



GARLAND

AGENDA

CITY COUNCIL WORK SESSION

City of Garland

Work Session Room, City Hall

William E. Dollar Municipal Building

200 North Fifth Street

Garland, Texas

Monday, January 3, 2022

6:00 p.m.

DEFINITIONS:

Written Briefing: Items that generally do not require a presentation or discussion by the staff or Council. On these items the staff is seeking direction from the Council or providing information in a written format.

Verbal Briefing: These items do not require written background information or are an update on items previously discussed by the Council.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_WKzFPrFeQaS8bTHS7APQzA

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

346-248-7799

470-250-9358

470-381-2552

The Meeting ID is: 840 5294 8480

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

(1) Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

(2) The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.

(3) A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.

(4) Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.

(5) The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.

(6) Discussions or deliberations regarding 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 territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

(7) Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

1. Public Comments on Work Session Items

Persons who desire to address the City Council on any item on the Work Session agenda are allowed three minutes to speak. Speakers are taken only at the beginning of the meeting, other than invited testimony.

Speakers are grouped by Work Session item and will be taken in the order of the Work Session agenda. Speakers must submit to the City Secretary a completed speaker's card before the beginning of the meeting. Speaker cards will not be accepted after the Mayor calls the meeting to order. Speaker cards are available in the lobby, at the visitor's side of the Work Session Room, and from members of staff.

Speakers are limited to addressing items on the Work Session agenda – any item relating to a Regular Session agenda item should be addressed at the Regular Session and any item not on an agenda may be addressed during the open microphone at the end of the Regular Session.

2. Consider the Consent Agenda

A member of the City Council may ask for discussion or further information on an item posted as a consent agenda item on the next Regular Meeting of the City Council. The Council Member may also ask that an item on the posted consent agenda be pulled from the consent agenda and considered for a vote separate from consent agenda items on the regular agenda. All discussions or deliberations on this portion of the work session agenda are limited to posted agenda items and may not include a new or unposted subject matter.

3. Written Briefings:

a. Conveyance of City Property - 1700 Block Spencer Road Denton, Texas (Spencer Electric Generation Facility)

Council is requested to approve the conveyance of the 0.271-acre variable width surface use easement and the 0.101-acre 30-foot access easement located in Denton, Texas in the 1700 block of Spencer Road at the City of Garland Spencer Electric Generation Facility. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 18, 2022 Regular Meeting.

b. Naaman School Road and Bottleneck Improvements Program - Condemnation

Council is requested to approve two resolutions authorizing the use of eminent domain where necessary to acquire the strips and clips needed for individual consideration for the Naaman School Road and Buckingham/Plano Bottleneck Improvement projects. The three property owners will be duly compensated. This item will be scheduled for formal consideration at the January 4, 2022 Regular Meeting.

c. Parking Restrictions on Scott Drive

Council is requested to consider restricting parking on Scott Drive from Miller Road to 185 feet south.

4. Verbal Briefings:

a. COVID-19 Briefing

Staff will provide an update to Council and ask for direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

b. 2022 Low Income Housing tax Credit Application Process

Council is requested to adopt the 2022 Tax Credit Application and Score sheet as-is.

c. Economic Development Strategic Plan Next Steps

Council is requested to consider a purchase request by Economic Development for the development of an Economic Development Strategic Plan. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 18, 2022 Regular Meeting.

d. Audit Committee Meeting Report

Council Member Rich Aubin, Chair of the Internal Audit Committee, will provide a committee report on the following items:

- Bond Program Audit*
- Inventory Management - City Warehouse Audit*
- Kraft Employee Retention Audit*

e. Police Chief to Brief the Council on Overall Crime in Garland

At the request of Council Member Rich Aubin, seconded by Council Member Ed Moore, Police Chief Jeff Bryan will brief the Council on recent incidents, Garland's overall crime statistics, and additional considerations that may prove beneficial in the Police Department's fight against crime. Council may provide guidance and feedback.

5. Announce Future Agenda Items

A member of the City Council, with a second by another member, or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or a committee of the City Council. No substantive discussion of that item will take place at this time.

6. Council will move into Executive Session

**EXECUTIVE SESSION
AGENDA**

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

- a. **The City Council will adjourn into executive session pursuant to Section 551.074 of the Texas Government Code (relating to personnel) to: (1) conduct the annual review of the Municipal Court Judge, the Associate Municipal Court Judge, the City Auditor and the City Manager; and (2) to discuss the appointment of a new City Attorney and the employment contract related thereto.**
- 7. Adjourn**



GARLAND POLICY REPORT

City Council Work Session Agenda

3. a.

Meeting Date: January 3, 2022

Item Title: Conveyance of City Property – 1700 Block Spencer Road Denton, Texas (Spencer Electric Generation Facility)

Submitted By: Darrell Cline, GP&L General Manager & CEO

Strategic Focus Areas: Sound Governance and Finances

ISSUE

Consider the conveyance of a 0.271-acre variable width surface use easement and a 0.101-acre 30-foot access easement located in Denton, Texas in the 1700 Block of Spencer Road at the City of Garland Spencer Electric Generation Facility (See Attachment).

OPTIONS

- A. Approval of the conveyance of the 0.271-acre variable width surface use easement and the 0.101-acre 30-foot access easement located in Denton, Texas in the 1700 Block of Spencer Road at the City of Garland Spencer Electric Generation Facility.
- B. Do not approve.

RECOMMENDATION

Staff recommends the approval of the conveyance of the 0.271-acre variable width surface use easement and the 0.101-acre 30-foot access easement located in Denton, Texas in the 1700 Block of Spencer Road at the City of Garland Spencer Electric Generation Facility. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 18, 2022 Regular Meeting.

BACKGROUND

The City was approached by Atmos Energy Corporation for the conveyance of a 0.271-acre variable width surface use easement and a 0.101-acre 30-foot access easement located in Denton, Texas in the 1700 Block of Spencer Road at the City of Garland Spencer Electric Generation Facility. Atmos Energy Corporation requested the conveyance of the easements for the purpose of adding additional equipment and piping to their existing easement. Atmos Energy Corporation is the natural gas provider for the Spencer Generating Facility.

The easements are located on the southern part of the Spencer Generation Facility site. GP&L auxiliary equipment, components, and structures are north of these easements. Due to the location of the easements, and their proximities to Atmos Energy Corporation's existing facilities and TMPA installations, the underlying property would not be viable for future GP&L generation

expansion activities.

Atmos Energy Corporation is offering \$10,000.00 for the conveyance of the easements, to which the GP&L staff is agreeable.

CONSIDERATION

Staff seeks the Council's concurrence in conveying the 0.271-acre variable width surface use easement and the 0.101-acre 30-foot access easement at 1700 Block of Spencer Road in Denton, Texas at the City of Garland Spencer Electric Generation Facility to Atmos Energy Corporation for a total monetary compensation of \$10,000.00.

Attachments

Easement Agreement

EASEMENT AND RIGHT-OF-WAY

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

THIS EASEMENT ("Easement") is made effective on the execution date indicated below, by **CITY OF GARLAND, TEXAS**, a Texas home-rule municipality ("Grantor"), successor in title to the City of Denton, Texas, a municipal corporation, and **ATMOS ENERGY CORPORATION**, a Texas and Virginia Corporation with its principal office at 5240 LBJ Freeway, Suite 1800, Dallas, Texas 75240 ("Grantee"), successor in title to Lone Star Gas Company, a corporation. Grantor has granted and conveyed and by these presents does grant and convey unto Grantee, its successors and assigns, for and in consideration of Ten Thousand dollars (\$10,000.00) and other good and valuable consideration to Grantor in hand paid by Grantee, a perpetual easement and right-of-way ("Easement") over, across and upon all that certain tract(s) of land more particularly depicted and/or described within Exhibit A attached hereto and incorporated herein by reference ("Easement Area").

RECITALS:

The Grantor and Grantee each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Amended Easement:

1. Grantor's predecessor in title, the City of Denton, Texas, conveyed that certain right-of-way and easement to Grantee's predecessor in title, Lone Star Gas Company, recorded in volume 00411, page 413, deed records of Denton County, State of Texas ("Original Easement").
2. Grantee and Grantor desire to make and execute this Easement and Right-of-Way for the purpose of expanding the Original Easement area.
3. The expanded Easement Area is being conveyed by Grantor to the Grantee under the same terms and conditions as the Original Easement except as expressly stated herein.
4. In the event of an express conflict between the terms and conditions of the Original Easement and of this Easement, the terms and conditions of this Easement shall control in respect to the expanded Easement Area.

TERMS AND CONDITIONS:

Grantor represents and warrants for the benefit of Grantee that (a) Grantor is the fee owner of the above-described lands, and (b) executing this instrument and granting the rights set forth herein are within Grantor's authority and do not require the consent of any other person.

Grantor retains all right, title, and interest in and to all oil, gas, and other minerals (whether by law classified as part of the mineral estate or the surface estate) and groundwater

in, on, and under the Easement Area; provided, however, that Grantor shall not be permitted to drill for oil, gas, and other minerals, and groundwater from and under the Easement Area, but Grantor may extract oil, gas, and other minerals, and groundwater from and under the Easement Area by directional drilling, mining, or other means, so long as Grantee's use of the Easement Area is not disturbed, which use shall include the right of Grantee to physical and/or structural strength of the surface of the Easement Area, as well as the right that the Facilities and the construction thereof shall not be endangered, obstructed, or interfered with by such operations.

Grantor states that this instrument embodies the whole agreement between Grantor and Grantee, and that Grantor has read and fully understands the whole of this agreement. The easements, rights-of-way, and other rights granted to Grantee hereunder are and shall be perpetual and irrevocable.

The rights and obligations hereunder shall be construed in accordance with the laws of the State of Texas. If any term or provision hereof shall, to any extent, be invalid or unenforceable, the remainder of this Easement and right-of-way shall not be affected thereby, and each and every other term or provision hereof shall be valid and enforceable to the fullest extent permitted by law.

THIS CONVEYANCE IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING - WITHOUT LIMITATION - ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT THE PROPERTY IS CONVEYED "AS IS - WHERE IS, WITH ALL FAULTS".

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its heirs, successors and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE TERMS, CONDITIONS, AND DISCLAIMERS SET FORTH ABOVE.**

EXECUTED this the ____ day of _____, 2022.

GRANTOR:

CITY OF GARLAND, TEXAS

By: _____

Name: Scott LeMay

Title: Mayor, City of Garland, Texas

Date: _____

AGREED UPON AND ACCEPTED:

GRANTEE:

ATMOS ENERGY CORPORATION, INC.

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2022, by _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2022, by Scott LeMay, acting in his capacity as Mayor of the City of Garland, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Part of Lot 3, Block 2, Municipal Utility Addition
Situating in the
Mary L. Austin Survey, Abstract Number 4
Denton County, Texas

File Path: W:\RCH\30000s\30210\671\Survey\PropertyDescriptions\VEXH10-30210-671-83G.docx
Print Date: August 6, 2021

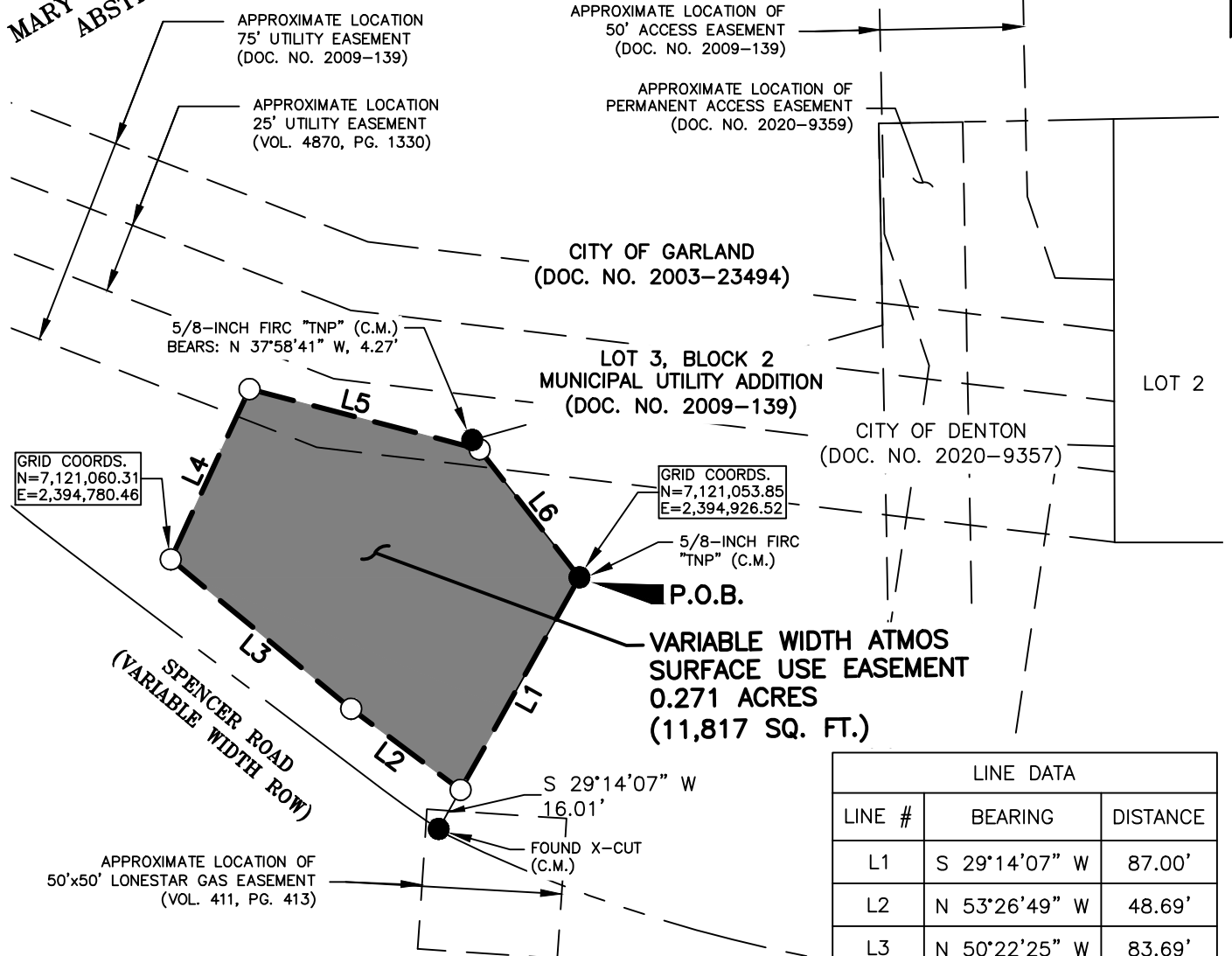
MARY L. AUSTIN SURVEY ABSTRACT NO. 4

EXHIBIT "A"

GRAPHIC SCALE

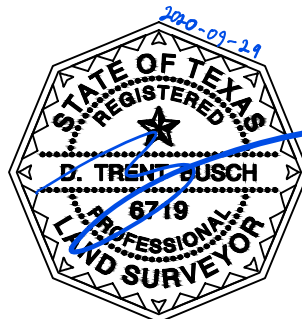
0 30 60 120

1"=60'



LINE DATA		
LINE #	BEARING	DISTANCE
L1	S 29°14'07" W	87.00'
L2	N 53°26'49" W	48.69'
L3	N 50°22'25" W	83.69'
L4	N 24°50'34" E	67.00'
L5	S 75°19'15" E	85.00'
L6	S 37°58'41" E	58.00'

LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
FN	FOUND NAIL
FIRC	FOUND IRON ROD W/CAP-AS NOTED
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
●	FOUND MONUMENTS
○	POINT FOR CORNER
---	PROPERTY LINE
▬▬▬	EASEMENT DEDICATION



General Notes:

- 1) Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates and distances are in Grid.
- 2) A metes and bounds description of even date accompanies this exhibit.



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPALS SURVEYING FIRM #10029600

VARIABLE WIDTH ATMOS SURFACE USE EASEMENT
PART OF LOT 3, BLOCK 2
MUNICIPAL UTILITY ADDITION
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
DENTON COUNTY, TEXAS

PROJECT NO: 30210.671

DATE ISSUED: 8/6/2021

PAGE: 2 OF 2

EXHIBIT "A"
30-FOOT ACCESS EASEMENT
Part of Lot 3, Block 2, Municipal Utility Addition
Situating in the
Mary L. Austin Survey, Abstract Number 4
Denton County, Texas

BEING a tract of land situated in the Mary L. Austin Survey, Abstract No. 4, Denton County, Texas; said tract being part of Lot 3, Block 2, Municipal Utility Addition, an addition to the City of Denton, Denton County, Texas recorded in Document Number 2009-139 of the Plat Records of Denton County, Texas (P.R.D.C.T.); said tract also being a part of a tract of land described in Warranty Deed to City of Garland recorded in Document Number 2003-23494 of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.); said tract being more particularly described as follows:

COMMENCING, at a found X-cut in the north line of Spencer Road (Variable Width Right-of-Way) and at the southeast corner of said City of Garland tract and the southwest corner of a tract of land described in Special Warranty Deed to City of Denton recorded in Document Number 2020-9357 (O.P.R.D.C.T.); said point being the beginning of a curve to the right, from which a 5/8-inch found iron rod with cap stamped "TNP" at an interior corner of said City of Garland tract and said City of Denton tract bears North 29 degrees, 14 minutes, 07 seconds East, a distance of 103.01 feet;

THENCE, along said north line of Spencer Road and the south line of said City of Garland tract, and said curve to the right through a central angle 03 degrees, 54 minutes, 14 seconds, having a radius of 363.51 feet, a chord bearing of North 54 degrees, 45 minutes, 02 seconds West, a chord distance of 24.76 feet, an arc length 24.77 feet to a point for corner;

THENCE, North 52 degrees, 48 minutes, 40 seconds West, continuing along said north line of Spencer Road and said south line of the City of Garland tract, a distance of 141.92 feet to a point for corner at the beginning of a curve to the right;

THENCE, continuing along said north line of Spencer Road and the south line of said City of Garland tract and said curve to the right through a central angle 02 degrees, 12 minutes, 18 seconds, having a radius of 1,162.12 feet, a chord bearing of North 51 degrees, 27 minutes, 37 seconds West, a chord distance of 44.72 feet, an arc length 44.72 feet to a point for corner;

THENCE, North 50 degrees, 09 minutes, 02 seconds West, continuing along said north line of Spencer Road and said south line of the City of Garland tract, a distance of 15.76 feet to a point for corner at the **POINT OF BEGINNING**;

THENCE, North 50 degrees, 09 minutes, 02 seconds West, continuing along said north line of Spencer Road and said south line of the City of Garland tract, a distance of 40.00 feet to a point for corner

THENCE, departing said north line of Spencer Road, and said south line of the City of Garland tract, over and across said City of Garland tract the following bearings and distances:

North 84 degrees, 51 minutes, 28 seconds East, a distance of 7.07 feet to a point for corner;

North 39 degrees, 51 minutes, 58 seconds East, a distance of 17.20 feet to a point for corner at the beginning of a tangent curve to the right;

Along said curve to the right through a central angle 84 degrees, 46 minutes, 54 seconds, having a radius of 60.00 feet, a chord bearing of North 82 degrees, 15 minutes, 25 seconds East, a chord distance of 80.90 feet, an arc length 88.78 feet to a point for corner;

EXHIBIT "A"
30-FOOT ACCESS EASEMENT
Part of Lot 3, Block 2, Municipal Utility Addition
Situating in the
Mary L. Austin Survey, Abstract Number 4
Denton County, Texas

South 55 degrees, 21 minutes, 08 seconds East, a distance of 54.98 feet to a point for corner;

South 24 degrees, 50 minutes, 34 seconds West, a distance of 30.44 feet to a point for corner;

North 55 degrees, 21 minutes, 08 seconds West, a distance of 60.16 feet to a point for corner at the beginning of a tangent curve to the left;

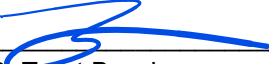
Along said curve to the left through a central angle of 84 degrees, 46 minutes, 54 seconds, having a radius of 30.00 feet, a chord bearing of South 82 degrees, 15 minutes, 25 seconds West, a chord distance of 40.45 feet, an arc length of 44.39 feet to a point for corner;

South 39 degrees, 51 minutes, 58 seconds West, a distance of 17.19 feet to a point for corner;

South 05 degrees, 08 minutes, 32 seconds East, a distance of 7.07 feet to the **POINT OF BEGINNING** and containing 0.101 acres or 4,416 square feet of land, more or less.

The Basis of Bearing is the Texas Coordinate System of 1983, North Central Zone (4202), NAD83 (2011).

This metes and bounds description is accompanied by an exhibit of even date.

 2020-09-29
D. Trent Busch Date
Registered Professional Land Surveyor No. 6719
Halff Associates, Inc.
1201 N. Bowser Road, Richardson, TX 75081
(214) 346-6200
TBPELS Firm No. 10029600

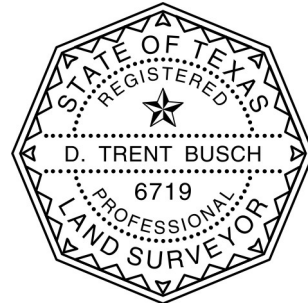


EXHIBIT "A"

GRAPHIC SCALE

0 30 60 120

1"=60'



MARY L. AUSTIN SURVEY
ABSTRACT NO. 4

APPROXIMATE LOCATION
75' UTILITY EASEMENT
(DOC. NO. 2009-139)

APPROXIMATE LOCATION
25' UTILITY EASEMENT
(VOL. 4870, PG. 1330)

30-FOOT ATMOS
ACCESS EASEMENT
0.101 ACRES
(4,416 SQ. FT.)

CITY OF GARLAND
(DOC. NO. 2003-23494)

LOT 3, BLOCK 2
MUNICIPAL UTILITY ADDITION
(DOC. NO. 2009-139)

PROPOSED TEMPORARY
WORKSPACE

GRID COORDS.
N=7,121,121.11
E=2,394,808.61

GRID COORDS.
N=7,121,102.00
E=2,394,695.86

GRID COORDS.
N=7,120,963.97
E=2,394,876.22

SPENCER ROAD
(VARIABLE WIDTH ROW)

P.O.B.

N 50°09'02" W
15.76'

$\Delta=2^{\circ}12'18''$
R=1,162.12'
L=44.72'
T=22.36'

CB=N 51°27'37" W
CD=44.72'

PROPOSED ABOVEGROUND
FACILITIES EASEMENT

5/8-INCH FIRIC
"TNP" (C.M.)

CITY OF DENTON
(DOC. NO. 2020-9357)

N 29°14'07" E
103.01'

CB=N 54°45'02" W
CD=24.76'

$\Delta=3^{\circ}54'14''$
R=363.51'
L=24.77'
T=12.39'

P.O.C.

FOUND X-CUT
(C.M.)

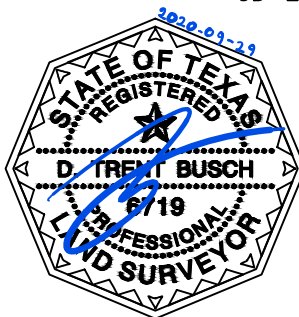
FOUND X-CUT

L=4.68'

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 50°09'02" W	40.00'
L2	N 84°51'28" E	7.07'
L3	N 39°51'58" E	17.20'
L4	S 55°21'08" E	54.98'
L5	S 24°50'34" W	30.44'
L6	N 55°21'08" W	60.16'
L7	S 39°51'58" W	17.19'
L8	S 05°08'32" E	7.07'

LEGEND

P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
FN FOUND NAIL
FIRC FOUND IRON ROD W/CAP-AS NOTED
VOL. VOLUME
PG. PAGE
DOC. NO. DOCUMENT NUMBER
C.M. CONTROLLING MONUMENT
● FOUND MONUMENTS
○ POINT FOR CORNER
--- PROPERTY LINE
EASEMENT DEDICATION



General Notes:

- Bearing basis for this drawing is the Texas Coordinate System of 1983, North Central Zone 4202, NAD83 (2011). Coordinates and distances are in Grid.
- A metes and bounds description of even date accompanies this exhibit.

CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
C1	88.78'	60.00'	84°46'54"	80.90'	N 82°15'25" E
C2	44.39'	30.00'	84°46'54"	40.45'	S 82°15'25" W



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
TBPELS SURVEYING FIRM #10029600

30-FOOT ACCESS EASEMENT
PART OF LOT 3, BLOCK 2
MUNICIPAL UTILITY ADDITION
SITUATED IN THE
MARY L. AUSTIN SURVEY, ABSTRACT NO. 4
DENTON COUNTY, TEXAS

PROJECT NO: 30210.671

DATE ISSUED: 8/27/2021

PAGE: 3 OF 3



GARLAND POLICY REPORT

City Council Work Session Agenda

3. b.

Meeting Date: January 3, 2022

Item Title: Naaman School Road and Bottleneck Improvements Program -
Condemnation

Submitted By: Rick Galceran, Capital Project Management Director

Strategic Focus Areas: Well-Maintained City Infrastructure

ISSUE

As part of the 2019 Bond Program, voters approved Proposition A, an authorization for the City to issue obligation bonds for street improvements, including, among other things, the acquisition of property for the Bottleneck Improvements Program and reconstruction of Naaman School Road. The Bottleneck Improvements Program will widen improvements and provide additional turn bays to relieve bottlenecks at 12 major intersections throughout the city and alleviate road congestion. Naaman School Road will be reconstructed from a two-lane roadway into a four-lane divided street stretching from Brand Road to State Highway 78 (Lavon Drive). Because the City does not already own all the property upon which the two projects will be constructed, the City has engaged in an effort to acquire the necessary easements and right-of-way.

OPTIONS

1. Approve two resolutions authorizing the use of eminent domain where necessary to acquire the strips and clips needed for individual consideration for the following projects: Naaman School Road, Buckingham/Plano Bottleneck Improvements. The three property owners will be duly compensated.
2. Do not approve the resolutions.

RECOMMENDATION

Council is requested to approve two resolutions authorizing the acquisition of the property rights described in the proposed resolutions. These items will be scheduled for formal consideration at the January 4, 2022 Regular Meeting.

BACKGROUND

In May 2019, Garland Voters approved Proposition A, an authorization for the City to issue obligation bonds for, among other things, the acquisition of property for the Bottleneck Improvements Program and reconstruction of Naaman School Road.

The Bottleneck Improvements Program will widen improvements and provide additional turn bays to relieve bottlenecks at 12 major intersections throughout the city and alleviate road congestion. The Bottleneck Improvements Program only requires "strips and clips" (where a portion of a parcel is required), and negotiations continue with property owners for said property interests. This particular resolution is regarding improvements at the intersection of Buckingham and Plano, which overlaps City of Garland and City of Richardson boundaries.

The Naaman School Road project will alleviate road congestion by providing twice the number of travel lanes in each direction and alleviate flooding issues during significant rainfall. Because the City does not already own all the property upon which the projects will be constructed, the City has engaged in efforts to acquire the necessary properties. The Naaman School Road project has transitioned from parcels needed in their entirety ("whole-takes"), and negotiations are now underway for easements and right-of-way (strips and clips). While the whole-take properties have been negotiated, negotiations continue with property owners for the necessary strips and clips.

Council was briefed on requirements for land acquisition on the Naaman School Road project and the Bottleneck Improvements Program on April 5, 2021 and on February 1, 2021, respectively, in Executive Session.

CONSIDERATION

Initiating condemnation is part of the negotiation process, and staff makes every reasonable effort to find resolution before initiating condemnation. Due to three property owners' lack of responsiveness in negotiations, pursuing the use of eminent domain is currently the method necessary for gaining the property rights required for the two projects.

Attachments

Bottleneck Improvements Program - Condemnation Resolution

Naaman School Road - Condemnation Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED AT THE INTERSECTION OF BUCKINGHAM AND PLANO, IN THE CITIES OF RICHARDSON AND GARLAND, TEXAS, SITUATED IN THE BUCKINGHAM SQUARE EAST ADDITION, IN THE CITY OF RICHARDSON, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland, ("Garland"), has found and determined the need to acquire property rights necessary to widen intersection improvements for the Bottleneck Improvements Program, which will necessitate the acquisition of property at the intersection of Buckingham and Plano ("Project");

WHEREAS, public convenience and necessity requires acquisition of the Property described below (referred to as "Property"), which an exhibit is attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, Garland is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Property for public use from the Property Owner (as hereinafter defined) voluntarily before beginning the acquisition of the Property through a condemnation proceeding;

WHEREAS, the Property is located in the City of Richardson, Dallas County, Texas as described below, and the fee owner of the Property is as follows:

Buckingham Station, LLC: 1455 E Buckingham Rd, being a portion of Lot 1A, in Block 1, of the 1st Installment of Buckingham Square East Addition, an Addition to the City of Richardson, Dallas County, Texas as recorded in Volume 2000146, page 5005 of the Deed Records of Dallas County, Texas;

Amount Offered: \$12,195;

WHEREAS, an independent professional appraisal report of the Property has been submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Property based on the appraisal and fair market value of the Property and any applicable fees necessary to acquire the Property;

WHEREAS, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owner of the Property in order to acquire necessary property rights on the Property for the Project, and has been unsuccessful in acquiring the necessary property rights on the Property; and

WHEREAS, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire property rights to the Property at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Garland, its staff, and its attorneys are specifically authorized to purchase property rights of the Property; that the public convenience and necessity requires the acquisition of certain property rights on the Property for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of certain property rights on the Property; that it appears to Garland that further negotiations to purchase certain property rights on the Property voluntarily would be futile; that the public necessity requires the condemnation of Property for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to institute proceedings in eminent domain against the owner of the Property, and against all other owners, lienholders, or holders of an interest in the Property, in order to acquire certain property rights on the Property.

Section 2

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and

purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

Section 3

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 4

It is the intent of the City Council that this Resolution authorize the condemnation of all property required for the construction, improvement, maintenance, and reconstruction of a bottleneck improvement on the property at the intersection of Buckingham and Plano located in the Cities of Garland and Richardson, to serve the public and citizens of the City.

Section 5

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised property.

Section 6

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable the City to take possession of the Property without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council policy, to settle disputes related to the value of the Property.

Section 7

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the _____ day of January, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

STREET, PEDESTRIAN, UTILITY, DRAINAGE & TRAFFIC CONTROL EASEMENT
BUCKINGHAM ROAD
613 SQUARE FEET, OR 0.014 ACRES
LOT 1A, BLOCK 1, FIRST INSTALLMENT OF BUCKINGHAM SQUARE EAST
BUCKINGHAM STATION LLC

Being a 613 square foot or 0.014 of an acre tract of land out of the Warren A. Ferris Survey, Abstract Number 1158, Dallas County, Texas and being a portion of Lot 1A, Block 1, First Installment of Buckingham Square East, an addition to the City of Richardson, Texas as recorded in Volume 2000146, Page 5005 of the Deed Records of Dallas County, Texas, same being a portion of a tract of land described in Special Warranty Deed to Buckingham Station LLC as recorded in Instrument Number 20070304618 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

BEGINNING at an X cut found on the north right-of-way line of Buckingham Road (a variable width right-of-way) for the southwest corner of said Lot 1A, same being the southeast corner of Lot 2, Block 1, University Village South, an addition to the City of Richardson, Texas as recorded in Volume 96036, Page 3488 of the Deed Records of Dallas County, Texas;

THENCE North 00 degrees 16 minutes 13 seconds West along the west line of said Lot 1A, same being the east line of said Lot 2, Block 1 University Village South, a distance of 8.71 feet to a point for corner;

THENCE departing the common line of said Lot 1A and said Lot 2, Block 1 University Village South and through the interior of said Lot 1A, the following courses and distances;

South 89 degrees 12 minutes 18 seconds East, a distance of 19.72 feet to a point for corner;

South 59 degrees 12 minutes 18 seconds East, a distance of 12.00 feet to a point for corner;

South 89 degrees 12 minutes 18 seconds East, a distance of 99.29 feet to a point for corner;

North 60 degrees 47 minutes 42 seconds East, a distance of 12.00 feet to a point for corner;

South 89 degrees 12 minutes 18 seconds East, a distance of 41.11 feet to a point for corner on the east line of said Lot 1A, same being the west line of Lot 2, Block 1 First Installment Buckingham of Buckingham Square East, an addition to the City of Richardson, Texas as recorded in Volume 2000146, Page 5005 of the Deed Records of Dallas County, Texas;

THENCE South 00 degrees 09 minutes 09 seconds East along the common line of said Lot 1A and said Lot 2, Block 1 First Installment of Buckingham Square East, a distance of 5.35 feet to an X cut found on the north right-of-way line of said Buckingham Road for the southeast corner of said Lot 1A, same being the southwest corner of said Lot 2, Block 1, First Installment of Buckingham Square East;

THENCE South 89 degrees 43 minutes 47 seconds West departing the common line of said Lot 1A and said Lot 2, Block 1 First Installment of Buckingham Square East and along the north right-of-way line of said Buckingham Road, a distance of 180.86 feet to the POINT OF BEGINNING containing 613 square feet, or 0.014 of an acre of land.



NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

All objects noted as "set" in this set of field notes will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.



STREET, PEDESTRIAN, UTILITY, DRAINAGE & TRAFFIC CONTROL EASEMENT

LOT 1A, BLOCK 1, FIRST INSTALLMENT OF
BUCKINGHAM SQUARE EAST
BUCKINGHAM STATION, LLC
CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: October 20, 2020
Drawn By: JM
Scale: 1"=40'

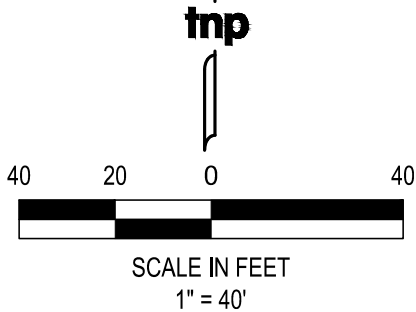
teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381
Project No. AML 17349

Brian J. Maddox II, R.P.L.S., No. 6659

EXHIBIT "A"

STREET, PEDESTRIAN, UTILITY, DRAINAGE & TRAFFIC CONTROL EASEMENT
BUCKINGHAM ROAD
613 SQUARE FEET, OR 0.014 ACRES
LOT 1A, BLOCK 1, FIRST INSTALLMENT OF BUCKINGHAM SQUARE EAST
BUCKINGHAM STATION LLC



LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
CIRF - Capped iron rod found
CIRS - Iron rod with yellow plastic cap set
R.O.W. - Right-of-Way
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

This exhibit was performed without the benefit of an abstractor or title commitment, therefore, no search of record easements was performed on the subject property.

All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

24' MUTUAL ACCESS & FIRE LANE EASEMENT
VOL. 96036, PG. 3488
D.R.D.C.T.

LOT 2, BLOCK 1
UNIVERSITY VILLAGE SOUTH
VOL. 96036, PG. 3488
D.R.D.C.T.

SPIRIT SPE LOAN PORTFOLIO 2013-2, LLC
INST. NO. 201300239840
INST. NO. 201300236819
O.P.R.D.C.T.

LOT 2, BLOCK 1
FIRST INSTALLMENT OF
BUCKINGHAM SQUARE EAST
VOL. 2000146, PG. 5005
D.R.D.C.T.

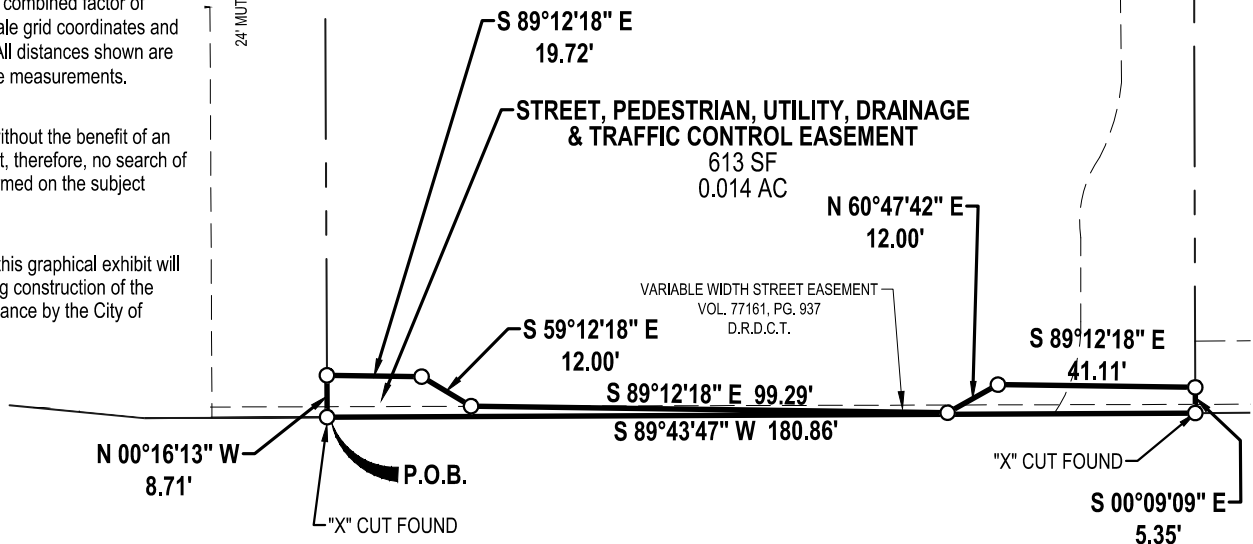
WAL-MART REAL ESTATE
BUSINESS TRUST
INST. NO. 200001027145
D.R.D.C.T.

LOT 1A, BLOCK 1
FIRST INSTALLMENT OF BUCKINGHAM
SQUARE EAST
VOL. 2000146, PG. 5005
D.R.D.C.T.

BUCKINGHAM STATION LLC
INST. NO. 20070304618
O.P.R.D.C.T.

WARREN A. FERRIS SURVEY
ABSTRACT NUMBER 488

FIRE LANE & MUTUAL ACCESS EASEMENT
VOL. 2000146, PG. 5005
D.R.D.C.T.



W. BUCKINGHAM RD.

(A VARIABLE WIDTH R.O.W.)

**STREET, PEDESTRIAN, UTILITY, DRAINAGE
& TRAFFIC CONTROL EASEMENT**

LOT 1A, BLOCK 1, FIRST INSTALLMENT OF
BUCKINGHAM SQUARE EAST
BUCKINGHAM STATION, LLC

CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

PROJECT INFORMATION teague nall & perkins

Project No.: GLD 20138
Date: October 20, 2020
Drawn By: JM
Scale: 1"=40'

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnppinc.com
T.B.P.L.S. Firm No. 10194381
Project No. AML 17349



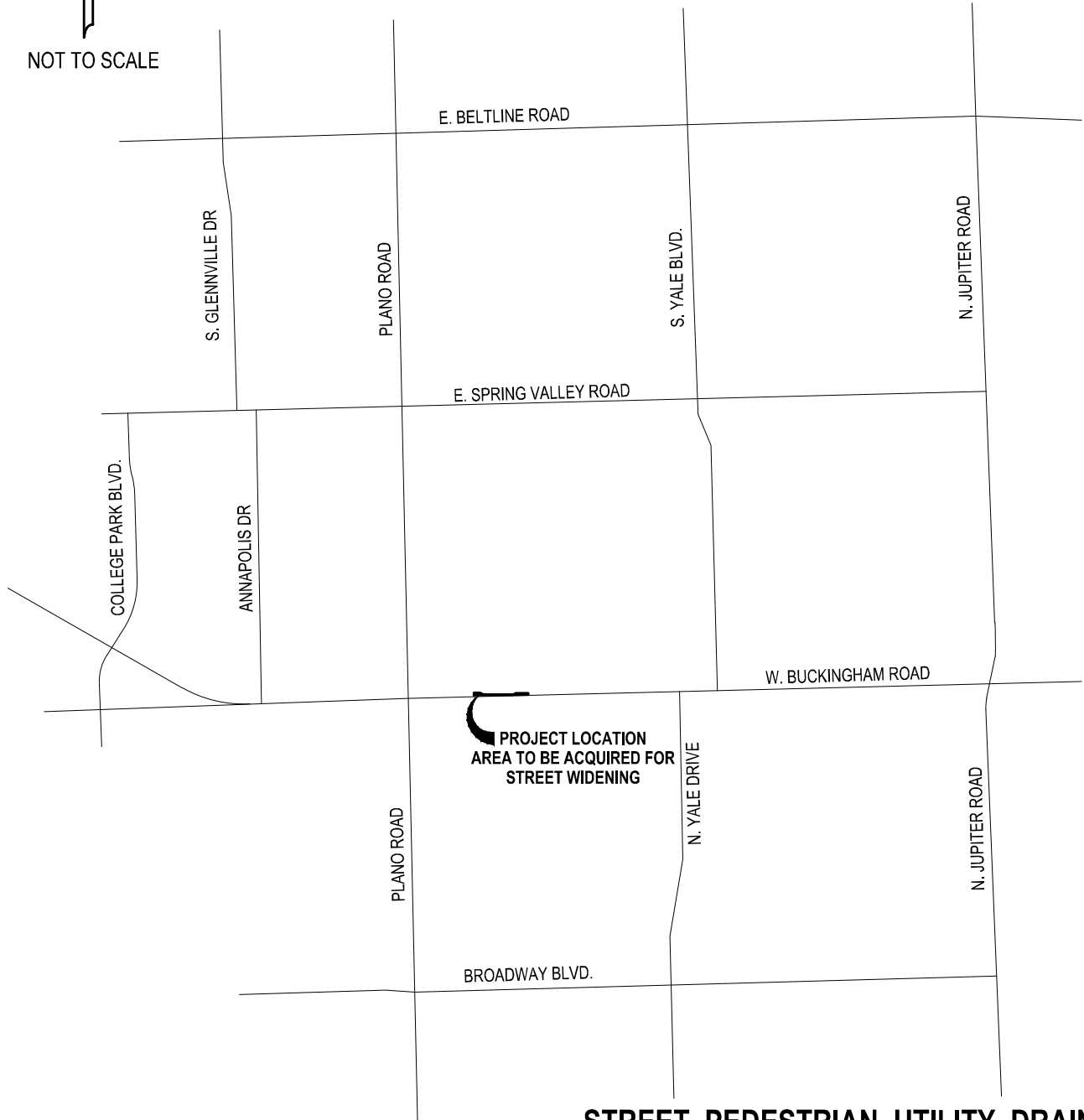
Brian J. Maddox II
Brian J. Maddox II, R.P.L.S., No. 6659



EXHIBIT "A" VICINITY MAP

tnp

NOT TO SCALE



STREET, PEDESTRIAN, UTILITY, DRAINAGE & TRAFFIC CONTROL EASEMENT

LOT 1A, BLOCK 1, FIRST INSTALLMENT OF

BUCKINGHAM SQUARE EAST

BUCKINGHAM STATION, LLC

CITY OF RICHARDSON, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20138
Date: October 20, 2020
Drawn By: JM
Scale: 1"=40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. AML 17349



RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY RIGHTS LOCATED ALONG NAAMAN SCHOOL ROAD, EAST OF BRAND ROAD, AND WEST OF STATE HIGHWAY 78, IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY INTERESTS BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY RIGHTS BY PURCHASE OR CONDEMNATION AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Garland, ("Garland"), has found and determined the need to acquire property rights necessary to reconstruct Naaman School Road, which will necessitate the acquisition of property from Brand Road to State Highway 78 ("Project");

WHEREAS, public convenience and necessity requires acquisition of the Properties described below (referred to as "Properties"), which exhibits are attached hereto and incorporated herein by reference, for the construction, operation, and maintenance of the Project;

WHEREAS, Garland is required to make an initial offer as defined by, and in compliance with, Texas Property Code §21.0111 ("Initial Offer"), and a bona fide offer, as defined by, and in compliance with, Texas Property Code §21.0113 ("Final Offer") to acquire the Properties for public use from the Property Owners (as hereinafter defined) voluntarily before beginning the acquisition of the Properties through a condemnation proceeding;

WHEREAS, the Properties are located in the City of Garland, Dallas County, Texas as described below, and the fee owners of the Properties are as follows:

Luke Smith and Katelyn Smith: 232 E Kingsbridge Dr, being part of the Orofee Alvarado Survey, Abstract No. 2, Dallas County, Texas, and being a portion of Lot 8, Block 7, Meadowood No. 3, Phase A Addition, an addition to the City of Garland, Dallas County, Texas as recorded in Volume 84065, Page 1147, Plat Records, Dallas County, Texas, and being described in the General Warranty Deed to Luke Smith and Katelyn Smith recorded in Instrument Number 201700182629, Official Public Records of Dallas County, Texas;

Amount Offered: \$17,443; and

Aderemi Adewuyi and Florence Adewuyi: 3313 Naaman School Rd, being part of the Jacob G. Reagor Survey, Abstract No. 1259, Dallas County, Texas, and being a portion of Lot 1, Block 1, Christian Brothers Addition, an addition to the City of Garland, Dallas County, Texas and being described in the Special Warranty Deed to Aderemi Adewuyi and Florence Adewuyi recorded in Instrument Number 20070365185, Official Public Records of Dallas County, Texas;

Amount Offered: \$33,403;

WHEREAS, independent professional appraisal reports of the Properties have been submitted to the City as required by Chapter 21 of the Texas Property Code, and the City Manager or his designee has established a certain amount determined to be just compensation for the Properties based on the appraisals and fair market value of the Properties and any applicable fees necessary to acquire the Properties;

WHEREAS, Garland, through agents or representatives employed by or contracted with Garland, has entered into good faith negotiations with the owners of the Properties in order to acquire necessary property rights on the Properties for the Project, and has been unsuccessful in acquiring the necessary property rights on the Properties; and

WHEREAS, in conjunction with the enactment of this Resolution, Garland authorized the initiation of eminent domain proceedings to acquire property rights to the Properties at a public meeting by a record vote, and the notice for the public meeting included all required information, including the consideration of the use of eminent domain to condemn property as an agenda item;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Garland, its staff, and its attorneys are specifically authorized to purchase property rights of the Properties; that the public convenience and necessity requires the acquisition of certain property rights on the Properties for the public purpose of the Project; that Garland has made a good faith effort to negotiate a voluntary acquisition of certain property rights on the Properties; that it appears to Garland that further negotiations to purchase certain property rights on the Properties voluntarily would be futile; that the public necessity requires the condemnation of Properties for the Project; and that Garland, its staff, and its attorneys are hereby authorized and directed to

institute proceedings in eminent domain against the owners of the Properties, and against all other owners, lienholders, or holders of an interest in the Properties, in order to acquire certain property rights on the Properties.

Section 2

That Garland, its staff, and its attorneys are hereby authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution, including determination of the property rights that are proper and necessary for the Project.

Section 3

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Properties necessary for the Project, whether through negotiation or condemnation, including the expenditure of funds.

Section 4

It is the intent of the City Council that this Resolution authorize the condemnation of all property required for the construction, improvement, maintenance, and reconstruction of Naaman School Road on the property in an area along Naaman School Road, east of Brand Road, and west of State Highway 78 located in the City, to serve the public and citizens of the City.

Section 5

If it is determined that there are scrivener errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the City Attorney or his designee is authorized to have such errors corrected or revisions made without the necessity of obtaining a new City Council Ordinance authorizing condemnation of the corrected or revised properties.

Section 6

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the judgment of a court of competent jurisdiction, to enable the City to take possession of the Properties without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending

authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council policy, to settle disputes related to the value of the Properties.

Section 7

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the _____ day of January, 2022.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
NAAMAN SCHOOL ROAD
443 SQUARE FEET, OR 0.010 ACRES
LOT 8, BLOCK 7
MEADOWOOD NO. 3, PHASE A

Being a 443 square foot or 0.010 of an acre tract of land out of the Orofee Alvaradeo Survey, Abstract Number 2, Dallas County, Texas and being a portion of a Lot 8, Block 7, of the Meadowood No. 3, Phase A addition, an addition to the City of Garland, Texas as recorded in Volume 84065, Page 1147, Plat Records, Dallas County, Texas, same being a tract of land conveyed by Texas General Warranty Deed to Luke and Katelyn Smith in Instrument Number 201700182629 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod found at the intersection of the southwest right-of-way line of Naaman School Road (a variable width right-of-way) a 15-foot Alley as shown on said Meadowood No. 3, Phase A addition and being the east corner of Lot 8, Block 7 of said Meadowood No. 3, Phase A addition;

THENCE South 44 degrees 42 minutes 01 seconds West along the northwest right-of-way line of said 15-foot Alley and the southeast line of said Lot 8, Block 7, a distance of 11.28 feet to the POINT-OF-BEGINNING;

THENCE South 44 degrees 42 minutes 01 seconds West along the northwest right-of-way line of said 15-foot Alley and the southeast line of said Lot 8, Block 7, a distance of 5.11 feet to a point for corner;

THENCE departing the northwest right-of-way line of said 15-foot Alley and the southeast line of said Lot 8, Block 7, over and across said Lot 8, Block 7, the following three (3) courses and distances:

North 33 degrees 13 minutes 43 seconds West, a distance of 13.98 feet to an angle point;

North 42 degrees 58 minutes 48 seconds West, a distance of 11.93 feet to an angle point;

North 35 degrees 38 minutes 46 seconds West, a distance of 77.93 feet to a point for corner being on the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7;

THENCE South 45 degrees 15 minutes 18 seconds East, along the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7, a distance of 29.95 feet to a point for corner;

THENCE departing the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7, over and across said Lot 8, Block 7, the following three (3) courses and distances:

South 35 degrees 38 minutes 46 seconds East, a distance of 48.08 feet to an angle point;

South 42 degrees 58 minutes 48 seconds East, a distance of 12.04 feet to an angle point;

South 33 degrees 13 minutes 43 seconds East, a distance of 13.33 feet to the POINT-OF-BEGINNING containing 443 square feet, or 0.010 of an acre of land.



NOTES:

A drawing of even date accompanies this description

PEDESTRIAN AND UTILITY EASEMENT

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

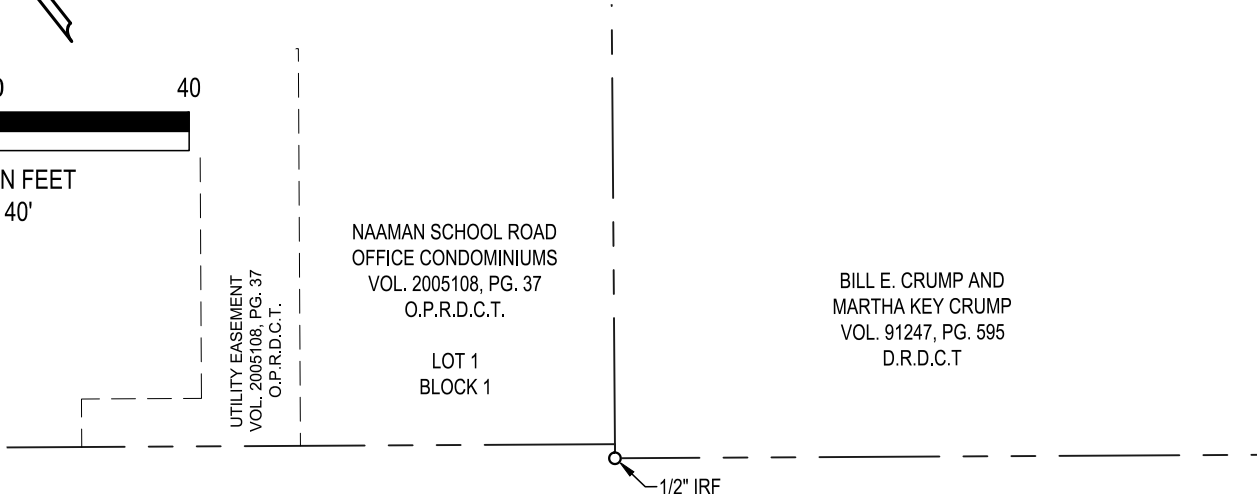
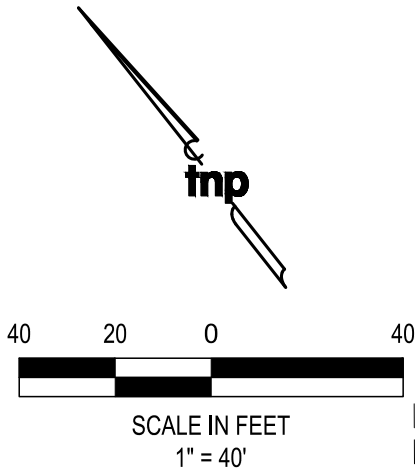
820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381



Brian J. Maddox II, R.P.L.S., No. 6659

EXHIBIT "A"

PEDESTRIAN AND UTILITY EASEMENT
NAAMAN SCHOOL ROAD
443 SQUARE FEET, OR 0.010 ACRES
LOT 8, BLOCK 7
MEADOWOOD NO. 3, PHASE A



JAMES HOWARD SURVEY
ABSTRACT NO. 542

OROFEE ALVARDEO SURVEY
ABSTRACT NO. 2

NAAMAN SCHOOL ROAD

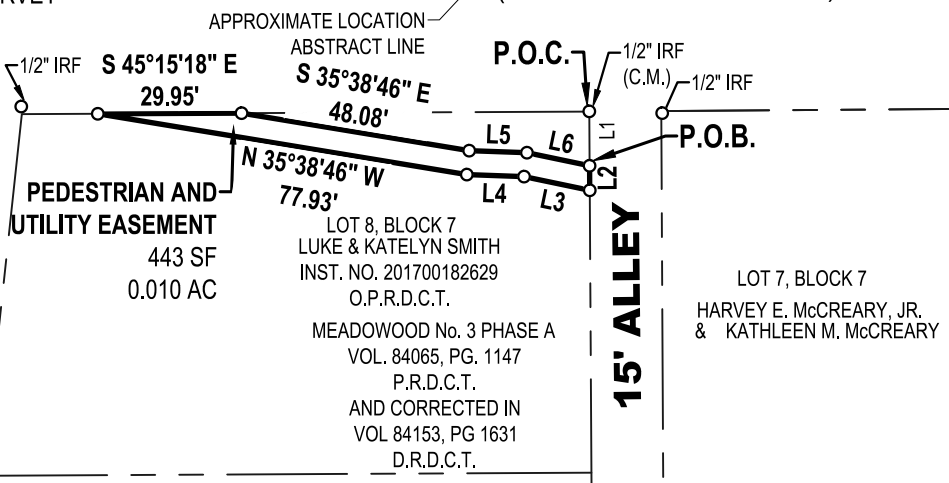
(VARIABLE WIDTH R.O.W.)

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
IRF - Iron Rod Found
IPF - Iron Pipe Found
R.O.W. - Right-of-Way
C.M. - Controlling Monument
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

BOUNDARY LINE TABLE		
LINE #	BEARING	LENGTH
L1	S44°42'01"W	11.28'
L2	S44°42'01"W	5.11'
L3	N33°13'43"W	13.98'
L4	N42°58'48"W	11.93'
L5	S42°58'48"E	12.04'
L6	S33°13'43"E	13.33'

**KINGSBRIDGE
DRIVE**
(60' R.O.W.)



NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

This exhibit was performed without the benefit of an abstractor or title commitment, therefore, no search of record easements was performed on the subject property.

All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing



Brian J. Maddox II, R.P.L.S., No. 6659



PEDESTRIAN AND UTILITY EASEMENT

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

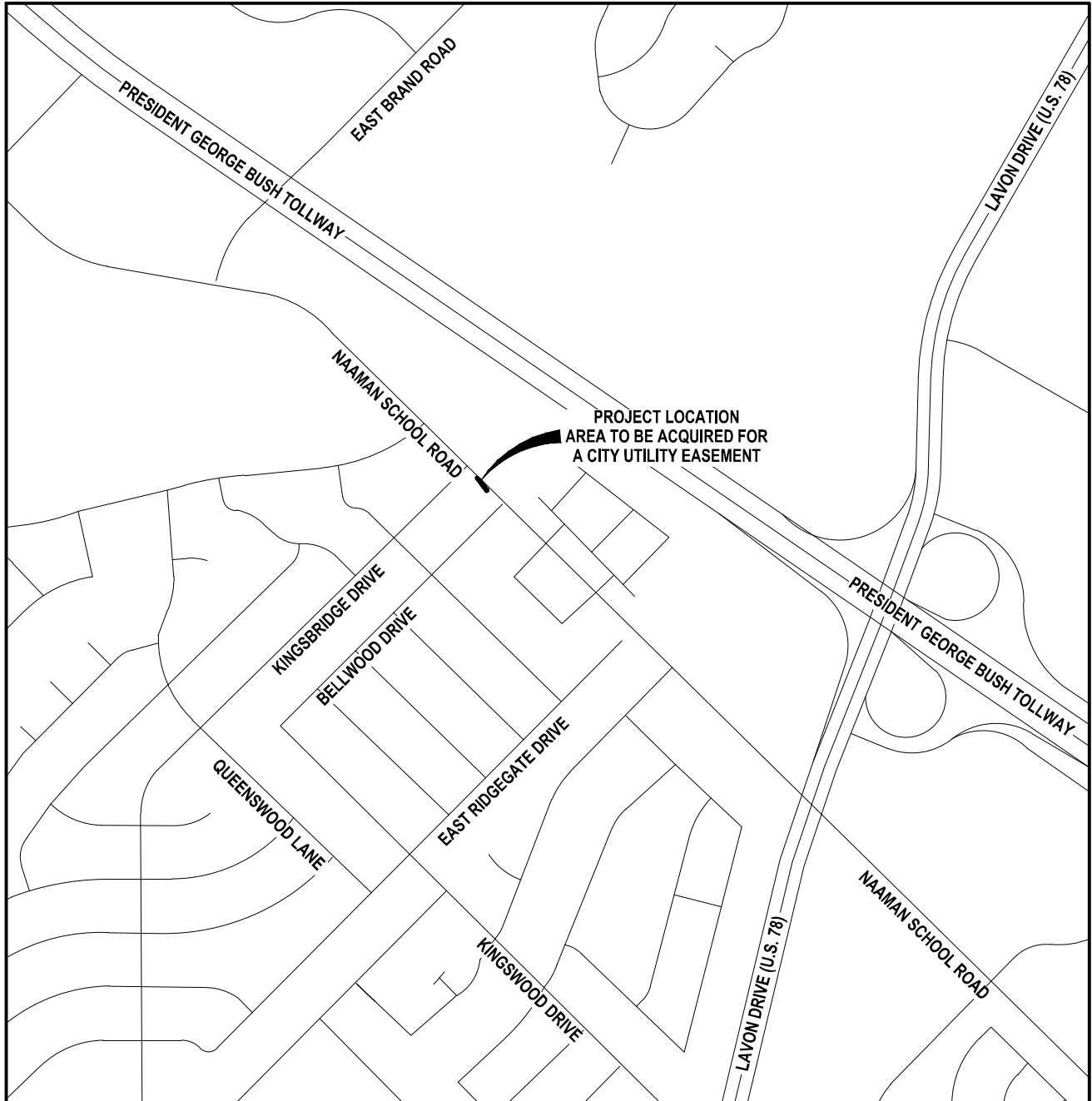
teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"
VICINITY MAP

tnp

"NOT TO SCALE"



PEDESTRIAN AND UTILITY EASEMENT

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

teague nall & perkins

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381



EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
419 SQUARE FEET, OR 0.010 ACRES
LOT 8, BLOCK 7
MEADOWOOD NO. 3, PHASE A

Being a 419 square foot or 0.010 of an acre tract of land out of the Orofee Alvaradeo Survey, Abstract Number 2, Dallas County, Texas and being a portion of a Lot 8, Block 7, of the Meadowood No. 3, Phase A addition, an addition to the City of Garland, Texas as recorded in Volume 84065, Page 1147, Plat Records, Dallas County, Texas, same being a tract of land conveyed by Texas General Warranty Deed to Luke and Katelyn Smith in Instrument Number 201700182629 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found at the intersection of the southwest right-of-way line of Naaman School Road (a variable width right-of-way) a 15-foot Alley as shown on said Meadowood No. 3, Phase A addition and being the east corner of Lot 8, Block 7 of said Meadowood No. 3, Phase A addition;

THENCE South 44 degrees 42 minutes 01 seconds West, along the northwest right-of-way line of said 15-foot Alley and the southeast line of said Lot 8, Block 7, a distance of 11.28 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner;

THENCE departing the northwest right-of-way line of said 15-Alley and the southeast line of said Lot 8, Block 7, over and across said Lot 8, Block 7, the following three (3) courses and distances:

North 33 degrees 13 minutes 43 seconds West, a distance of 13.33 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for an angle point;

North 42 degrees 58 minutes 48 seconds West, a distance of 12.04 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for an angle point;

North 35 degrees 38 minutes 46 seconds West, a distance of 48.08 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for a corner and being on the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7;

THENCE South 45 degrees 15 minutes 18 seconds East along the southeast right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7, a distance of 72.46 feet to the POINT-OF-BEGINNING containing 419 square feet, or 0.010 of an acre of land.



Brian J. Maddox II
Brian J. Maddox II, R.P.L.S., No. 6659

NOTES:

A drawing of even date accompanies this description



RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

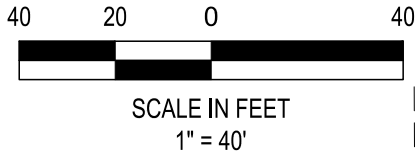
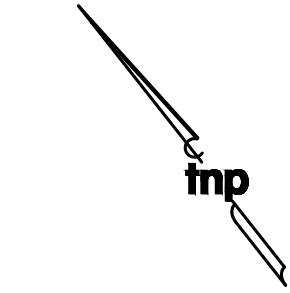
Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
419 SQUARE FEET, OR 0.010 ACRES
LOT 8, BLOCK 7
MEADOWOOD NO. 3, PHASE A



UTILITY EASEMENT
VOL. 2005108, PG. 37
O.P.R.D.C.T.

NAAMAN SCHOOL ROAD
OFFICE CONDOMINIUMS
VOL. 2005108, PG. 37
O.P.R.D.C.T.

LOT 1
BLOCK 1

BILL E. CRUMP AND MARTHA KEY CRUMP
VOL. 91247, PG. 595
D.R.D.C.T.

1/2" IRF

JAMES HOWARD SURVEY
ABSTRACT NO. 542

OROFEE ALVARDEO SURVEY
ABSTRACT NO. 2

NAAMAN SCHOOL ROAD

(VARIABLE WIDTH R.O.W.)

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
ADF - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." found
ADS - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." set
IRF - Iron Rod Found
IPF - Iron Pipe Found
R.O.W. - Right-of-Way
C.M. - Controlling Monument
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

KINGSBRIDGE DRIVE
(60' R.O.W.)

RIGHT-OF-WAY DEDICATION

419 SF
0.010 AC

LOT 8, BLOCK 7
LUKE & KATELYN SMITH
INST. NO. 201700182629
O.P.R.D.C.T.
MEADOWOOD No. 3 PHASE A
VOL. 84065, PG. 1147
P.R.D.C.T.
AND CORRECTED IN
VOL 84153, PG 1631
D.R.D.C.T.

15' ALLEY

LOT 7, BLOCK 7

HARVEY E. MCCREARY, JR.
& KATHLEEN M. MCCREARY

NOTES:

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All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing

BOUNDARY LINE TABLE

LINE #	BEARING	LENGTH
L1	S44°42'01"W	11.28'
L2	N33°13'43"W	13.33'
L3	N42°58'48"W	12.04'

RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

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T.B.P.L.S. Firm No. 10194381



Brian J. Maddox II, R.P.L.S., No. 6659

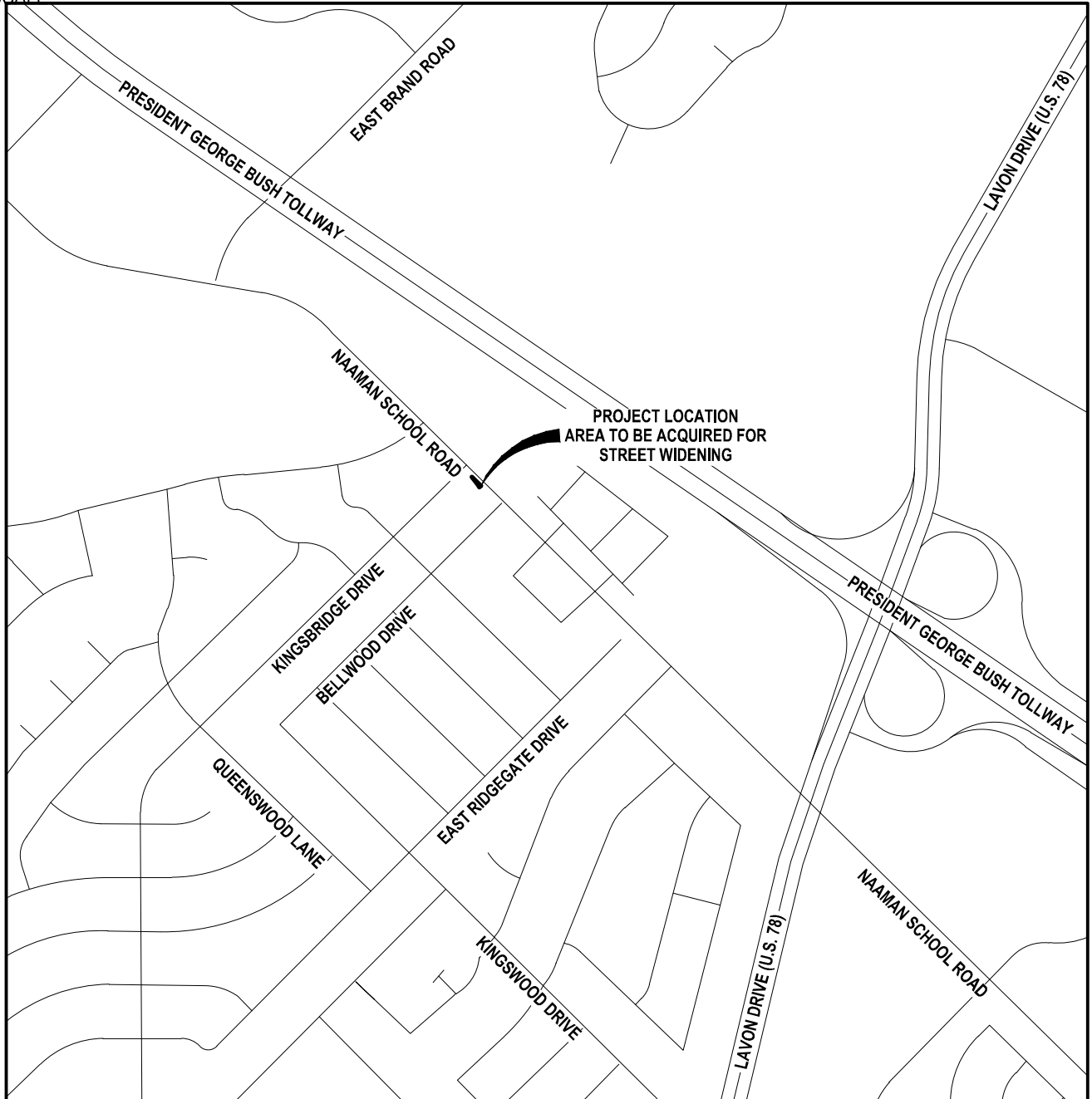


EXHIBIT "A"

VICINITY MAP

tnp

NOT TO SCALE



RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION **teague nall & perkins**

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. AML 17349



EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
50 SQUARE FEET, OR 0.001 ACRES
LOT 8, BLOCK 7
MEADOWOOD NO. 3, PHASE A

Being a 50 square foot or 0.010 of an acre tract of land out of the Orofee Alvaradeo Survey, Abstract Number 2, Dallas County, Texas and being a portion of a Lot 8, Block 7, of the Meadowood No. 3, Phase A addition, an addition to the City of Garland, Texas as recorded in Volume 84065, Page 1147, Plat Records, Dallas County, Texas, same being a tract of land conveyed by Texas General Warranty Deed to Luke and Katelyn Smith in Instrument Number 201700182629 of the Official Public Records of Dallas County, Texas and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod found at the intersection of the southwest right-of-way line of Naaman School Road (a variable width right-of-way) a 15-foot Alley as shown on said Meadowood No. 3, Phase A addition and being the east corner of Lot 8, Block 7 of said Meadowood No. 3, Phase A addition;

THENCE North 45 degrees 15 minutes 18 seconds West along the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7, a distance of 108.24 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for the POINT-OF-BEGINNING;

THENCE North 87 degrees 03 minutes 21 seconds West departing the southwest right-of-way line of said Naaman School Road the northeast line of said Lot 8, Block 7, a distance of 14.91 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner; said corner being on the southeast right-of-way line of Kingsbridge Drive (60-foot right-of-way) and the northwest line of said Lot 8, Block 7;

THENCE North 51 degrees 08 minutes 36 seconds East along the southeast right-of-way line of said Kingsbridge Drive and the northwest line of said Lot 8, Block 7, a distance of 10.00 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner; said corner being at the south intersection of said Kingsbridge Drive and Naaman School Road and the being the north corner of said Lot 8, Block 7;

THENCE South 45 degrees 15 minutes 18 seconds East along the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 8, Block 7, a distance of 10.00 feet to the POINT-OF-BEGINNING containing 50 square feet, or 0.001 of an acre of land.



NOTES:

A drawing of even date accompanies this description

Brian J. Maddox II
Brian J. Maddox II, R.P.L.S., No. 6659



RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

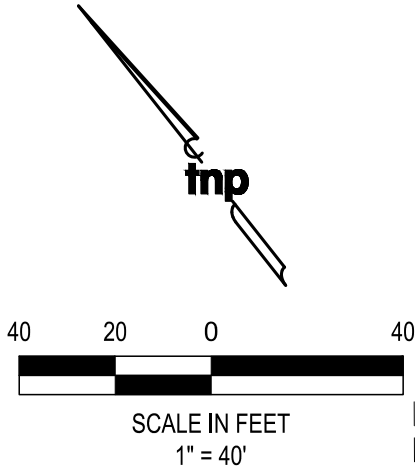
Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
50 SQUARE FEET, OR 0.001 ACRES
LOT 8, BLOCK 7
MEADOWWOOD NO. 3, PHASE A



BILL E. CRUMP AND MARTHA KEY CRUMP
VOL. 91247, PG. 595
D.R.D.C.T

UTILITY EASEMENT
VOL. 2005108, PG. 37
O.P.R.D.C.T.

NAAMAN SCHOOL ROAD
OFFICE CONDOMINIUMS
VOL. 2005108, PG. 37
O.P.R.D.C.T.

LOT 1
BLOCK 1

1/2" IRF

JAMES HOWARD SURVEY
ABSTRACT NO. 542

NAAMAN SCHOOL ROAD

OROFEE ALVARDEO SURVEY
ABSTRACT NO. 2

(VARIABLE WIDTH R.O.W.)

APPROXIMATE LOCATION
ABSTRACT LINE

LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
ADF - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." found
ADS - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." set
IRF - Iron Rod Found
IPF - Iron Pipe Found
R.O.W. - Right-of-Way
C.M. - Controlling Monument
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

KINGSBRIDGE DRIVE
(60' R.O.W.)

ADS L3
ADS L2
ADS L1
P.O.B.

RIGHT-OF-WAY DEDICATION
50 SF
0.001 AC

N 45°15'18" W
108.24'

LOT 8, BLOCK 7
LUKE & KATELYN SMITH
INST. NO. 201700182629
O.P.R.D.C.T.

MEADOWWOOD No. 3 PHASE A
VOL. 84065, PG. 1147
P.R.D.C.T.
AND CORRECTED IN
VOL. 84153, PG. 1631
D.R.D.C.T.

P.O.C.
1/2" IRF (C.M.)

15' ALLEY

LOT 7, BLOCK 7
HARVEY E. McCREARY, JR.
& KATHLEEN M. McCREARY

NOTES:

Bearings are referenced to Grid North of the Texas Coordinate System of 1983 North Central Zone; (4202) and based on the City of Garland's Geodetic Control Network. An average combined factor of 1.000136506 was used to scale grid coordinates and distances to surface at 0.0. All distances shown are reported as horizontal surface measurements.

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All objects noted as "set" on this graphical exhibit will be set either 30 days following construction of the improvements or prior acceptance by the City of Garland.

A description of even date accompanies this drawing

BOUNDARY LINE TABLE

LINE #	BEARING	LENGTH
L1	N87°03'21"W	14.91'
L2	N51°08'36"E	10.00'
L3	S45°15'18"E	10.00'



Brian J. Maddox II, R.P.L.S., No. 6659



RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

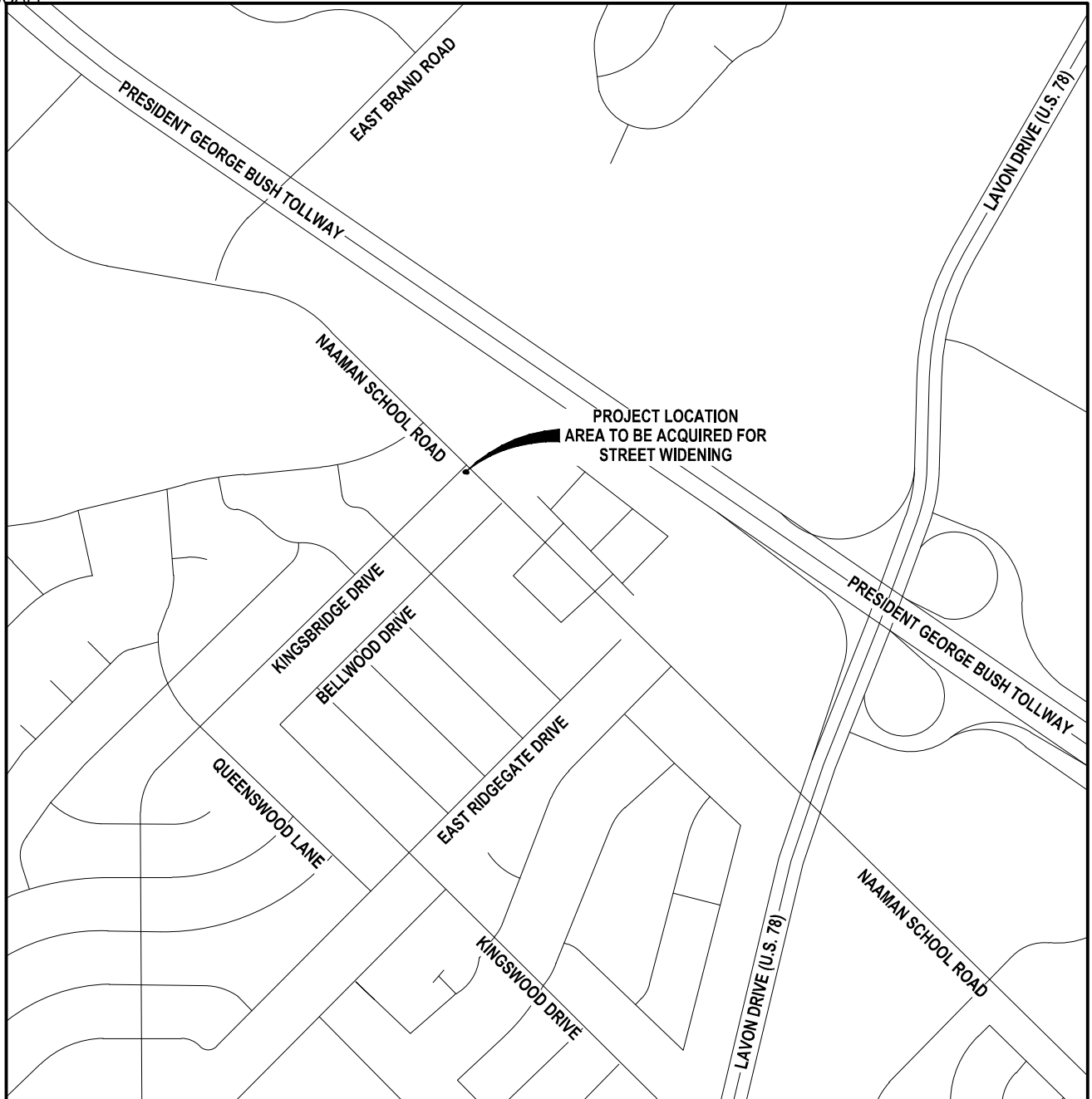
820 Watters Creek Boulevard, Suite M300
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214.461.9867 ph www.tnpsc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

VICINITY MAP

tnp

NOT TO SCALE



RIGHT-OF-WAY DEDICATION

LOT 8, BLOCK 7

MEADOWOOD NO. 3 PHASE A

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION **teague nall & perkins**

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381
Project No. AML 17349



EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
1,417 SQUARE FEET, OR 0.033 ACRES
LOT 1, BLOCK 1
CHRISTIAN BROTHERS ADDITION

Being a 1,417 square foot or 0.033 of an acre tract of land out of the Jacob G. Reagor Survey, Abstract Number 1259, Dallas County, Texas and being a portion of Lot 1, Block 1, of the Christian Brothers Addition, an addition to the City of Garland as recorded in Volume 2003217, Page 82 of the Plat Records of Dallas County, Texas same being a tract of land conveyed by a Special Warranty Deed to Aderemi Adewuyi and wife Florence Adewuyi recorded in Instrument Number 20070365185, Official Public Records, Dallas County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found on the southwest right-of-way line of Naaman School Road, (a variable width right-of-way), the east corner of said Lot 1, Block 1 and the north corner of Lot 2, Block 1 of said Christian Brothers Addition;

THENCE South 44 degrees 22 minutes 02 seconds West along the common line between said Lot 1, Block 1 and Lot 2, Block 1, a distance of 23.09 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for corner and the beginning of a non-tangent curve to the right;

THENCE departing the common line between said Lot 1, Block 1 and Lot 2, Block 1, over and across said Lot 1, Block 1, the following two (2) calls and distances:

Along said curve to the right having a radius of 909.50 feet, a central angle of 04 degrees 26 minutes 41 seconds, an arc length of 70.55 feet, a chord bearing of North 34 degrees 50 minutes 50 seconds West, a distance of 70.53 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for the beginning of a reverse curve to the left;

Along said reverse curve to the left having a radius of 839.00 feet, a central angle of 03 degrees 31 minutes 09 seconds, an arc length of 51.53 feet, a chord bearing of North 34 degrees 23 minutes 05 seconds West, a distance of 51.52 feet to a 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "CITY OF GARLAND R.O.W." set for the end of said curve on the southwest right-of-way line of said Naaman School Road same being the northeast line of said Lot 1, Block 1, from which a 1/2 inch iron rod with cap stamped "CBG SURVEYING" found for a northeast corner of said Lot 1, Block 1 bears North 45 degrees 33 minutes 32 seconds West, a distance of 10.27 feet;

THENCE South 45 degrees 33 minutes 32 seconds East along the southwest right-of-way line of said Naaman School Road and the northeast line of said Lot 1, Block 1, a distance of 119.82 feet to the POINT OF BEGINNING containing 1,417 square feet, or 0.033 acres of land.

NOTES:

A drawing of even date accompanies this description.



Brian J. Maddox II
Brian J. Maddox II, R.P.L.S., No. 6659



RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK 1

CHRISTIAN BROTHERS ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph www.tnpinc.com
T.B.P.L.S. Firm No. 10194381

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
NAAMAN SCHOOL ROAD
1,417 SQUARE FEET, OR 0.033 ACRES
LOT 1, BLOCK 1
CHRISTIAN BROTHERS ADDITION

tnp

DANIEL CRIST SURVEY
ABSTRACT NO. 226

JACOB G. REAGOR SURVEY
ABSTRACT NO. 1259

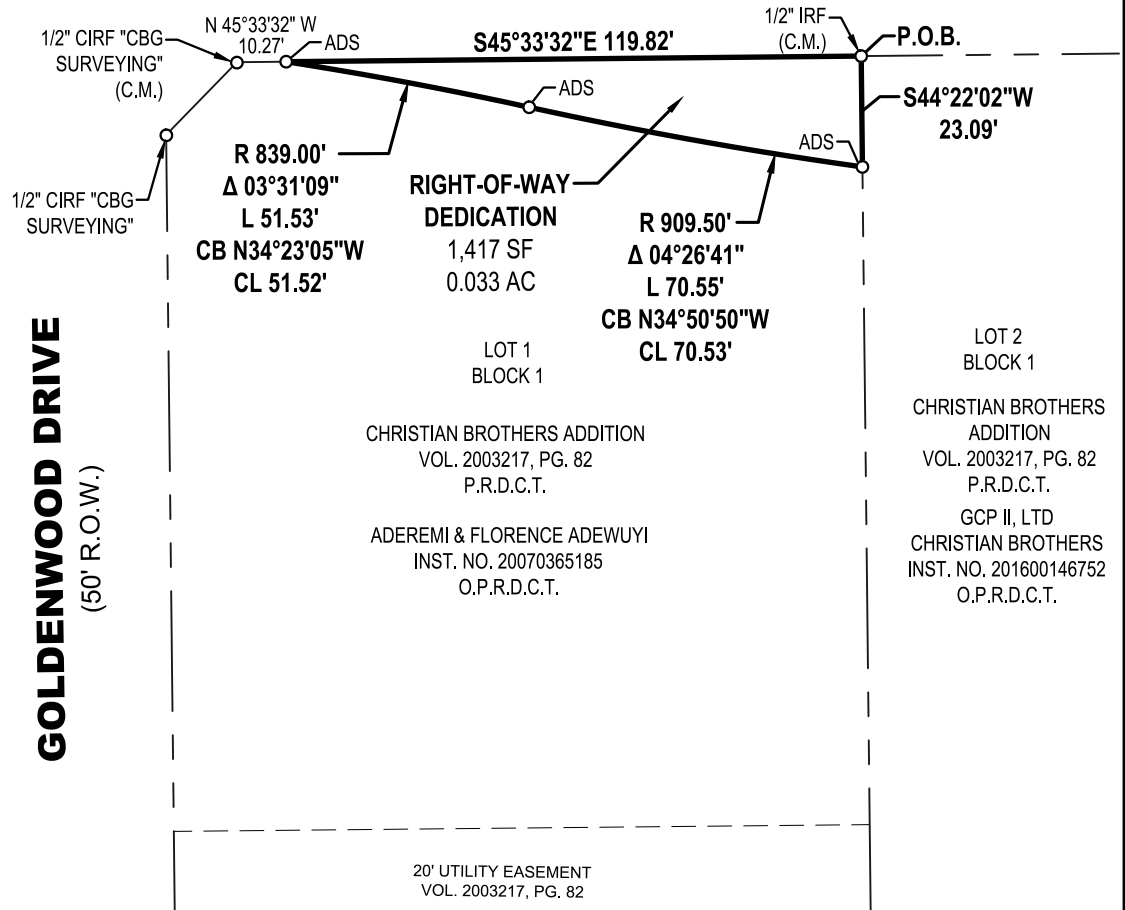
NAAMAN SCHOOL ROAD

(VARIABLE WIDTH R.O.W.)

APPROXIMATE LOCATION
ABSTRACT LINE



SCALE IN FEET
1" = 40'



LOT 1
BLOCK 1
NAAMAN SCHOOL OFFICE
PARK ADDITION
VOL. 2000078, PG. 185
P.R.D.C.T.

QUEEN VISION
MANAGEMENT, LLC

ACCESS AND UTILITY
EASEMENT
VOL. 2000078, PG. 185

LOT 1
BLOCK 1
CHRISTIAN BROTHERS ADDITION
VOL. 2003217, PG. 82
P.R.D.C.T.

ADEREMI & FLORENCE ADEWUYI
INST. NO. 20070365185
O.P.R.D.C.T.

LOT 2
BLOCK 1
CHRISTIAN BROTHERS
ADDITION
VOL. 2003217, PG. 82
P.R.D.C.T.
GCP II, LTD
CHRISTIAN BROTHERS
INST. NO. 201600146752
O.P.R.D.C.T.

NOTES:

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LEGEND

P.O.B. - Point of Beginning
P.O.C. - Point of Commencing
ADS - 5/8 inch iron rod with 3-1/4 inch aluminum disk stamped "City of Garland R.O.W." set
IRF - Iron Rod Found
R.O.W. - Right-of-Way
C.M. - Controlling Monument
SF - Square feet
AC - Acres
VOL. - Volume
PG. - Page
INST. NO. - Instrument Number

RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK 1

CHRISTIAN BROTHERS ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
Scale: 1"=40'

teague nall & perkins

820 Watters Creek Boulevard, Suite M300
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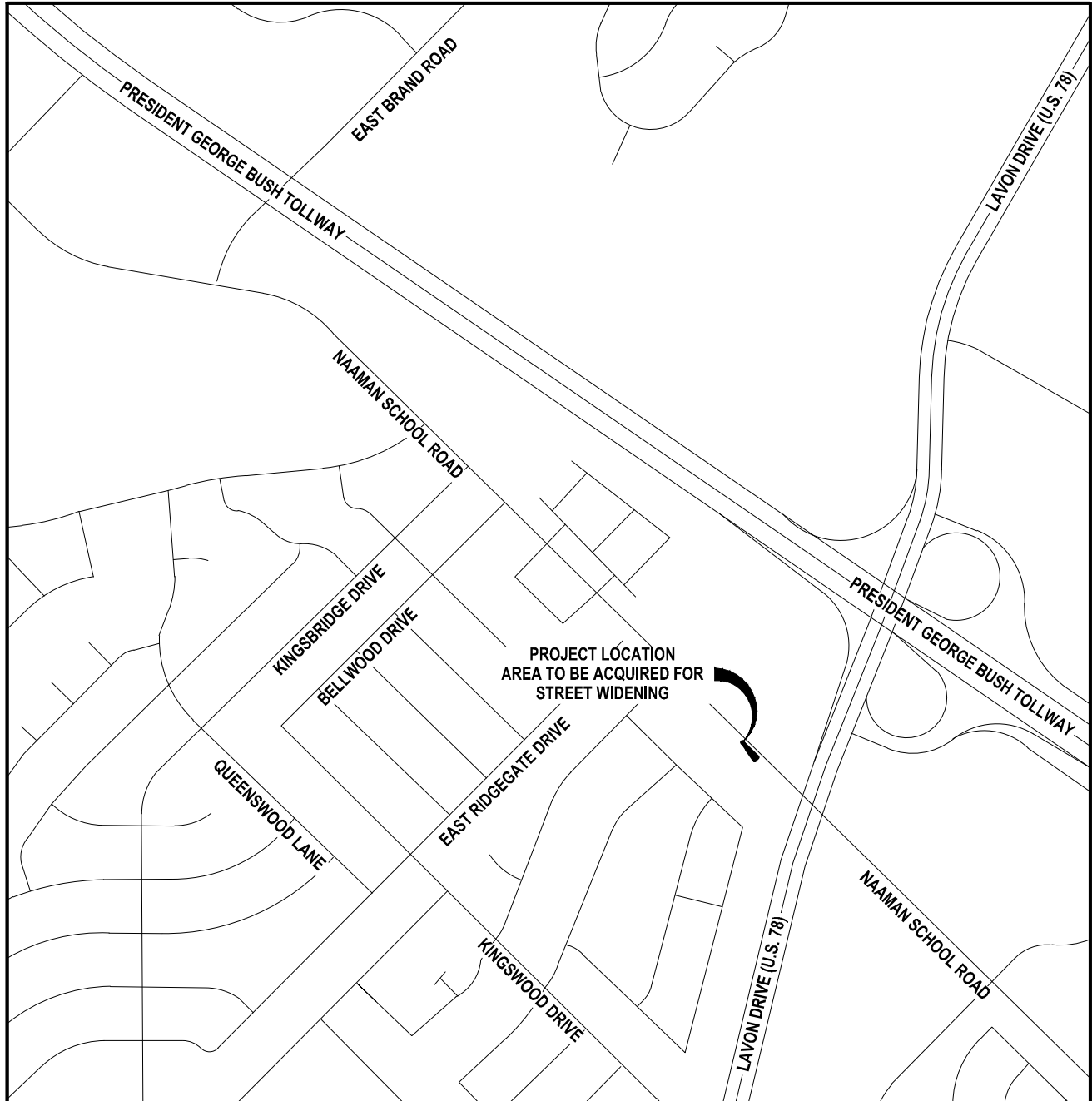
Brian J. Maddox II, R.P.L.S., No. 6659



EXHIBIT "A"
VICINITY MAP

tnp

"NOT TO SCALE"



RIGHT-OF-WAY DEDICATION

LOT 1, BLOCK 1

CHRISTIAN BROTHERS ADDITION

CITY OF GARLAND, DALLAS COUNTY, TEXAS

PROJECT INFORMATION

Project No.: GLD 20139
Date: June 15, 2021
Drawn By: JJ
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GARLAND POLICY REPORT

City Council Work Session Agenda

3. c.

Meeting Date: January 3, 2022
Item Title: Parking Restrictions on Scott Drive
Submitted By: Paul Luedtke, Transportation Director
Strategic Focus Areas: Safe Community
Vibrant Neighborhoods and Commercial Centers

ISSUE

Parking on Scott Drive by patrons of the adjacent business have resulted in congestion at this intersection. Parking restrictions are necessary to address this congestion.

RECOMMENDATION

Restrict parking on Scott Drive from Miller Road to 185 feet south.

BACKGROUND

- Scott Drive is the primary entrance into the adjacent neighborhood from Miller Road
 - Scott Drive is 30 feet wide
 - When vehicles are parked on both sides of the street a vehicle cannot enter from Miller Road while a vehicle is exiting onto Miller Road resulting in vehicles waiting in the travel lanes of Miller Road.
-



**GARLAND
CITY COUNCIL ITEM SUMMARY SHEET**

City Council Work Session Agenda

4. a.

Meeting Date: January 3, 2022

Item Title: COVID-19 Briefing

Summary of Request/Problem

Staff will provide an update to Council and ask for direction, if needed, on various matters related to COVID-19 and actions being taken by the City.

Recommendation/Action Requested and Justification

Council discussion.



GARLAND POLICY REPORT

City Council Work Session Agenda

4. b.

Meeting Date: January 3, 2022
Item Title: 2022 Low Income Housing tax Credit Application Process
Submitted By: Mona Woodard, Neighborhood Services Administrator
Strategic Focus Areas:

ISSUE

The Low Income Housing Tax Credit Application and Scoring Criteria is being presented to City Council for review and adoption for the 2022 program year. The existing tax credit process was adopted by Council on December 17, 2019. Council approved applications will be made available to Developers on January 5, 2022.

OPTIONS

1. Adopt the 2022 Tax Credit Application and Score sheet as-is.
2. Revise the 2022 Tax Credit Application and Score sheet.
3. Do not consider any Tax Credit Resolutions of Support for the 2022 cycle and continue implementation of other affordable housing tools.

RECOMMENDATION

In light of the many different affordable housing programs and developments currently underway, staff recommends that City Council consider all three above options when providing direction for the upcoming LIHTC application cycle.

BACKGROUND

The low-Income Housing Tax Credit (LIHTC) program is a federal resource for creating affordable housing in the United States. It is one of many affordable housing tools available to the Garland community, including HOME Fund projects, GHFC partnership projects, Public Facilities Corporation projects, and other multi-family redevelopment initiatives. The LIHTC tax credits are an attractive housing development tool for developers, as credits provide a dollar-for-dollar reduction in a taxpayer's federal income tax, whereas a tax deduction only provides a reduction in taxable income.

The Texas Department of Housing and Community Affairs (TDHCA) is the only entity in the State of Texas authorized to allocate tax credits under this program. TDHCA must develop a plan for the selection of eligible developments; this plan is known as the Qualified Allocation Plan and Rules (QAP). The QAP is revised annually and signed by the Governor. Deadline for potential new applications to be submitted is March 1, 2022. This is a highly competitive

process and the QAP outlines and assigns points to each section of the application. Proposed developments are ranked according to the number of points obtained. Developers receive additional applications points when City approved Resolutions of Support are included with the application submission.

Last year, five LIHTC projects received a Resolution of Support from City Council. Two of those projects have been awarded tax credits by TDHCA and are moving forward through the permitting process; construction has not yet begun. Once constructed, these two projects will add 213 housing units to the Garland community. The approved projects are: Embree Eastside by Palladium Developers, located at 1010 State Highway 66 and the Reserve at Shiloh by MVAH Development, located at 1102 N. Shiloh Road.

In addition to these LIHTC projects, over the past year, the City and Garland Housing Finance Corporation (GHFC) have greatly expanded their partnership to address affordable housing needs. Home repair and Code Cares programs have been expanded to keep residents in their homes, more HOME infill projects are underway, the City initiated its first Public Facilities Corporation project, and GHFC is partnering with affordable housing developers to bring them to the City outside the LIHTC 9% competitive program. While these GHFC development projects have not yet been formally approved, some are currently being explored and GHFC anticipates bringing quality affordable housing developments to Garland. The City has also acquired Las Brisas Residential Club and is exploring opportunities to include quality affordable housing as part of this redevelopment project.

Finally, it is important to note that developers have already begun exploring possible 2022 LIHTC projects in Garland, and staff has met with many of them regarding the upcoming application process. Direction from City Council is needed in order to finalize this year's application scoring sheet.

Attachments

Tax Credit Score Sheet
Tax Credit Application Calendar
Tax Credit Application

Scoring for Low Income Housing Tax Credit Application

Low Income Tax Credit Applications

Developer Name: _____

Project Location: _____

Number of Units: _____

Percentage Affordable: _____

Age Restricted: _____

Market Rate Percentage _____

Scoring Criteria

Applications are scored per category. There are 10 different scoring categories. A minimum of 55 points is required to be scored in order to be considered for Resolution of Support.

Maximum Points: _____ 100

Development Type - Maximum 50 points

*Acquisition/Demolition/Redevelopment of Existing
Complex = 50 points*

*Rehabilitation of Existing Multifamily Complex
= 20 points*

*New construction of multifamily housing on property
currently zoned multifamily as of October 2019 unless
the parcel proposed is located in an area with an
approved, current redevelopment plan that includes
new construction of multifamily housing identified as
a supportive use.
= 10 points*

Addresses a Housing Need Identified in the Consolidated Plan - Maximum 5 Points

TDHCA Tax Credit Experience with Multiple Developments - Max 5 points

Access to DART Transportation - Max 5 points

0 -.50 miles = 5 points

.51 - 1 miles = 2 points

Over 1 mile = 0 points

Mixed Income Developments - Max 5 points

33% or more Market Rate Units = 5 points

Less than 33% = 0 points

**Location/Height/Density Compatible with
Neighborhood - Max 5 points**

Yes = 5 points

No = 0 points

**Development Provides Onsite Management -
Max 5 points**

Yes = 5 points

No = 0 points

Age Restricted Development - Max 5 points

Senior 55+ = 5 points

Non age restricted = 2 points

Community Support - Max 10 points

Received Council Person Support = 5 points

Conducted Community Meetings = 5 points

No community support = 0 points

Complete Market Analysis Provided - Max 5 points

Yes = 5 points

No = 0 points

TOTAL Points

0



GARLAND

Low Income Housing Tax Credit Calendar for Fiscal Year 2022

Date	Item
January 3, 2022	Council Work Session Briefing on the Low-Income Housing Tax Credit Application Process
January 4, 2022	Updates to Applications (if any) based on Council Feedback on 1/3/22
January 5, 2022	Applications Available to Developers (Pending Council Decision 1/3/22)
January 20, 2022	Developer Applications Due Back to the City (Pending Council Decision 1/3/22)
January 21, 2022	Item Summary submitted in Agenda Quick (Pending Council Decision 1/3/22)
January 21 – 26, 2022	Review and Scoring by Community Development. (Pending Council Decision 1/3/22)
January 31, 2022	Council Work Session Item (Pending Council Decision 1-3-22). Packets will include submitted applications and scores.
February 15, 2022	Council Regular Item (Pending Council Decision 1/3/22). Council votes on formal Resolutions of Support for submitted Tax Credit Applications.
March 1, 2022	Deadline for Developers to submit Tax Credit Applications to TDHCA along with approved Resolutions of Support from the City of Garland.



Housing Tax Credit Resolution Application Packet

Revision: 10/2019



GARLAND **Low Income**

Housing Tax Credit (LIHTC) Resolution Process

Texas Department of Housing and Community Affairs (TDHCA) offers non-competitive 4% and competitive 9% LIHTC application processes. Non-competitive LIHTC applications may be received year round and are evaluated as received. Competitive 9% LIHTC applications follow a different process which typically begins in January of each year. Below is the timeline and application process for developers seeking resolutions for their Garland LIHTC TDHCA application:

City of Garland Application Timeline

Applications must be submitted to the Department of Housing and Community Services 30 days prior to the date the applicant is requesting delivery of the Resolution.

Support Resolution Requirements

Staff will use the information submitted by the developer along with the application (see attached) to determine whether a Resolution of Support (17 TDHCA application points) or a Resolution of No Objection (14 TDHCA application points) will be recommended to City Council.

Required Documentation

1. Completed application packet
2. Fee: \$10.00 per proposed unit.
3. A letter from the Planning Department is required to be submitted confirming the current zoning on the property.
4. Preference shall be given to tax credit proposals in the following order:
 - a. Demolition and Reconstruction of an existing substandard multi-family development.
 - b. Rehabilitation of an existing multi-family development.
 - c. New Construction on property currently zoned as multifamily as of October 2019. An exception to this zoning requirement would only be given for proposals submitted where a parcel is located in an area with an approved, current redevelopment plan that includes new construction of multifamily housing identified specifically as a supportive use.
 - d. Preference will be given to senior citizen age restricted projects.
 - e. The application **must** address a housing need or problem identified in the City of Garland's Consolidated Plan.
5. Points provided for Developers that have demonstrated experience with the TDHCA tax credit programs from several municipalities.
6. Points are provided for locations within ½ mile of Dart station or stop.
7. Preference shall be given to mixed-income developments where at least 30% of the units are market-based.
8. Points shall be given for developments utilizing land currently zoned multifamily. The location/height and density of the development must be compatible with the surrounding neighborhood.
9. The project solicit community support from residents within a 400 foot radius of the project.
10. Points are provided to tax credit projects that provided full-time on-site management.
11. Points are provided to tax credit projects that provide a complete market analysis which demonstrates the ability of the market to absorb the new dwelling units.
12. Preference shall be given to tax credit projects that are in the best interest of the City of Garland.



GARLAND

9% Housing Tax Credit
Resolution of Support Application



GARLAND

9 % Low Income Housing Tax Credit Application

All applications must be submitted along with all materials listed in the appropriate checklist. Housing and Community Services staff is available to advise you on any requirements.

Project Name: _____

Property Information

Property Address:
Legal Description:
Zoning District:
Do you intend to request funding for your project through the City of Garland Grant Process? YES ☐ NO ☐
Do you intend to request additional funding from the City for development? YES ☐ NO ☐

Applicant Information (property owner or authorized agent) Applicant will be used as the City's Official Contact

Name:	
Address:	
City/State/Zip:	
Work Phone:	Cell Phone:
Email:	
Do you have site control or owner's consent to apply for LIHTC funding on this site? YES ☐ NO ☐	

Property Owner Information

Owner Name:	
Address:	
City/State/Zip:	DUNS Number:
Work Phone:	Cell Phone:
Email:	

Applicant Signature:	
Printed Name:	Date:
By signing this form, the owner of the property authorizes the City of Garland to begin proceeding in accordance with the process for this request. The owner further acknowledges that submission of an application does not in any way obligate the City of Garland to approve the application and that although City Staff may make certain recommendations regarding this applications, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.	



9 % Low Income Housing Tax Credit / Resolution of Support Checklist

This Checklist is intended to provide the information and data that is necessary to assess the merits of the project proposal.

Incomplete applications cannot be accepted for review. If all the information noted in the "Items Required for Submittal" section of this checklist is not provided, the application may not be accepted for processing.

Items Required for Submittal	
Application Form with required fees	
All required City of Garland documentation on page 2 of this packet	
Proposed Development name, Developer/Applicable owner(s) and/or Program name to be referenced in the City Resolution	
If a 501(c)3 organization, a copy of the IRA Letter of Determination	
Letter of Project Intent with Detailed Information listed below:	
Detailed Information	
Location Map of the Property	
Site Development:	
List the number of units.	
List the breakdown of rental rates by unit and income restrictions.	
Will rental rates change over time and how are they determined?	
How many accessible units are included?	
If the development includes market-rate units, do these units differ from the income-restricted units in any way?	
List the amenities included in individual units as well as those for the entire site	
Describe energy efficiency components that will be installed	
Background of the development company and management company	
Have there been any changes in company names or reorganizations?	
History of similar projects and complexes managed	
How many tax credit and/or HOME projects have you developed and managed?	
Financial:	
List the funding sources to be used	
List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)	
Provide the anticipated breakdown of the development costs.	
Will the site be tax exempt after development?	
What is the affordability period required for this project?	
Provide a Pro Forma statement for the project.	
Will this development require extensive capital improvements?	
Please list any additional information or letters that you will be requesting from the City of Garland for the TDHCA application requirements.	



4% Low-Income Housing Tax Credit
Resolution of Support Application



GARLAND

4 % Low Income Housing Tax Credit Resolution of Support Application

All applications must be submitted along with all materials listed in the appropriate checklist. Housing and Community Services staff is available to advise you on any requirements.

Project Name: _____

Property Information

Property Address:
Legal Description:
Zoning District:
Do you intend to request funding for your project through the City of Garland Grant Process? YES ☐ NO ☐
Do you intend to request additional funding from the City for development? YES ☐ NO ☐

Applicant Information (property owner or authorized agent) Applicant will be used as the City's Official Contact

Name:	
Address:	
City/State/Zip:	
Work Phone:	Cell Phone:
Email:	
Do you have site control or owner's consent to apply for LIHTC funding on this site? YES ☐ NO ☐	

Property Owner Information

Owner Name:	
Address:	
City/State/Zip:	DUNS Number:
Work Phone:	Cell Phone:
Email:	

Applicant Signature:	
Printed Name:	Date:
By signing this form, the owner of the property authorizes the City of Garland to begin proceeding in accordance with the process for this request. The owner further acknowledges that submission of an application does not in any way obligate the City of Garland to approve the application and that although City Staff may make certain recommendations regarding this applications, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.	



4 % Low Income Housing Tax Credit / Resolution of Support Checklist

This Checklist is intended to provide the information and data that is necessary to assess the merits of the project proposal.

Incomplete applications cannot be accepted for review. If all the information noted in the "Items Required for Submittal" section of this checklist is not provided, the application may not be accepted for processing.

Items Required for Submittal	
Application Form with required fees	
All required City of Garland documentation on page 2 of this packet	
Proposed Development name, Developer/Applicable owner(s) and/or Program name to be referenced in the City Resolution	
If 501(c) 3 organization, a copy of the IRS letter of Determination	
Letter of Project Intent, with detailed information listed below:	
Detailed Information	
Location Map of the Property	
Site Development:	
• <i>List the number of units.</i>	
• <i>List the breakdown of rental rates by unit and income restrictions.</i>	
• <i>Will rental rates change over time and how are they determined?</i>	
• <i>How many accessible units are included?</i>	
• <i>If the development includes market-rate units, do these units differ from the income-restricted units in any way?</i>	
• <i>List the amenities included in individual units as well as those for the entire site</i>	
• <i>Describe energy efficiency components that will be installed</i>	
Background of the development company and management company	
• <i>Have there been any changes in company names or reorganizations?</i>	
• <i>History of similar projects and complexes managed</i>	
• <i>How many tax credit and/or HOME projects have you developed and managed?</i>	
Financial:	
• <i>List the funding sources to be used</i>	
• <i>List any past or current funding programs (state or federal) for which the property is under contract (USDA, Section 8, Etc.)</i>	
• <i>Provide the anticipated breakdown of the development costs.</i>	
• <i>Will the site be tax exempt after development?</i>	
• <i>What is the affordability period required for this project?</i>	
• <i>Provide a Pro Forma statement for the project.</i>	
• <i>Will this development require extensive capital improvements?</i>	
Please list any additional information or letters that you will be requesting from the City of Garland for the TDHCA application requirements.	



GARLAND POLICY REPORT

City Council Work Session Agenda

4. c.

Meeting Date: January 3, 2022

Item Title: Economic Development Strategic Plan Next Steps

Submitted By: Ayako Schuster, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a purchase request by Economic Development for the development of an Economic Development Strategic Plan. Economic Development has lacked an economic development specific strategic plan since the inception of the department. By establishing a plan in place, we can develop clear and attainable objectives and design effective programs and resources to achieve them.

OPTIONS

1. Approve the staff recommendation to purchase services.
2. Not approve the purchase of services.

RECOMMENDATION

The City would purchase consulting services to develop an economic development strategic plan which would contain the following parts:

1. An assessment of the local economy and our economic competitiveness;
2. An assessment of local talent, housing options, and future growth;
3. An assessment and recommendation regarding current services and programs offered by the City's Economic Development Department and the Chamber of Commerce; and
4. An implementation plan with specific actionable goals to complete in the coming years.

BACKGROUND

Economic Development staff reviewed over 30 strategic plans and identified appropriate firms to send direct requests for proposals. 8 responses were received from qualified firms and of those, 3 were identified as finalists. From those finalists, one of the most qualified firm will be selected.

CONSIDERATION

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the January 18, 2022 Regular Meeting.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. d.

Meeting Date: January 3, 2022

Item Title: Audit Committee Meeting Report

Submitted By: Jed Johnson, Internal Auditor

Summary of Request/Problem

Council Member Rich Aubin, Chair of the Internal Audit Committee, will provide a committee report on the following items:

- Bond Program Audit
- Inventory Management - City Warehouse Audit
- Kraft Employee Retention Audit

Recommendation/Action Requested and Justification

Council discussion.



GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Work Session Agenda

4. e.

Meeting Date: January 3, 2022

Item Title: Police Chief to Brief the Council on Overall Crime in Garland

Summary of Request/Problem

At the request of Council Member Rich Aubin, seconded by Council Member Ed Moore, Police Chief Jeff Bryan will brief the Council on recent incidents, Garland's overall crime statistics, and additional considerations that may prove beneficial in the Police Department's fight against crime. Council may provide guidance and feedback.

Recommendation/Action Requested and Justification

Council discussion.
