

**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 Lester J. Lawson and Celeste L. Lawson, 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 FIFTY THREE THOUSAND FOUR HUNDRED THIRTEEN AND 00/100 DOLLARS (\$53,413.00) 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 \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Lester J. Lawson

\_\_\_\_\_  
Celeste L. Lawson

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
by Lester J. Lawson.

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

\* \* \* \* \*

STATE OF TEXAS  
COUNTY OF DALLAS

This instrument was acknowledged before me on \_\_\_\_\_  
by Celeste L. Lawson.

\_\_\_\_\_  
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. 36308

Exhibit A

**PARCEL E-240  
CITY OF DALLAS RIGHT-OF-WAY  
0.0665 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John M. Harding Survey, Abstract No. 569, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed With Vendor's Lien dated September 13, 2013, to Lester J. Lawson and Celeste L. Lawson as recorded Instrument Number 201300293633 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING in the southeast right-of-way line of Lawson Road (a variable width right-of-way) at a set "X" cut in concrete for the common south corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87097, Page 4408 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the east corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87139, Page 2634, D.R.D.C.T., both of which establish a portion of said Lawson Road, said point also being in the common northeast line of said Lawson tract and the southwest line of that tract of land described in deed to Timothy L. Nieman, Jr., and wife Dorothy Nieman as recorded in Volume 76170, Page 1649, D.R.D.C.T., and from which point a punch hole in concrete bears South 50 degrees 33 minutes 19 seconds East a distance of 1.49 feet;

THENCE South 45 degrees 44 minutes 10 seconds East, with said common line, a distance of 25.07 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 curvature of a non-tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 50 degrees 57 minutes 50 seconds West a distance of 115.79 feet;

THENCE Southwesterly, departing said common line, over and across said Laswon tract, with a line offset 25 feet southeasterly of and parallel to said southeast right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 41 minutes 23 seconds, an arc distance of 115.82 feet to a 1/2-inch set iron rod with cap for the end of said curve in the common southwest line of said Lawson tract and the northeast line of a tract of land described in deed to Korilynn Marley as recorded in Instrument Number 201100026068, O.P.R.D.C.T.;

THENCE North 45 degrees 44 minutes 10 seconds West, departing said parallel offset line, with said common line, distance of 25.32 feet to a found 3-inch fence corner post for corner in said southeast right-of-way line of Lawson Road, said point also being the point of curvature of a non-tangent circular curve to the left having a radius of 1,390.00 feet whose chord bears North 51 degrees 05 minutes 06 seconds East a distance of 115.82 feet;

THE INSTRUMENTS APPROVED:

2/3/17



Exhibit A

**PARCEL E-240  
CITY OF DALLAS RIGHT-OF-WAY  
0.0665 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

THENCE Northeasterly, departing said common line, with said south right-of-way line of Lawson Road and with said curve, through a central angle of 04 degrees 46 minutes 31 seconds, an arc distance of 115.85 feet to the POINT OF BEGINNING and containing 0.0665 of an acre (2,896 square feet) 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.





JOHN P. ANDERSON  
SURVEY,  
ABSTRACT NO. 1

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

POINT OF BEGINNING

SET "X" CUT  
(Punch hole in  
concrete Bears=  
S50°33'19"E, 1.49')

Approx.  $\frac{1}{2}$  TP&L  
Easement  
(VOL. 2112, PG. 220)  
(VOL. 3527, PG. 191)

$\Delta = 04^{\circ}46'31''$   
 $R = 1,390.00'$   
 $T = 57.96'$   
 $L = 115.85'$   
 $CL = 115.82'$   
 $CB = N51^{\circ}05'06''E$

MILAM RD.  
(60' RIGHT-OF-WAY)  
COUNTY OF DALLAS  
(VOL. 87139, PG. 2634)

LAWSON ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 89184, PG. 3595)  
(VOL. 94106, PG. 04745)  
(VOL. 87139, PG. 2634)  
(VOL. 87097, PG. 4408)

N45°44'10"W  
25.32'

PARCEL E-240  
0.0665 ACRE  
(2,896 SQ. FT.)

KORILYNN MARLEY  
(INT. NO. 201100026068)

(Basis of Bearing  
rotated 00°24'10" from  
deed bearing of N45°20'W)

JOHN P. ANDERSON SURVEY,  
ABSTRACT NO. 1  
JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

COUNTY OF DALLAS  
(VOL. 87097, PG. 4408)

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

S45°44'10"E  
25.07'

JOHN M. HARDING  
SURVEY,  
ABSTRACT NO. 569

Approx.  $\frac{1}{2}$  TP&L  
Easement  
(VOL. 890, PG. 2040)

$\Delta = 04^{\circ}41'23''$   
 $R = 1,415.00'$   
 $T = 57.94'$   
 $L = 115.82'$   
 $CL = 115.79'$   
 $CB = S50^{\circ}57'50''W$

TIMOTHY L. NIEMAN, JR.  
AND WIFE  
DOROTHY NIEMAN  
(VOL. 76170, PG. 1649)

$\frac{1}{2}$ " FIR  
(Leaning)  
(C.M.)

LESTER J. LAWSON  
AND  
CELESTE L. LAWSON  
(INT. NO. 201300293633)

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-240  
CITY OF DALLAS RIGHT-OF-WAY  
0.0665 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
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: DEC., 2016

AVO.: 25143

PAGE 3 OF 3

LEGEND

$\frac{1}{2}$ " SIR	1/2-INCH SET IRON ROD WITH YELLOW
W/CAP	PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
FCP	FENCE CORNER POST



06 DEC 2016

## **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-240  
0.0115 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John M. Harding Survey, Abstract No. 569, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed With Vendor's Lien dated September 13, 2013, to Lester J. Lawson and Celeste L. Lawson as recorded Instrument Number 201300293633 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING in the southeast right-of-way line of Lawson Road (a variable width right-of-way) at a set "X" cut in concrete for the common south corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87097, Page 4408 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the east corner of that tract of land described in deed to the County of Dallas as recorded in Volume 87139, Page 2634, D.R.D.C.T., both of which establish a portion of said Lawson Road, said point also being in the common northeast line of said Lawson tract and the southwest line of that tract of land described in deed to Timothy L. Nieman, Jr., and wife Dorothy Nieman as recorded in Volume 76170, Page 1649, D.R.D.C.T., and from which point a punch hole in concrete bears South 50 degrees 33 minutes 19 seconds East a distance of 1.49 feet;

THENCE South 45 degrees 44 minutes 10 seconds East, with said common line, a distance of 25.07 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 curvature of a non-tangent circular curve to the right having a radius of 1,415.00 feet whose chord bears South 49 degrees 01 minute 31 seconds West a distance of 20.07 feet;

THENCE Southwesterly, departing said common line, with said curve and with a line offset 25 feet southeasterly from and parallel to said southeast right-of-way line of Lawson Road, over and across said Lawson tract, through a central angle of 00 degrees 48 minutes 46 seconds, an arc distance of 20.07 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 45 degrees 44 minutes 10 seconds West, departing said parallel offset line, continuing over and across said Lawson tract, a distance of 25.10 feet to a 1/2-inch set iron rod with cap for corner in said southeast right-of-way line of Lawson Road, said point being the point of curvature of a non-tangent circular curve to the left having a radius of 1,390.00 feet whose chord bears North 49 degrees 06 minutes 40 seconds East a distance of 20.07 feet;

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Dkr 2/3/17



**ACCESS EASEMENT ACROSS  
CITY OF DALLAS ACQUISITION PARCEL E-240  
0.0115 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

THENCE Northeasterly, with said curve and with said southeast right-of-way line of Lawson Road, through a central angle of 00 degrees 49 minutes 39 seconds, an arc distance of 20.07 feet to the POINT OF BEGINNING and containing 0.0115 of an acre (502 square feet) 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.



JOHN P. ANDERSON  
SURVEY,  
ABSTRACT NO. 1

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

N

POINT OF BEGINNING

$\Delta = 00^\circ 49' 39''$   
 $R = 1,390.00'$   
 $T = 10.04'$   
 $L = 20.07'$   
 $CL = 20.07'$   
 $CB = N49^\circ 06' 40'' E$

SET "X" CUT  
 (Punch hole in  
 concrete Bears=  
 $S50^\circ 33' 19'' E, 1.49'$ )

Approx.  $\frac{1}{2}$  TP&L  
 Easement  
 (VOL. 2112, PG. 220)  
 (VOL. 3527, PG. 191)

$\frac{1}{2}$ " SIR  
 W/CAP

3" WOOD  
 FCP (C.M.)

CURRENT ACQUISITION LINE  
 FOR PARCEL E-239

R.O.W.  
 LINE

$S45^\circ 44' 10'' E$   
 $25.07'$

JOHN M. HARDING  
 SURVEY,  
 ABSTRACT NO. 569

CURRENT ACQUISITION LINE  
 FOR PARCEL E-240

$\Delta = 00^\circ 48' 46''$   
 $R = 1,415.00'$   
 $T = 10.03'$   
 $L = 20.07'$   
 $CL = 20.07'$   
 $CB = S49^\circ 01' 31'' W$

$N45^\circ 44' 10'' W$   
 $25.10'$

ACCESS  
 EASEMENT  
 0.0115 ACRE  
 (502 SQ. FT.)

$\Delta = 03^\circ 56' 53''$   
 $R = 1,390.00'$   
 $T = 47.91'$   
 $L = 95.78'$   
 $CL = 95.76'$   
 $CB = S51^\circ 29' 56'' W$

KORILYNN MARLEY  
 (INT. NO. 201100026068)

(Basis of Bearing  
 rotated  $00^\circ 24' 10''$  from  
 deed bearing of  $N45^\circ 20' W$ )

Approx.  $\frac{1}{2}$  TP&L TIMOTHY L. NIEMAN, JR.  
 AND WIFE  
 DOROTHY NIEMAN  
 (VOL. 890, PG. 2040)  
 (VOL. 76170, PG. 1649)

LESTER J. LAWSON  
 CELESTE L. LAWSON  
 (INT. NO. 201300293633)

$\frac{1}{2}$ " FIR  
 (Leaning)  
 (C.M.)

## 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.

ACCESS EASEMENT ACROSS  
 CITY OF DALLAS ACQUISITION PARCEL E-240  
 0.0115 ACRE TRACT  
 JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

## LEGEND

$\frac{1}{2}$ " SIR 1/2-INCH SET IRON ROD WITH YELLOW  
 W/CAP PLASTIC CAP STAMPED "HALFF"  
 (C.M.) CONTROL MONUMENT  
 FCP FENCE CORNER POST



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

DATE: DEC. 2016

AVO.: 25143

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06 DEC  
 2016





JOHN P. ANDERSON  
SURVEY,  
ABSTRACT NO. 1

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

POINT OF BEGINNING

$\Delta = 00^{\circ}49'39''$   
 $R = 1,390.00'$   
 $T = 10.04'$   
 $L = 20.07'$   
 $CL = 20.07'$   
 $CB = N49^{\circ}06'40''E$

SET "X" CUT  
(Punch hole in  
concrete Bears=  
S50°33'19"E, 1.49')

N



0 50 100 150 200

SCALE: 1"=100'

Approx.  $\frac{1}{2}$  TP&L  
Easement  
(VOL. 2112, PG. 220)  
(VOL. 3527, PG. 191)

MILAM RD.  
(60' RIGHT-OF-WAY)

COUNTY OF DALLAS  
(VOL. 87139, PG. 2634)

$\frac{1}{2}$ " SIR  
W/CAP

JOHN P. ANDERSON  
SURVEY, ABSTRACT NO. 1  
JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

COUNTY OF DALLAS  
(VOL. 87097, PG. 4408)

CURRENT ACQUISITION LINE  
FOR PARCEL E-239

S45°44'10"E  
25.07'

JOHN M. HARDING  
SURVEY,  
ABSTRACT NO. 569

LAWSON ROAD  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 89184, PG. 3595)  
(VOL. 94106, PG. 04745)  
(VOL. 87139, PG. 2634)  
(VOL. 87097, PG. 4408)

3" WOOD  
FCP(C.M.)

N45°44'10"W  
25.10'

ACCESS  
EASEMENT  
0.0115 ACRE  
(502 SQ. FT.)

$\Delta = 03^{\circ}56'53''$   
 $R = 1,390.00'$   
 $T = 47.91'$   
 $L = 95.78'$   
 $CL = 95.76'$   
 $CB = S51^{\circ}29'56''W$

$\Delta = 00^{\circ}48'46''$   
 $R = 1,415.00'$   
 $T = 10.03'$   
 $L = 20.07'$   
 $CL = 20.07'$   
 $CB = S49^{\circ}01'31''W$

$\frac{1}{2}$ " SIR  
W/CAP

Dominant Estate

$\frac{1}{2}$ " FIR  
(Leaning)  
(C.M.)

Approx.  $\frac{1}{2}$  TP&L TIMOTHY L. NIEMAN, JR.  
AND WIFE DOROTHY NIEMAN  
(VOL. 890, PG. 2040) (VOL. 76170, PG. 1649)

LESTER J. LAWSON  
AND  
CELESTE L. LAWSON  
(INT. NO. 201300293633)

KORILYNN MARLEY  
(INT. NO. 201100026068)

(Basis of Bearing  
rotated  $00^{\circ}24'10''$  from  
deed bearing of N45°20'W)

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.

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ACCESS EASEMENT ACROSS  
CITY OF DALLAS ACQUISITION PARCEL E-240  
0.0115 ACRE TRACT  
JOHN M. HARDING SURVEY, ABSTRACT NO. 569  
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: DEC. 2016

AVO.: 25143

PAGE 3 OF 3

LEGEND

$\frac{1}{2}$ " SIR 1/2-INCH SET IRON ROD WITH YELLOW  
W/CAP PLASTIC CAP STAMPED "HALFF"  
(C.M.) CONTROL MONUMENT  
FCP FENCE CORNER POST



06 DEC  
2016