by separate agreement. Fair Park is exempted from this policy by Ordinance 27079, Fair Park Historical Overlay District.

- A. Historical and interpretive signs placed at a park site should interpret important events and/or people associated with the park and/or the history of the park where the sign is located. Historical and interpretive signs at a park should not be used to interpret events or people unrelated to the park site or events that took place in other parts of the city.
- B. Historical and interpretive signs can be in honor or recognition of an individual or group, but should not be used for the purpose of a memorial.
- C. Donors requesting the installation of historical or interpretive signs at a park shall bear the cost of design, manufacturing, installation (including the mounting structure), maintenance, repair and replacement of all plaques and/or signage (due to loss, damage, vandalism or deterioration).

PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16

- D. Historical and interpretive signs can be manufactured from cast bronze, aluminum or similar durable materials; engraved in glass, stone or a similar durable material as an applied sign; or engraved into a wall, or horizontal surface of a hardscape element.
- E. Wording on historical and interpretive signs should be as concise as possible to convey the message and the use of high-resolution photographs to help convey the message is encouraged. All photographs used on signs shall have permission secured for their use and include the proper credits from the party that holds the copyright, if applicable.
- F. Historical and interpretive signs shall be placed in a location where they are not easily damaged by landscape maintenance.
- G. The size of interpretive signs should be a maximum of 4 feet by 10 feet.
- H. A drawing indicating the form, materials, size, content and wording of interpretive signs regarding historical or cultural content will be approved by the Park Board upon recommendation from the Planning and Design Committee. Any Board-requested revisions or modifications will be incorporated into the final design prior to its fabrication and installation. Signs which interpret natural elements in the landscape can be approved by the Director.
- I. It is recommended that interpretive signs include information that tells the visitor where they can find further details on the subject (example: QR code that provides a link to a website).
- J. Signage shall comply with all applicable codes and ordinances.
- K. Refer to Exhibit "A" for examples of interpretive signage.



PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16

OTHER POLICIES REFERENCED

Plaque Policy
Park Naming Policy

LEGAL REFERENCE

None

PRIOR ACTION

Initial Policy Approval: N.A.

RESPONSIBLE DIVISION

Planning and Design

PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16

EXHIBIT A

EXAMPLES OF INTERPRETIVE SIGNAGE



PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16



Exhibit A - continued



PARK AND RECREATION BOARD POLICY

Title: Interpretive Signage Policy
No. 12-15-16

