

EXHIBIT A-TRACT 1

18,093 SQ.FT. (0.415 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 18,093 square foot (0.415 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod stamped "HAYDEN" set on the west right of way line of Timber Trail Drive, a 50 foot right of way, at the southeast corner of Lot 25-A as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of said Map Records, said point being on the south line of said Timberbrook Plat and on the north line of said Walnut Gardens Revised Plat;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 15.35 feet to a calculated point at the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 09 degrees 41 minutes 34 seconds West— 97.66 feet.

THENCE continuing along said west line of Timber Trail Drive and along said curve an arc distance of 135.39 feet, a delta angle of 155° 09'01" to a ½ inch iron rod with cap stamped "Hayden" set at the **POINT OF BEGINNING** of the tract described herein and at the beginning of a tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 57° 24' 04" and a chord bearing and distance of North 83 degrees 25 minutes 02 seconds East – 48.02 feet;

THENCE continuing along said right of way line and curve, an arc distance of 50.09 feet to a 1/2 inch iron rod found at the northwest corner of Lot 2, Block 6/6426 of said Walnut Gardens Revised Plat, being a northeast corner of said Block 6426 Reservation;

THENCE South 35 degrees 30 minutes 02 seconds East, along the west line of Lot 2 and east line of said Block 6426 Reservation, a distance of 3.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west line;

THENCE South 00 degrees 20 minutes 42 seconds West, over and across said Block 6426 Reservation, a distance of 53.13 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE South 34 degrees 26 minutes 30 seconds East, continuing over and across said Block 6426 Reservation, a distance of 118.53 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE South 42 degrees 30 minutes 15 seconds East, over and across said Block 6426 Reservation, a distance of 91.49 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set the south line of a 20' wide alley as shown on said Walnut Gardens Revised Plat;

THENCE South 16 degrees 39 minutes 43 seconds West, along the west line of said alley, a distance of 54.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set at an angle point therein;

THENCE South 66 degrees 17 minutes 29 seconds East, along the south line of said alley, a distance of 117.67 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on the west right of way line of Bowman Boulevard, a 50' right of way per said Walnut Gardens Revised Plat;



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THENCE South 23 degrees 42 minutes 31 seconds West, along said west right of way line, a distance of 54.92 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west right of way;

THENCE North 42 degrees 30 minutes 15 seconds West, continuing over and across said Block 6426 Reservation, a distance of 253.03 feet, to a ½ inch iron rod with cap stamped "HAYDEN"

THENCE North 34 degrees 26 minutes 30 seconds West, continuing over and across said Block 6426 Reservation, a distance of 137.70 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE North 00 degrees 20 minutes 42 seconds East, a distance of 66.22 feet to the **POINT OF BEGINNING** and containing 18,093 square feet or 0.415 acres of land, more or less.

A Survey Plat of even date accompanies this legal description.

BASIS OF BEARINGS: All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

 7/17/19

Brian C Wright, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4560

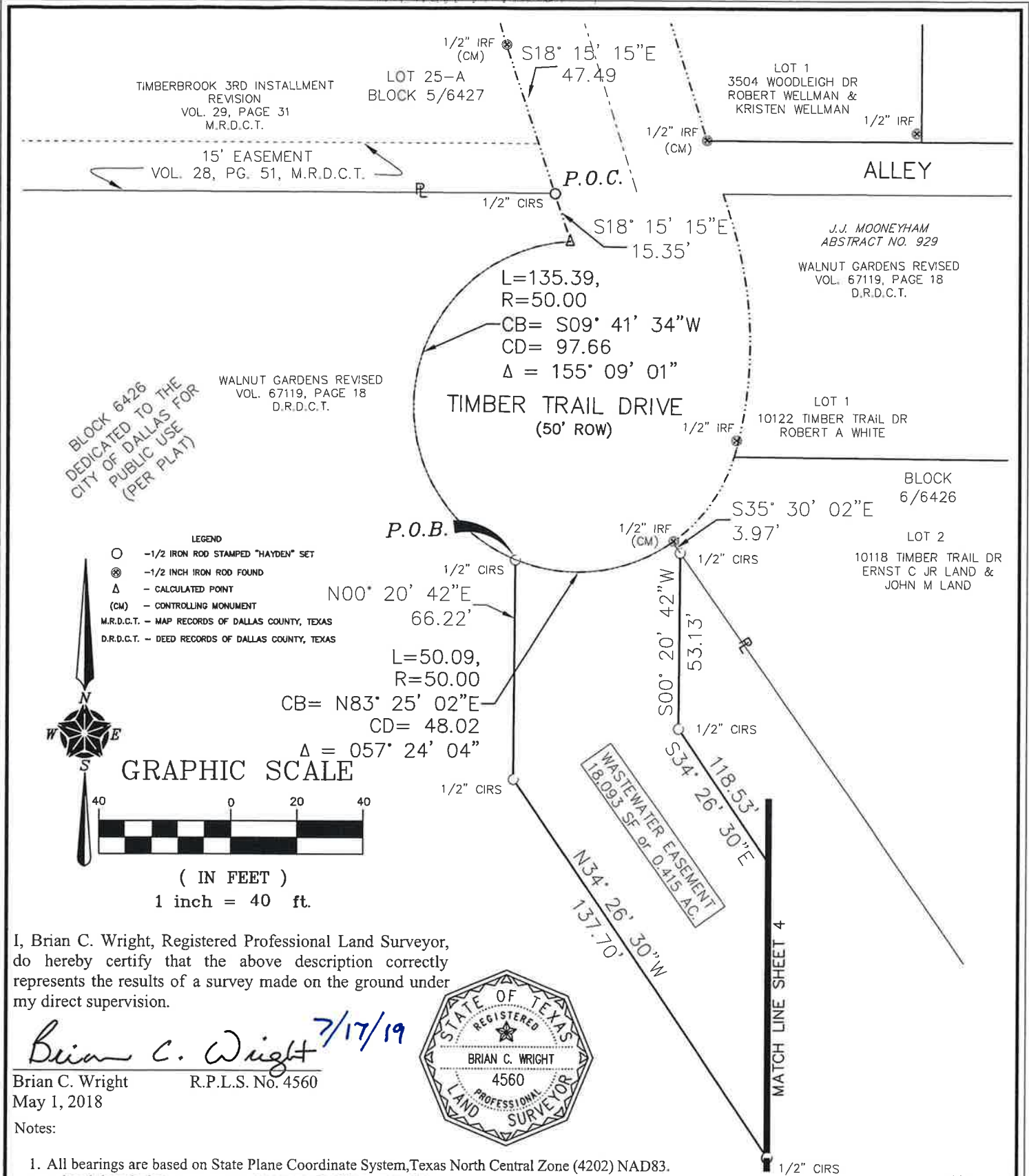
Date

Mayo-Wright Consultants, LLC
123 Shenandoah Court
Forney, Texas 75126
TBPLS Firm No. 10194516



JQ Infrastructure, LLC
100 Glass Street, Ste 201
Dallas, Texas 75207
Ph. (214) 752-9098
TBPLS Firm No. 10193718

EXHIBIT A-TRACT 1



I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright 7/17/19

Brian C. Wright R.P.L.S. No. 4560
May 1, 2018

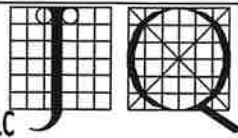


Notes:

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

18,093 SQ.FT. (0.415 ACRES)
CITY OF DALLAS BLOCK 6426
WASTERWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

shaping the built environment



JQ INFRASTRUCTURE, LLC

100 GLASS STREET, STE 201
214.752.9098
PROJECT NO: 4150017

DALLAS, TEXAS 75207
JQIENG.COM

TEXAS REGISTERED SURVEYING FIRM 10193718

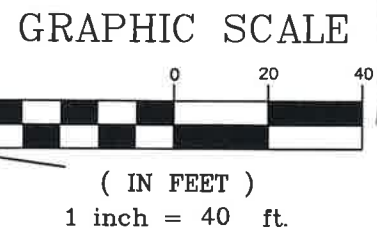
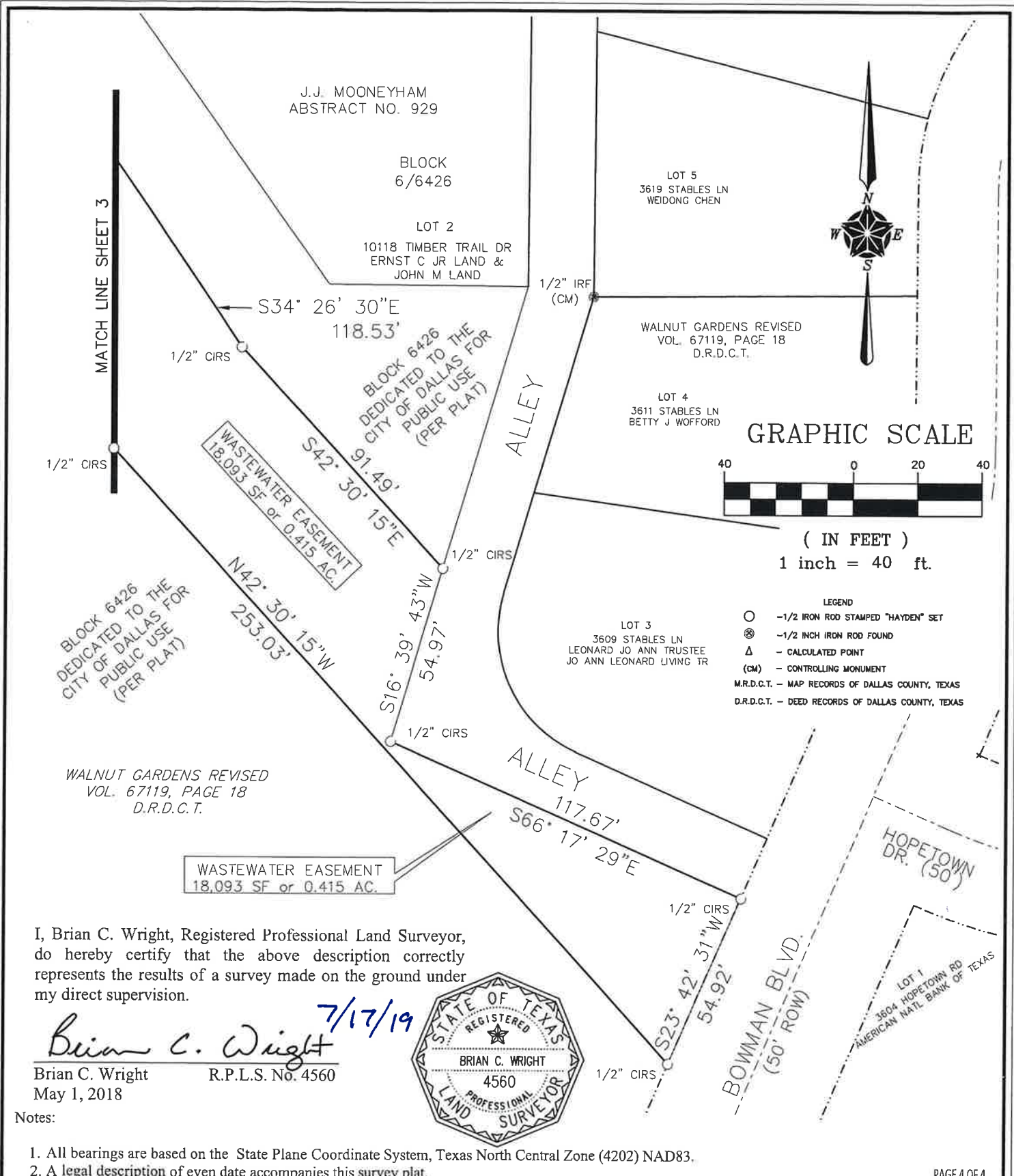


WWW.MAYO-WRIGHT.COM TEXAS REGISTERED SURVEYING FIRM 10194516

123 Shenandoah Court
Forney, Tx 75126

Ph: 214 693 5284

EXHIBIT A-TRACT 1



- LEGEND
- - 1/2 IRON ROD STAMPED "HAYDEN" SET
 - ⊙ - 1/2 INCH IRON ROD FOUND
 - △ - CALCULATED POINT
 - (CM) - CONTROLLING MONUMENT
 - M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
 - D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

BLOCK 6426
DEDICATED TO THE
CITY OF DALLAS FOR
(PER PLAT)

BLOCK 6426
DEDICATED TO THE
CITY OF DALLAS FOR
(PER PLAT)

WALNUT GARDENS REVISED
VOL. 67119, PAGE 18
D.R.D.C.T.

WASTEWATER EASEMENT
18,093 SF or 0.415 AC.

I, Brian C. Wright, Registered Professional Land Surveyor,
do hereby certify that the above description correctly
represents the results of a survey made on the ground under
my direct supervision.

Brian C. Wright 7/17/19

Brian C. Wright R.P.L.S. No. 4560
May 1, 2018

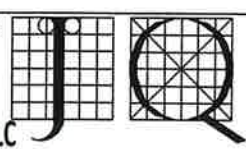


Notes:

1. All bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
2. A legal description of even date accompanies this survey plat.

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WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

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CONSULTANTS
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Forney, Tx 75126

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EXHIBIT A-TRACT 2

2,066 SQ.FT. (0.047 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 2,066 square foot (0.047 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found on the west right of way line of Timber Trail Drive as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of the Map Records of Dallas County, Texas, said point being the point of tangency in the east line of Lot 25-A of said Timberbrook Plat:

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive and said east line of Lot 25-A, a distance of 47.49 feet to a 1/2 inch iron rod with cap stamped "HAYDEN" set at the southeast corner of said Lot 25-A, being on the south line of said Timberbrook Plat, the north line of said Walnut Gardens Revised Plat and the most northern northeast corner of said Block 6426 Reservation, being the **POINT OF BEGINNING**;

THENCE South 18 degrees 15 minutes 15 seconds East, continuing along said west line of Timber Trail Drive, a distance of 10.54 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

THENCE North 89 degrees 50 minutes 16 seconds West, over and across said Block 6426 Reservation, a distance of 208.30 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

THENCE NORTH, continuing over and across said Block 6426 Reservation, a distance of 10.00 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set on said south line of the Timberbrook Plat, and said north line of the Walnut Gardens Revised Plat;

THENCE South 89 degrees 50 minutes 16 seconds East, along said north and south lines, a distance of 204.97 feet to the **POINT OF BEGINNING** and containing 2,066 square feet or 0.047 acres of land, more or less.



FIELD NOTES APPROVED:

Plat 8/6/17

EXHIBIT A-TRACT 2

2,066 SQ.FT. (0.047 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

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I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright

7/17/19

Brian C Wright, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4560

Date

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TBPLS Firm No. 10193718



EXHIBIT A-TRACT 3
7,227 SQ.FT. (0.166 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER TEMPORARY EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 7,227 square foot (0.166 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod stamped "HAYDEN" set on the west right of way line of Timber Trail Drive as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of the Map Records of Dallas County, Texas, said point being on the south line of said Timberbrook Plat and on the north line of said Walnut Gardens Revised Plat;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 10.54 feet to a 1/2" capped iron rod set and being the **POINT OF BEGINNING**;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 4.81 feet to the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 70°14'38" and a chord bearing and distance of South 52 degrees 08 minutes 46 seconds West— 57.53 feet.

THENCE continuing along said west line of Timber Trail Drive and along said curve an arc distance of 61.30 feet to a point on the west line of said Timber Trail;

THENCE North 89 degrees 50 minutes 16 seconds West, departing said Timber Trail Drive and over and across said Block 6426 Reservation, a distance of 164.35 feet;

THENCE NORTH, continuing over and across said Block 6426 Reservation, a distance of 40.00 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

THENCE South 89 degrees 50 minutes 16 seconds East, continuing over and across said Block 6426 Reservation, a distance of 208.30 feet to the **POINT OF BEGINNING** and containing 7,227 square feet or 0.166 acres of land, more or less.



FIELD NOTES APPROVED:

DLK 8/6/19

EXHIBIT A-TRACT 3
7,227 SQ.FT. (0.166 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER TEMPORARY EASEMENT
CITY OF DALLAS (PUBLIC USE)

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I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright

7/17/19

Brian C Wright, RPLS
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Date

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