

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## WARRANTY DEED

THE STATE OF TEXAS    §  
                                       §       KNOW ALL PERSONS BY THESE PRESENTS:  
 COUNTY OF  
 DALLAS                       §

That Paul E. Wainwright and Ruby L. Wainwright, a married couple (hereinafter called "Grantor" whether one or more natural persons or legal entities) of the County of DALLAS, State of Texas, for and in consideration of the sum of FORTY EIGHT THOUSAND NINETY ONE AND 00/100 DOLLARS (\$48,091.00) to the undersigned in hand paid by the **City of Dallas, 1500 Marilla Street, Dallas, Texas, 75201**, a Texas municipal corporation (hereinafter called "City"), the receipt of which is hereby acknowledged and confessed, has granted, sold and conveyed and does hereby grant, sell and convey unto City, its successors and assigns, all of the property described in Exhibit "A", attached hereto and made a part hereof by reference for all purposes.

**SPECIAL PROVISIONS:** This conveyance is made and accepted subject to the reservations provided in Exhibit B which is attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto City, its successors and assigns forever, and Grantor binds Grantor and Grantor's heirs, executors, administrators or successors, to Warrant and Forever Defend all and singular the said premises unto City, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

APPROVED AS TO FORM:  
 CHRISTOPHER J. CASO, Interim City Attorney

By: \_\_\_\_\_

Assistant City Attorney

\_\_\_\_\_  
 Paul E. Wainwright

\_\_\_\_\_  
 Ruby L. Wainwright

\* \* \* \* \*

STATE OF TEXAS       '  
COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_  
by Paul E. Wainwright.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

STATE OF TEXAS       '  
COUNTY OF DALLAS    '

This instrument was acknowledged before me on \_\_\_\_\_  
by Ruby L. Wainwright.

\_\_\_\_\_  
Notary Public, State of TEXAS

\* \* \* \* \*

After recording return to:  
City of Dallas  
Department of Sustainable Development and Construction  
Real Estate Division  
320 East Jefferson Boulevard, Room 203  
Dallas, Texas 75203  
attn: Christian Roman

Warranty Deed Log No. 36423

# Exhibit A

**PARCEL E-24  
CITY OF DALLAS RIGHT-OF-WAY  
0.6378 ACRE TRACT  
JOHN P. ANDERSON SURVEY, ABSTRACT NUMBER 1  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John P. Anderson Survey, Abstract Number 1, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed dated May 15, 1991, to Paul E. Wainwright and wife, Ruby Lee Wainwright as recorded in Volume 91101, Page 2724 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of Wainwright Addition, Lot 1, Block 1, an addition to the City of Mesquite, Dallas County, Texas, as recorded in Volume 93033, Page 0707, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the common west corner of said Lot 1 and the north corner of that tract of land described as Tract 2 in deed to City of Mesquite, Texas as recorded in Volume 93248, Page 2192, D.R.D.C.T., said point being on the southeasterly right-of-way line of Lawson Road (a 100 foot wide right-of-way as described in deed to the City of Mesquite as recorded in Volume 87250, Page 1864, D.R.D.C.T.), and from which a 1/2-inch found iron rod bears South 28 degrees 01 minute 45 seconds West, a distance of 0.25 feet;

THENCE North 75 degrees 28 minutes 11 seconds East, with the common northwest line of said Lot 1 and said southeasterly right-of-way line of Lawson Road, a distance of 783.80 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the north corner of said Lot 1 on the southwest line of that tract of land described in deed to Dennis Rogers and wife, Linda Rogers as recorded in Volume 82023, Page 1930, D.R.D.C.T., an from which a 4-inch metal fence corner post bears South 34 degrees 41 minutes 56 seconds East, a distance of 2.01 feet;

THENCE South 44 degrees 47 minutes 21 seconds East, departing said common line, with the common northeast line of said Lot 1 and said southwest line of said Rogers tract, a distance of 28.94 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 75 degrees 28 minutes 11 seconds West, departing said common line, with a line offset 25 feet southerly from and parallel to said southeasterly right-of-way line of Lawson Road, and over and across said Lot 1, a distance of 621.05 feet to a 1/2-inch set iron rod with cap for corner;

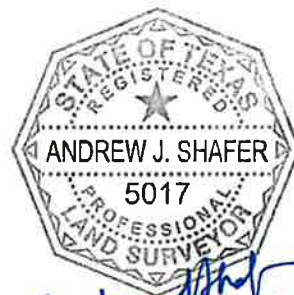
THENCE South 30 degrees 28 minutes 11 seconds West, departing said parallel offset line, continuing over and across said Lot 1, a distance of 142.89 feet to a 1/2-inch set iron rod with cap for corner on the common southwest line of said Lot 1 and the northeast line of the aforementioned Tract 2;

# Exhibit A

**PARCEL E-24  
CITY OF DALLAS RIGHT-OF-WAY  
0.6378 ACRE TRACT  
JOHN P. ANDERSON SURVEY, ABSTRACT NUMBER 1  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

THENCE North 45 degrees 43 minutes 05 seconds West, with said common line, a distance of 147.33 feet to the POINT OF BEGINNING and containing 27,782 square feet or 0.6378 of an acre of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



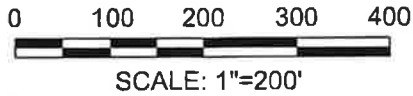
*Andrew J. Shafer*  
8/16/2019

# JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1

## Exhibit A



**PARCEL E-24**  
**27,782 SQ. FT.**  
**OR**  
**0.6378 ACRE**



Basis of Bearing rotated  
counter-clockwise 00°32'50"  
from plat bearing of  
N76°01'01"E

DENNIS ROGERS AND WIFE,  
LINDA ROGERS  
(VOL. 82023, PG. 1930)

N45°35'09"E  
160.00'  
1/2" SIR W/CAP  
(4" METAL FENCE  
CORNER POST BEARS  
S34°41'56"E  
2.01')

S44°47'21"E  
28.94'

**POINT OF BEGINNING**

1/2" FIR  
Bears=S28°01'45"W  
0.25'

**LAWSON ROAD**  
(100' RIGHT-OF-WAY)  
(VOL. 87250, PG. 1864)

783.80'

1/2" SIR  
W/CAP

N75°28'11"E  
621.05'  
S75°28'11"W

N44°47'21"W  
105.87'  
50' BLDG. LINE  
(VOL. 93033, PG. 0707)

WAINWRIGHT ADDITION,  
LOT 1, BLOCK 1  
(VOL. 93033, PG. 0707)

PAUL E. WAINWRIGHT AND WIFE,  
RUBY LEE WAINWRIGHT  
(VOL. 91101, PG. 2724)

N45°43'05"W  
147.33'

1/2" SIR  
W/CAP

DRAINAGE ESMT.  
(VOL. 93033, PG. 0707)

DRAINAGE EASEMENT  
(TRACT IV (DE 1.4),  
VOL. 88023, PG. 2327)

S30°28'11"W  
142.89'

CITY OF MESQUITE, TEXAS  
(TRACT 2, VOL. 93248, PG. 2192)

**JOHN P. ANDERSON SURVEY,  
ABSTRACT NO. 1**



NOTE:

Corners labeled hereon as 1/2" SIR W/CAP, and described as 'set' in the corresponding metes and bounds description were set in December, 2010, and field verified in August, 2019.

### LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FIR	FOUND IRON ROD

### NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.  
2. Metes and Bounds description of even date accompanies this survey exhibit.

**PARCEL E-24**  
**CITY OF DALLAS RIGHT-OF-WAY**  
**0.6378 ACRE TRACT**

**JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1,**  
**CITY OF MESQUITE, DALLAS COUNTY, TEXAS**



**HALFF**

1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095  
TBPLS FIRM NO. 10029600

DATE: AUG., 2019

AVO.: 25143

PAGE 3 OF 3

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*Andrew J. Shafer*  
8/16/2019

## **EXHIBIT B**

### **EASEMENT – ACCESS [Specific Location]**

Grantor, for Grantor and Grantor's heirs, successors and assigns ("the holder of the easement") does hereby reserve an easement over, on and across the property described in Attachment "1", attached hereto and made a part hereof by reference for all purposes, (the "Easement Area") to provide free and uninterrupted pedestrian, vehicular and utility access to and from Grantor's adjoining or abutting property, being more fully described in Attachment "2", attached hereto and made a part hereof by reference for all purposes, (the "Dominant Estate Property") and portions thereof, in a manner as not to endanger or interfere with the safe, efficient and/or convenient use of and activity on the property described in Exhibit "A" by City.

The easement is appurtenant to and runs with the Dominant Estate Property and all portions of it, whether or not the easement is referenced in any conveyance of the Dominant Estate Property or any portion of it. The easement binds and inures to the benefit of Grantor and City and their respective heirs, successors, and assigns.

The easement is perpetual.

This easement is nonexclusive, and City reserves for City and City's successors and assigns the right to convey the same or similar easement or other rights or easements to others. Notwithstanding any provision of this easement reservation to the contrary, City and City's successors and assigns shall in all respects and at all times have the superior and paramount right of use, access and control of the Easement Property, without any liability for damages, destruction or injury to any improvements located in the easement, from time to time.

Professionally engineered plans and specifications bearing the seal of a professional engineer currently registered in the State of Texas showing any and all improvements desired by the holder of the easement, including without limitation, fill or removal of soil within the easement, paving, support, protection of City's uses, utility lines, structures and facilities, must be submitted to and approved in writing by the City of Dallas Water Department ("DWU") in advance of any construction by the holder of the easement. No vehicle, equipment or machinery exceeding a total weight of 15,000 lbs may come on the easement or any use be allowed to exist that would exceed said weight limit at any time during normal use unless confined to the designated access points on improvements the plans and specifications for which are structurally designed and constructed with supporting appurtenances that meet or exceed H20 highway design capacity and that protect the City's facilities from all imposed loading. The parties acknowledge and agree that the paramount consideration in the evaluation of any proposed improvements is to fully and completely accommodate City's uses (current, anticipated, and/or potential) of the property described in Exhibit "A" and any facilities it may install. Consequently, City's determinations in this regard are conclusive and final. All such improvements and maintenance of the Easement Property will be at the sole expense of the holder of the easement and must be constructed in a good and workmanlike manner in

conformity with the approved plans and specifications. The holder of the easement will maintain the Easement Property in a neat, clean and safe condition at all times.

The holder of the easement agrees to indemnify, defend and hold City and City's successors in interest harmless from any loss, attorney's fees, court and other costs, expenses or claims attributable to any breach or default of any provision of this easement by the holder and/or any negligent act or omission by the holder with regard to this easement. In the event the holder of the easement shall place any unpermitted structure, improvement, use or material within the Easement Property and fails to remove same immediately upon receipt of notice from City, City shall have the right, but not the obligation, to remove such structure, improvement, use and/or material, and the holder of the easement shall reimburse City for any and all costs connected with such action immediately upon demand.

**ACCESS EASEMENT ACROSS  
CITY OF DALLAS ACQUISITION PARCEL E-24  
750 SQUARE FOOT (0.0172 ACRE) TRACT  
PAUL E. WAINWRIGHT AND WIFE, RUBY LEE WAINWRIGHT  
WAINWRIGHT ADDITION, LOT 1, BLOCK 1  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a 750 square foot (0.0172 acre) tract of land situated in the John P. Anderson Survey, Abstract Number 1, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed dated May 15, 1991, to Paul E. Wainwright and wife, Ruby Lee Wainwright as recorded in Volume 91101, Page 2724 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of Wainwright Addition, Lot 1, Block 1, an addition to the City of Mesquite, Texas, as recorded in Volume 93033, Page 0707, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a point for the common west corner of said Lot 1 and the north corner of that unplatted tract of land described as Tract 2 in deed to City of Mesquite, Texas as recorded in Volume 93248, Page 2192, D.R.D.C.T., said point being on the southeasterly right-of-way line of Lawson Road (a 100 foot wide right-of-way as described in deed to the City of Mesquite as recorded in Volume 87250, Page 1864, D.R.D.C.T.), and from which a 1/2-inch found iron rod bears South 28 degrees 01 minute 45 seconds West a distance of 0.25 of a foot;

THENCE North 75 degrees 28 minutes 11 seconds East, with the common northwest line of said Lot 1 and said southeasterly right-of-way line of Lawson Road, a distance of 500.27 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING;

THENCE North 75 degrees 28 minutes 11 seconds East, continuing with said common line, a distance of 30.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 14 degrees 31 minutes 49 seconds East, departing said common line, over and across said Lot 1, a distance of 25.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 75 degrees 28 minutes 11 seconds West, continuing over and across said Lot 1, with a line offset 25 feet southeasterly from and parallel to said southeast right-of-way line of Lawson Road, a distance of 30.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 14 degrees 31 minutes 49 seconds West, continuing over and across said Lot 1, departing said parallel offset line, a distance of 25.00 feet to the POINT OF BEGINNING and containing 750 square feet (0.0172 of an acre) of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



REVIEWED *DAK 6-10-11*



# JOHN P. ANDERSON SURVEY, ATTACHMENT 1 ABSTRACT NO. 1



0 50 100 150 200  
SCALE: 1"=100'

UNPLATTED  
KINGDOM HARVEST  
CHURCH OF GOD IN CHRIST  
(VOL. 2004068, PG. 8792)

UNPLATTED  
CARLOS CASTANEDA AND  
ROXANA CASTANEDA  
(VOL. 2001050, PG. 7288) N45°35'09"E  
160.00'

ACCESS EASEMENT  
750 SQ. FT.  
OR  
0.0172 ACRE  
(100' WIDE R.O.W.)  
(VOL. 87188, PG. 1470)  
N44°47'21"W  
105.87'

Basis of Bearing rotated  
counter-clockwise 00°32'50"  
from plat bearing of  
N76°01'01"E

(100' RIGHT-OF-WAY)  
(VOL. 88023, PG. 2331)

N75°28'11"E  
30.00'

S14°31'49"E  
25.00'

S75°28'11"W  
256.19'

N45°43'05"W  
116.89'

POINT OF BEGINNING

LAWSON ROAD  
(100' RIGHT-OF-WAY)  
(VOL. 87250, PG. 1864)

1/2" SIR  
W/CAP

1/2" SIR  
W/CAP

N75°28'11"E  
253.53'

1/2" FIR  
(C.M.)

N75°28'11"E

N14°31'49"W  
25.00'

S75°28'11"W  
30.00'

1/2" SIR  
W/CAP  
(4" METAL FENCE  
CORNER POST  
BEARS=  
S12°06'47"E  
1.46')

POINT OF COMMENCING  
1/2" FIR  
Bears=S28°01'45"W  
0.25'

50' BLDG. LINE  
(VOL. 93033, PG. 0707)

WAINWRIGHT ADDITION  
LOT 1, BLOCK 1  
(VOL. 93033, PG. 0707)

CURRENT ACQUISITION LINE  
FOR PARCEL E-24

FLOODWAY EASEMENT  
(VOL. 93033, PG. 0707)

PAUL E. WAINWRIGHT AND WIFE,  
RUBY LEE WAINWRIGHT  
(VOL. 91101, PG. 2724)

CITY OF MESQUITE, TEXAS  
(TRACT 2, VOL. 93248, PG. 2192)

UNPLATTED



## NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.
2. Metes and Bounds description of tract shown hereon was prepared as even

ACCESS EASEMENT ACROSS  
CITY OF DALLAS ACQUISITION PARCEL E-24  
750 SQUARE FOOT (0.0172 ACRE) TRACT  
PAUL E. WAINWRIGHT AND WIFE, RUBY LEE WAINWRIGHT  
WAINWRIGHT ADDITION, LOT 1, BLOCK 1,  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095

DATE: APRIL, 2011

AVO.: 25143

PAGE 2 OF 2

## LEGEND

1/2" SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROLLING MONUMENT
FIR	FOUND IRON ROD

REVIEWED BY *DH 6-10-11*

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# JOHN P. ANDERSON SURVEY, ATTACHMENT 2 ABSTRACT NO. 1

UNPLATTED

KINGDOM HARVEST  
CHURCH OF GOD IN CHRIST  
(VOL. 2004068, PG. 8792)

UNPLATTED

CARLOS CASTANEDA AND  
ROXANA CASTANEDA  
(VOL. 2001050, PG. 7288) N45°35'09"E  
160.00'

3/8" FIR  
(C.M.)

ACCESS EASEMENT  
750 SQ. FT.  
OR  
0.0172 ACRE

(100' WIDE R.O.W.)  
(VOL. 87188, PG. 1470)

N44°47'21"W  
105.87'

Basis of Bearing rotated  
counter-clockwise 00°32'50"  
from plat bearing of  
N76°01'01"E

N75°28'11"E  
30.00'

S14°31'49"E  
25.00'

N75°28'11"E  
253.53'

1/2" SIR  
W/CAP  
1/2" SIR  
W/CAP  
1/2" SIR  
W/CAP  
(4" METAL FENCE  
CORNER POST  
BEARS=  
S12°06'47"E  
1.46')

**Dominant Estate**  
S75°28'11"W  
30.00'

WAINWRIGHT ADDITION  
LOT 1, BLOCK 1  
(VOL. 93033, PG. 0707)

50' BLDG. LINE  
(VOL. 93033, PG. 0707)

CURRENT ACQUISITION LINE  
FOR PARCEL E-24

PAUL E. WAINWRIGHT AND WIFE,  
RUBY LEE WAINWRIGHT  
(VOL. 91101, PG. 2724)

TEXAS POWER &  
LIGHT CO. ESMT.  
(100' WIDE, VOL. 3892, PG. 367)



SCALE: 1"=100'

(100' RIGHT-OF-WAY)  
(VOL. 88023, PG. 2331)

S75°28'11"W  
256.19'

N45°43'05"W  
116.89'

POINT OF BEGINNING

LAWSON ROAD  
(100' RIGHT-OF-WAY)  
(VOL. 87250, PG. 1864)

500.27'

N14°31'49"W  
25.00'

N75°28'11"E

1/2" FIR  
(C.M.)

1/2" FIR  
Bears=S28°01'45"W  
0.25'

POINT OF COMMENCING

CITY OF MESQUITE, TEXAS  
(TRACT 2, VOL. 93248, PG. 2192)

UNPLATTED



## LEGEND

1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW  
W/CAP PLASTIC CAP STAMPED "HALFF"  
(C.M.) CONTROLLING MONUMENT  
FIR FOUND IRON ROD

## NOTES:

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CITY OF DALLAS ACQUISITION PARCEL E-24  
750 SQUARE FOOT (0.0172 ACRE) TRACT  
PAUL E. WAINWRIGHT AND WIFE, RUBY LEE WAINWRIGHT  
WAINWRIGHT ADDITION, LOT 1, BLOCK 1,  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
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DATE: APRIL, 2011

AVO.: 25143

PAGE 2 OF 2

REVIEWED BY: [Signature] 6-10-11

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Design

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