

FIELD NOTES
DESCRIBING A TRACT OF LAND FOR FEE SIMPLE ACQUISITION FOR THE
LAKE TAWAKONI RAW WATER TRANSMISSION MAIN
KAUFMAN COUNTY, TEXAS
Parcel: 75R

BEING a 811,065 square feet, 18.62 acre tract, of land situated in Kaufman County, Texas, of which approximately 9.903 acres being in the James R. Briscoe Survey, Abstract No. 40, approximately 4.833 acres being in the Isaac Jones Survey, Abstract No. 257, and approximately 3.884 acres being in the Simon C. White Survey, Abstract No. 572, said 18.62 acre tract being completely out of Tract 1, a called 328.450 acre tract of land described in Special Warranty Deed With Vendor's Lien to Travis Ranch, LLC, a Nevada Limited Liability Company, dated October 10, 2008, as recorded in Document No. 2008-00019838, Official Public Records of Kaufman County, Texas (O.P.R.K.C.T.), said 18.62 acre tract also being partially within Pecan Avenue, a private way and partially within Lots 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 24, and 25 of Pecan Grove Estates, an addition to Kaufman County, Texas as recorded in Plat Cabinet No. 1, Page 91, Plat Records of Kaufman County, Texas (P.R.K.C.T.), said 18.62 acre tract being further described by Metes and Bounds as follows:

COMMENCING at an 1/2-inch iron rebar with cap stamped "Halff", (control monument), found at the southern corner of the eastern most corner clip of said Tract 1, and southern corner of the eastern most corner clip of said Pecan Grove Estates Addition, and being in the northwest right-of-way line of F.M. 460 (90-foot wide right-of-way);

THENCE South 46°44'59" West, with a southeast line of said Tract 1, a southeast line of said Pecan Grove Estates Addition and the northwest line of said F.M. 460, a distance of 755.30 feet to a 1/2-inch iron rod with red cap stamped "DAL-TECH" (hereinafter referred to as "with cap") set in the southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way (130' width), as described in Volume 454, Page 117, Deed Records of Kaufman County, Texas (D.R.K.C.T.), and being the northeasterly corner of a called 1.013 acre tract of land described in Warranty Deed to the City of Dallas as recorded in Instrument No. 2018-0027578, (O.P.R.K.C.T.);

THENCE South 76°37'44" West, departing said southeast line of Tract 1, said southeast line of Pecan Grove Estates Addition and said northwest line of FM 460, along said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way and along the northerly line of said called 1.013 acre tract of land, a distance of 442.30 feet to a 1/2-inch iron rod with cap set for the POINT OF BEGINNING, said corner being the point of curvature of a non-tangent curve to the left, having a radius of 300.00 feet, a central angle of 02 degrees 02 minutes 37 seconds, and a tangent of 5.35 feet;

THENCE in southeasterly direction, departing said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way and said northerly line of called 1.013 acre tract of land, and along the southwesterly line of said called 1.013 acre tract of land with said curve to the left, an arc distance of 10.70 feet (Chord Bearing South 32°29'51" East – 10.70 feet) to a 1/2-inch iron rod with cap set for the point of tangency of said curve;

THENCE South 39°43'05" East, continuing along said southwesterly line of said called 1.013 acre tract of land, a distance of 70.02 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD" found for corner;

THENCE South 43°15'24" East, continuing along said southwesterly line of said called 1.013 acre tract of land, a distance of 65.91 feet to a 1/2-inch iron rod with cap set for corner 130.00 feet southerly from and perpendicular to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way;

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EXHIBIT A

THENCE South 76°37'44" West, 130.00 feet southerly from and perpendicular and parallel to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 3,565.32 feet to a 1/2-inch iron rod with cap set for corner;

THENCE, North 88°43'56" West, continuing 130.00 feet southerly from, perpendicular and parallel to said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 1,582.11 feet to a 1/2-inch iron rod with cap set;

THENCE South 11°23'50" West, a distance of 1,036.37 feet to a 1/2-inch iron rod with cap set in a southerly line of said Tract 1, said corner being in the northerly right-of-way line of U.S. Highway 80 (variable width right-of-way);

THENCE North 77°25'16" West, with said southerly line of Tract 1 and said northerly right-of-way line of U.S. Highway 80, a distance of 130.03 feet to a 1/2-inch iron rod with cap set;

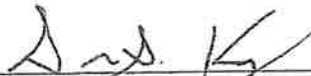
THENCE North 11°23'50" East, departing said southerly line of Tract 1 and said northerly right-of-way line of U.S. Highway 80, a distance of 1,142.52 feet to a 1/2-inch iron rod with cap set in the southerly line of Parcel 1 of said City of Dallas Water Line Right-of-Way;

THENCE South 88°43'56" East, with said southerly line of Parcel 1 of said City of Dallas Water Line Right-of-Way, a distance of 1,674.24 feet to a concrete monument with brass disk stamped "City of Dallas" (control monument) found for corner;

THENCE North 76°37'44" East, continuing with said southerly line of Parcel 1 of the City of Dallas Water Line Right-of-Way, a distance of 3,481.20 feet to the POINT OF BEGINNING and containing 811,065 square feet or 18.62 acres of land, more or less.

All bearings for this tract refer to the NAD-83 Texas State Plane Coordinate System, North Central Zone 4202, according to measurements made at NGS continuously operating reference stations Collin CORS ARP, Dallas CORS ARP, Kaufman CORS ARP, Tyler CORS ARP, and Paris CORS ARP. The Kaufman County scale factor of 1.000114077 as published by the Texas Department of Transportation, Dallas District was used for this project.

A plat of even survey date herewith accompanies this legal description.

By:  Date: Nov. 19, 2019

Surveyor's Name: Gregory Scott Kays
Registered Professional Land Surveyor
Texas No. 5040

Company Name: DAL-TECH Engineering, Inc.
TBPLS Firm No. 10123500

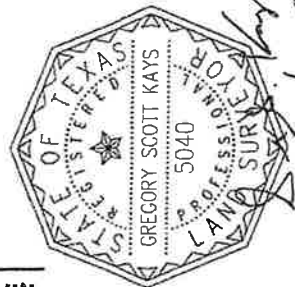




DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 102
DALLAS, TEXAS 75287, TEL. (972)250-2727, FAX (972)250-2771
TS&PS FIRM: No. 0123502

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN CO, AR, DALLAS CO, AR, KAUFMAN CO, AR, TYLER CO, AR, AND PARIS CO, AR. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

NOTES: 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIP	FOUND IRON ROD
O FIP	FOUND IRON PIPE
O 1/2" SIR	1/2" SET IRON ROD WITH A
O W/CAP	RED PLASTIC CAP STAMPED
	"DAL-TECH" OR "DTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK. NAIL
O SPK	SET PK. NAIL
O FIP	FOUND IRON ROD WITH CAP
O W/CAP	STAMPED

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. ACCORDING TO MEASUREMENTS MADE AT NGS CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN COPS ARP, DALLAS COPS ARP, KAUFMAN COPS ARP, TYLER COPS ARP, AND PARIS COPS ARP. THE KAUFMAN COUNTY SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS DISTRICT WAS USED FOR THIS PROJECT.

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION
SITUATED IN THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
ISAAC JONES SURVEY, ABSTRACT NO. 257,
SIMON C. WHITE SURVEY, ABSTRACT NO. 572 AND
KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 300
DALLAS, TEXAS 75287, TEL. (972)250-2727 FAX (972)250-4774
TBL'S FIRM NO. 10123500
SCALE: 1"=200'
SHEET 4 OF 6

MATCH LINE SEE SHEET 5 OF 6

MATCH LINE SEE SHEET 3 OF 6

OWNER:
TRAVIS RANCH, LLC
A NEVADA LIMITED
LIABILITY COMPANY
TRACT 1
DOC. NO. 2008-00019838
O.P.R.K.C.T.

CITY OF DALLAS
WATER LINE
RIGHT-OF-WAY
PARCEL 1
VOL. 454, PG. 117
D.R.K.C.T.

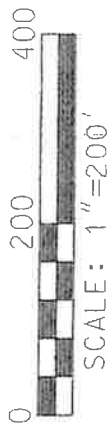
PARCEL 75R
811,065 S.F.
18.62 AC.

PECAN GROVE ESTATES
CABINET # 1, PG. 91
P.R.K.C.T.

PECAN AVE.
PRIVATE WAY

N76° 37' 44" E 3,481.20'
S76° 37' 44" W 3,565.32'

130.00'
130.00'



MATCH LINE SEE SHEET 6 OF 6

MATCH LINE SEE SHEET 4 OF 6

0 200 400
SCALE: 1"=200'

APPROXIMATE
LOCATION OF
SURVEY LINE

OWNER:
TRAVIS RANCH, LLC
A NEVADA LIMITED
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CITY OF DALLAS
WATER LINE
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PARCEL 1
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D.R.K.C.T.

JAMES R. BRISCOE SURVEY
ABSTRACT NO. 40
SIMON C. WHITE SURVEY
ABSTRACT NO. 572

PRIVATE WAY

LOT 24

APPROXIMATE
LOCATION OF
SURVEY LINE

FOUND CONCRETE
MONUMENT W/BRASS
DISK STAMPED
"CITY OF DALLAS"
(C.M.)

SIMON C. WHITE SURVEY, ABSTRACT NO. 572
ISAAC JONES SURVEY, ABSTRACT NO. 257

S88° 43'56"E 1,674.24'

N88° 43'56"W 1,582.11'

LOT 25

1/2" IR
W/CAP
PECAN GROVE ESTATES
CABINET # 1, PG. 91
P.R.K.C.T.

PECAN AVE.
PRIVATE WAY

N76° 37'44"E 3,481.20'
130.00'
130.00'

PARCEL 75R
811,065 S.F.
18.62 AC.

OWNER:
TRAVIS RANCH, LLC
A NEVADA LIMITED
LIABILITY COMPANY
TRACT 1
DOC. NO. 200800019838
O.P.R.K.C.T.

LOT 23

APPROXIMATE
LOCATION OF
SURVEY LINE

ISAAC JONES SURVEY
ABSTRACT NO. 257

LOT 22

NOTE: THIS SURVEY WAS PERFORMED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT.

LEGEND:

S.F.	SQUARE FEET
C.M.	CONTROL MONUMENT
O FIR	FOUND IRON ROD
O FIP	FOUND IRON PIPE
O 1/2" IR	1/2" SET IRON ROD WITH A
O W/CAP	RED PLASTIC CAP STAMPED
	"DAL-TECH" OR "OTE"
O SX	SET "X" CUT IN CONCRETE
O FPK	FOUND PK NAIL
O SPK	SET PK NAIL
O FIR	FOUND IRON ROD WITH CAP
O W/CAP	STAMPED

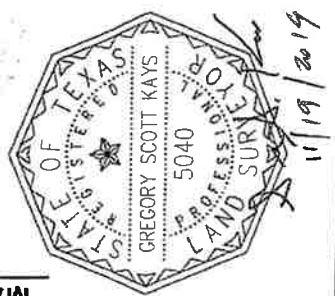


EXHIBIT
OF A
RIGHT-OF-WAY ACQUISITION

ALL BEARINGS FOR THIS TRACT REFER TO THE NAD-83
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL
ZONE 4202, ACCORDING TO MEASUREMENTS MADE AT NGS
CONTINUOUSLY OPERATING REFERENCE STATIONS COLLIN
CORS ARP, DALLAS CORS ARP, KAUFMAN CORS ARP, TYLER
CORS ARP, AND PARIS CORS ARP. THE KAUFMAN COUNTY
SCALE FACTOR OF 1.000114077 AS PUBLISHED BY THE
TEXAS DEPARTMENT OF TRANSPORTATION, DALLAS
DISTRICT WAS USED FOR THIS PROJECT.

SITUATED IN THE
JAMES R. BRISCOE SURVEY, ABSTRACT NO. 40,
ISAAC JONES SURVEY, ABSTRACT NO. 257,
SIMON C. WHITE SURVEY, ABSTRACT NO. 572, AND
KAUFMAN COUNTY, TEXAS

FOR THE
CITY OF DALLAS

BY
DAL-TECH ENGINEERING, INC. 17400 DALLAS PKWY., SUITE 100
DALLAS, TEXAS 75247 TEL. (972) 250-3777 FAX (972) 250-4174
TDP&S, FIRM, LTD. 10/23/2009
SCALE: 1"=200'

EXHIBIT A

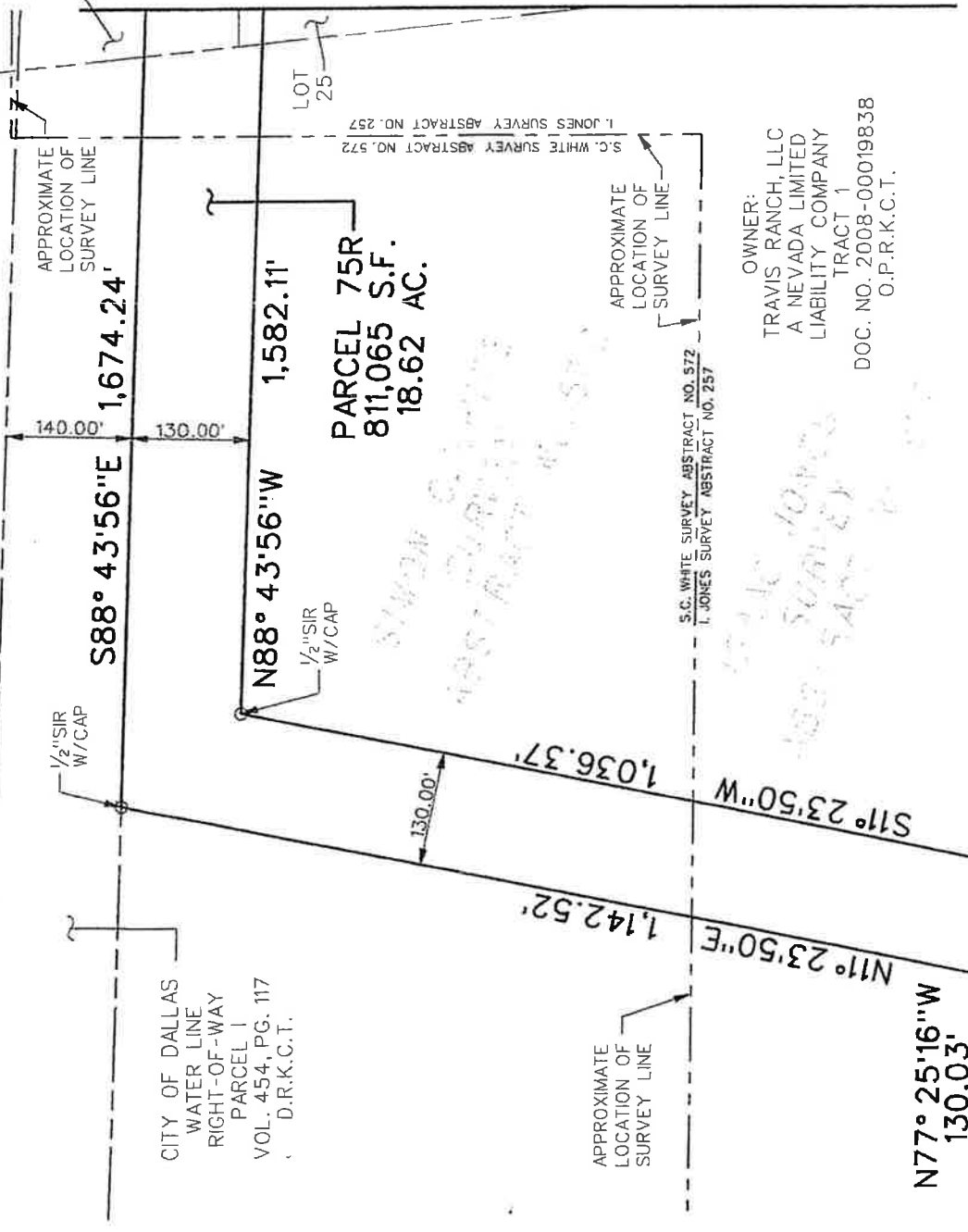


11/9/2019

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KAUFMAN COUNTY, TEXAS
FOR THE
CITY OF DALLAS
BY
DAL-TECH ENGINEERING, INC., 17400 DALLAS PKWY., SUITE 110
DALLAS, TEXAS 75287, TEL (972) 250-2727, FAX (972) 250-0807
TDEPLS FIRM, No. 10123500
DATE: 11/19/2019 REVISED: 11/19/2019 SCALE: 1" = 200' SHEET 6 OF 5

LOT 24
PECAN GROVE ESTATES
CABINET # 1, PG. 91
P.R.K.C.T.
SCALE: 1" = 200'

MATCH LINE SEE SHEET 5 OF 6



OWNER:
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A NEVADA LIMITED
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TRACT 1
DOC. NO. 2008-00019838
O.P.R.K.C.T.

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