

EXHIBIT A

**FIELD NOTES DESCRIBING A 2,320 SQUARE FOOT (0.0533 ACRE TRACT)
WATER LINE EASEMENT TO BE ACQUIRED
FOR CITY BLOCK D/8043
HENSON C. DAVIS SURVEY, ABSTRACT NUMBER 409
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM WENDY'S PROPERTIES, LLC**

BEING a 2,320 square foot (0.0533 acre) tract of land situated in City Block 8043 and the Henson C. Davis Survey, Abstract Number 409, City of Dallas, Dallas County, Texas, said tract being part of Lot 1, Block 1 of Wendy's Northwest Addition No. 1, an addition to the City of Dallas, as recorded in Volume 94003, Page 5766 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), also being part of that certain called 0.944 acre tract of land conveyed to Wendy's Properties, LLC by General Warranty Deed as recorded in Instrument Number 201500283381 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 2,320 square foot tract being more particularly described as follows:

COMMENCING at a X cut (controlling monument) found for the northwest corner of Lot 6, Block D/8043 of Whataburger of Mesquite - Northwest Highway, an addition to the City of Dallas, as recorded in Volume 97112, Page 1097, D.R.D.C.T., same being that certain called 0.9992 acre tract of land conveyed to Whataburger of Mesquite, Inc. as recorded in Volume 97115, Page 3354, D.R.D.C.T., the southwest corner of that certain called 3.4166 acre tract of land conveyed to City of Dallas as recorded in Instrument Number 201900259566, O.P.R.D.C.T. and also being in the existing easterly right of way line of Executive Drive (variable width right of way), from which a 5/8 inch iron rod with red cap stamped "City of Dallas" (controlling monument) found bears North 89 degrees 16 minutes 29 seconds East, a distance of 284.89 feet for the northeast corner of said Lot 6 and an interior ell corner of said 3.4166 acre City of Dallas tract;

THENCE, South 00 degrees 43 minutes 24 seconds East, along the west line of said Lot 6 and the existing easterly right of way line of said Executive Drive, a distance of 25.00 feet to the northwest corner of said Lot 1 and an exterior ell corner of said Lot 6;

THENCE, North 89 degrees 16 minutes 28 seconds East, departing the west line of said Lot 6 and the existing easterly right of way line of said Executive Drive, along the common line of said Lot 1 and said Lot 6, a distance of 155.01 feet to the northeast corner of said Lot 1 and an interior ell corner of said Lot 6;

THENCE, South 00 degrees 43 minutes 32 seconds East, along the common line of said Lot 1 and said Lot 6, a distance of 259.97 feet to a X cut on concrete set for the **POINT OF BEGINNING**;



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THENCE, South 00 degrees 43 minutes 32 seconds East, continuing along the common line of said Lot 1 and said Lot 6, pass at a distance of 16.50 feet to the most southerly southwest corner of said Lot 6 and being in the existing northerly right of way line of Northwest Highway (variable width right of way), continuing along the east line of said Lot 1 and the existing northerly right of way line of said Northwest Highway, in all a total distance of 20.00 feet to the southeast corner of said Lot 1;

THENCE, South 89 degrees 15 minutes 37 seconds West, along the south line of said Lot 1 and the existing northerly right of way line of said Northwest Highway, a distance of 116.00 feet to a 1/2 inch iron rod (controlling monument) found for the southwest corner of said Lot 1 and being in the intersection of the existing northerly right of way line of said Northwest Highway and the existing easterly right of way line of said Executive Drive;

THENCE, North 00 degrees 43 minutes 32 seconds West, departing the south line of said Lot 1 and the existing northerly right of way line of said Northwest Highway, along the west line of said Lot 1 and the existing easterly right of way line of said Executive Drive, a distance of 20.00 feet to a 5/8 inch Iron rod with a yellow plastic cap marked "AZ&B" set;

THENCE, North 89 degrees 15 minutes 37 seconds East, departing the west line of said Lot 1 and the existing easterly right of way line of said Executive Drive, over and across said Lot 1, a distance of 116.00 feet to the **POINT OF BEGINNING** and containing 2,320 square feet (0.0533 Acres) of land, more or less.

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Basis of bearings is the Texas Coordinate System of 1983, North American Datum of 1983 (NAD83), North Central Zone No. 4202, as determined by GPS observations using the ALLTERRA CENTRAL VRS Network. Distances shown have been adjusted to surface by applying the Dallas County TxDOT combination factor of 1.000136506.



[Handwritten signature] 05-03-2021

Joseph S. Benitez
Registered Professional Land Surveyor
No. 5934

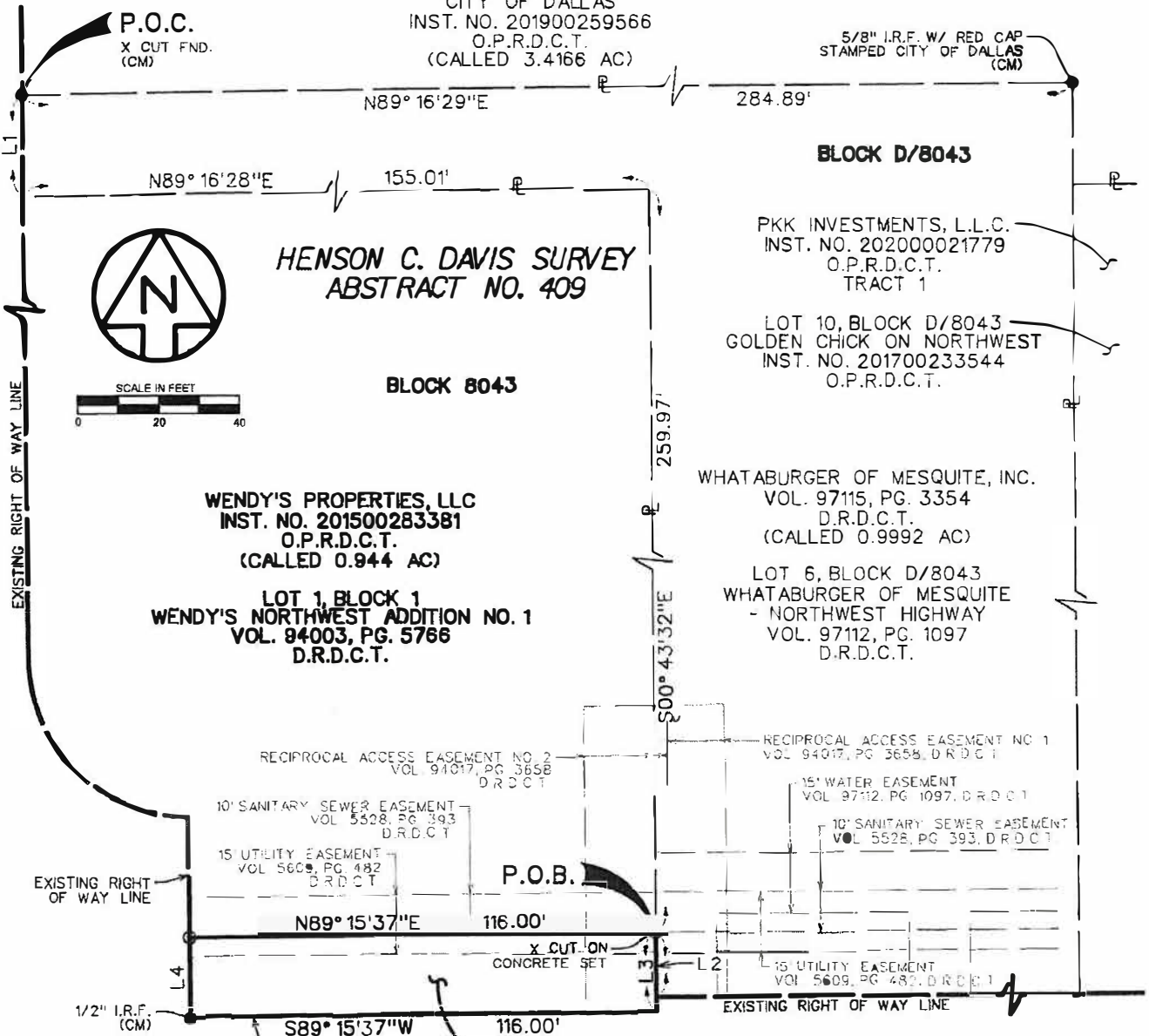
Date

EXHIBIT A

CITY OF DALLAS
INST. NO. 201900259566
O.P.R.D.C.T.
(CALLED 3.4166 AC)

5/8" I.R.F. W/ RED CAP
STAMPED CITY OF DALLAS
(CM)

EXECUTIVE DRIVE
(VARIABLE WIDTH RIGHT OF WAY)



**HENSON C. DAVIS SURVEY
ABSTRACT NO. 409**

BLOCK 8043

BLOCK D/8043

PKK INVESTMENTS, L.L.C.
INST. NO. 20200021779
O.P.R.D.C.T.
TRACT 1

LOT 10, BLOCK D/8043
GOLDEN CHICK ON NORTHWEST
INST. NO. 201700233544
O.P.R.D.C.T.

WENDY'S PROPERTIES, LLC
INST. NO. 201500283381
O.P.R.D.C.T.
(CALLED 0.944 AC)

LOT 1, BLOCK 1
WENDY'S NORTHWEST ADDITION NO. 1
VOL. 94003, PG. 5766
D.R.D.C.T.

WHATABURGER OF MESQUITE, INC.
VOL. 97115, PG. 3354
D.R.D.C.T.
(CALLED 0.9992 AC)

LOT 6, BLOCK D/8043
WHATABURGER OF MESQUITE
- NORTHWEST HIGHWAY
VOL. 97112, PG. 1097
D.R.D.C.T.

RECIPROCAL ACCESS EASEMENT NO. 2
VOL. 94017, PG. 3658
D.R.D.C.T.

RECIPROCAL ACCESS EASEMENT NO. 1
VOL. 94017, PG. 3658, D.R.D.C.T.

10' SANITARY SEWER EASEMENT
VOL. 5528, PG. 393
D.R.D.C.T.

15' WATER EASEMENT
VOL. 97112, PG. 1097, D.R.D.C.T.

15' UTILITY EASEMENT
VOL. 5609, PG. 482
D.R.D.C.T.

10' SANITARY SEWER EASEMENT
VOL. 5528, PG. 393, D.R.D.C.T.

P.O.B.

N89° 15' 37" E 116.00'

X CUT-ON
CONCRETE SET

15' UTILITY EASEMENT
VOL. 5609, PG. 482, D.R.D.C.T.

1/2" I.R.F.
(CM)

S89° 15' 37" W 116.00'

EXISTING RIGHT OF WAY LINE

EXISTING RIGHT
OF WAY LINE

**WATER EASEMENT
2,320 S.F.
(0.0533 ACRE)
TO BE ACQUIRED**

**NORTHWEST HIGHWAY
(VARIABLE WIDTH RIGHT OF WAY)**

LINE TABLE		
L1	S00° 43' 24" E	25.00'
L2	S00° 43' 32" E	16.50'
L3	S00° 43' 32" E	20.00'
L4	N00° 43' 32" W	20.00'

LEGEND

- (CM) CONTROLLING MONUMENT
- I.R.F. IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY TEXAS
- MONUMENT FOUND (SIZE/TYPE AS NOTED)
- 5/8" STEEL REBAR SET W/ YELLOW PLASTIC CAP MARKED "AZ49" (OR AS NOTED)
- LIMITS OF PROPERTY TO BE ACQUIRED



NOTES:

A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH CENTRAL ZONE NO. 4202, AS DETERMINED BY GPS VRS OBSERVATIONS USING THE ALLTERRA CENTRAL NETWORK. DISTANCES SHOWN HAVE BEEN ADJUSTED TO SURFACE BY APPLYING THE DALLAS COUNTY TXDOT COMBINATION FACTOR OF 1.00C136506.

WATER LINE EASEMENT

TO BE ACQUIRED IN CITY BLOCK D/8043
HENSON C. DAVIS SURVEY, ABSTRACT NO. 409,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM WENDY'S PROPERTIES, LLC

COMPUTED JAS CRD JSB
DRAWN JAS CRD JSB
SUPERVISOR J. BENITEZ
DATE 03-15-21
SCALE 1" = 40'

REVISION HISTORY

NO.	DATE	REVISIONS	BY
04/30/21		GENERAL REVISIONS	JAS

ARREDONDO, ZEPEDA & BRUNZ, INC.
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