

ORDINANCE NO. 3560

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, RATIFYING AND ADOPTING AN AGREEMENT BETWEEN THE CITIES OF MESQUITE, DALLAS AND GARLAND; ADJUSTING THEIR COMMON BOUNDARY LINES; RELEASING CERTAIN PARCELS OF LAND TO THE CITIES OF DALLAS AND GARLAND; RECEIVING CERTAIN PARCELS OF LAND PRESENTLY SITUATED WITHIN THE CITY LIMITS OF THE CITIES OF DALLAS AND GARLAND INTO THE CITY LIMITS OF THE CITY OF MESQUITE; PROVIDING A SERVICE PLAN FOR THE NEWLY ACQUIRED TERRITORY; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE ~~§ 208283~~ AND PROVIDING FOR AN EFFECTIVE DATE.

5028969                      \$67.00 Deed  
01/14/05

WHEREAS, it is the desire of the cities of Mesquite, Dallas and Garland to adjust their common boundary lines in order to establish clear lines of demarcation for the most efficient development and delivery of services to the citizens in the area; and

WHEREAS, the cities of Mesquite, Dallas and Garland, pursuant to Section 43.031 of the Texas Local Government Code, have entered into an agreement, adjusting their common boundary lines; and

WHEREAS, the City Council finds that it is in the public interest for the City of Mesquite to make such adjustments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the City of Mesquite does hereby adopt the Boundary Adjustment Agreement to be entered into by the cities of Mesquite, Dallas and Garland, and such agreement will become a part of and be attached to this ordinance as Exhibit "A."

SECTION 2. That the City of Mesquite does hereby relinquish a certain parcel of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described as Parcel 3A in Exhibit "A," to the City of Garland.

SECTION 3. That the City of Mesquite does hereby relinquish a certain parcel of land, along with all extraterritorial jurisdiction pertaining thereto, now within its city limits and described as Parcel 4A in Exhibit "A," to the City of Dallas.

SECTION 4. That the City of Mesquite does hereby receive and include a certain parcel of land, along with all extraterritorial jurisdiction pertaining thereto, now within the city limits of the City of Garland and described as Parcel 1A in Exhibit "A," into the City of Mesquite.

SECTION 5. That the City of Mesquite does hereby receive and include a certain parcel of land, along with all extraterritorial jurisdiction pertaining thereto, now within the city limits of the City of Dallas and described as Parcel 6A in Exhibit "A," into the City of Mesquite.

SECTION 6. That the corporate limits of the City of Mesquite shall upon final passage of this ordinance be adjusted as set out in Exhibit "A."

SECTION 7. That the service plan attached as Exhibit "D" is hereby approved and adopted as the service plan for the newly acquired territory described in Exhibit "A" of this ordinance.


SECTION 8. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.


SECTION 9. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 10. That a certified copy of this ordinance will be filed in the office of the county clerk.

SECTION 11. That the adjustment in boundaries between the cities of Mesquite, Dallas and Garland is necessary for the orderly development and growth of said cities, creates an urgency and emergency for the preservation of the public health, safety and welfare, and the boundary adjustment will become effective when all three cities have adopted such ordinances which ratifies and adopts the boundary agreement.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of March, 2003.

  
\_\_\_\_\_  
Mike Anderson  
Mayor

ATTEST:  
  
  
\_\_\_\_\_  
Judy Womack  
City Secretary


APPROVED:  
  
  
\_\_\_\_\_  
B. J. Smith  
City Attorney

EXHIBIT A  
BOUNDARY ADJUSTMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the city of Dallas, Texas, hereinafter referred to as Dallas, and the city of Garland, Texas, hereinafter referred to as Garland and the city of Mesquite, Texas, hereinafter referred to as Mesquite.

WHEREAS, Dallas, Garland, and Mesquite have contiguous boundaries; and

WHEREAS, the existing boundaries do not presently allow the efficient development and delivery of city services to the area in question; and

WHEREAS, the cities desire to modify their mutual boundaries so as to allow more efficient development and delivery of city services to the area; and

WHEREAS, representatives of Dallas, Garland, and Mesquite have met and agreed on a mutually acceptable boundaries which are in the best interest of the citizens of each city;

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Dallas, Garland, and Mesquite agree as follows:

SECTION I  
Statement of Intent

It is the intent of Dallas, Garland, and Mesquite to modify their respective boundaries in the following manner: Dallas will realign the ten-foot-wide strip that connects Dallas to Lake Ray Hubbard northwest of the intersection of Interstate Highway 30 and Belt Line Road by releasing a portion of the strip to Garland, releasing a portion of the strip to Mesquite, receiving a new ten-foot-wide strip from Garland, and receiving a new ten-foot-wide strip from Mesquite. Garland will also receive a parcel from Mesquite, and Mesquite will receive a parcel from Garland. The purpose of the boundary adjustment is to allow a Wal-Mart store to be developed entirely within the city limits of Garland.

SECTION II  
Relinquishment of Territory

Dallas does hereby grant, relinquish, and apportion unto Garland Parcel 2A as described in the property description and map attached to this boundary adjustment agreement.

Dallas does hereby grant, relinquish, and apportion unto Mesquite Parcel 6A as described in the property description and map attached to this boundary adjustment agreement.

RECEIVED  
CLERK OF COUNTY CLERK  
JAN 11 11 19

Garland does hereby grant, relinquish, and apportion unto Dallas Parcel 5A as described in the property description and map attached to this boundary adjustment agreement.

Mesquite does hereby grant, relinquish, and apportion unto Dallas Parcel 4A as described in the property description and map attached to this boundary adjustment agreement.

Garland does hereby grant, relinquish, and apportion unto Mesquite Parcel 1A as described in the property description and map attached to this boundary adjustment agreement.

Mesquite does hereby grant, relinquish, and apportion unto Garland Parcel 3A as described in the property description and map attached to this boundary adjustment agreement.

### SECTION III

#### Waiver of Extraterritorial Jurisdiction

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 2A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Garland. It is expressly agreed and understood that this waiver shall operate only in favor of Garland, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Dallas may be able to assert against any other municipality.

Dallas does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 6A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Mesquite. It is expressly agreed and understood that this waiver shall operate only in favor of Mesquite, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Dallas may be able to assert against any other municipality.

Garland does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 5A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Dallas. It is expressly agreed and understood that this waiver shall operate only in favor of Dallas, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Garland may be able to assert against any other municipality.

Mesquite does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 4A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Dallas. It is expressly agreed and understood that this waiver shall operate only in favor of Dallas, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Mesquite may be able to assert against any other municipality.

Garland does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 1A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Mesquite. It is expressly agreed and understood that this waiver shall operate only in favor of Mesquite, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Garland may be able to assert against any other municipality.

Mesquite does hereby waive all of its extraterritorial jurisdiction rights existing by reason of Parcel 3A, as described in the property description and map attached to this boundary adjustment agreement, in favor of Garland. It is expressly agreed and understood that this waiver shall operate only in favor of Garland, and shall not constitute a waiver of any right, including extraterritorial jurisdiction rights, which Mesquite may be able to assert against any other municipality.

SECTION IV  
Service Plan

Upon ratification and adoption of this agreement by the city council of Dallas, Dallas does hereby agree to immediately begin implementation into Parcel 4A and Parcel 5A of the service plan attached to and made a part of this agreement as Exhibit B.

Upon ratification and adoption of this agreement by the city council of Garland, Garland does hereby agree to immediately begin implementation into Parcel 2A and Parcel 3A of the service plan attached to and made a part of this agreement as Exhibit C.

Upon ratification and adoption of this agreement by the city council of Mesquite, Mesquite does hereby agree to immediately begin implementation into Parcel 1A and Parcel 6A of the service plan attached to and made a part of this agreement as Exhibit D.

SECTION V  
Effective Date

Dallas and Garland and Mesquite agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of each city.

SIGNED this the 29<sup>th</sup> day of September, 2003. 4

CITY OF DALLAS, TEXAS

  
City Manager

CITY OF GARLAND, TEXAS

William S. Allen  
City Manager

CITY OF MESQUITE, TEXAS

Fred Brown  
City Manager

APPROVED AS TO FORM:  
MADELEINE B. JOHNSON,  
City Attorney, City of Dallas

By: John Boyd  
Assistant City Attorney

APPROVED AS TO FORM:

Chad White  
City Attorney, City of Garland

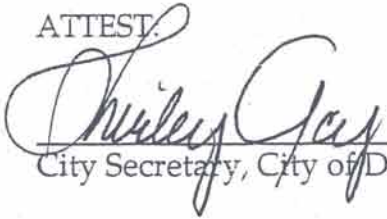
By: Chad White  
Assistant City Attorney

APPROVED AS TO FORM:  
B. J. Smith


City Attorney, City of Mesquite

By: Earl O. Bunday  
Assistant City Attorney  
Deputy City Attorney

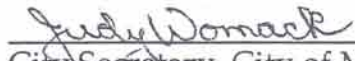
ATTEST.

  
City Secretary, City of Dallas

ATTEST:

  
City Secretary, City of Garland

ATTEST:

  
City Secretary, City of Mesquite

## EXHIBIT B

## SERVICE PLAN

## Boundary Adjustment with the Cities of Dallas, Garland, and Mesquite

As required by Texas Local Government Code Section 43.056, following is the Service Plan for Parcel 4A and Parcel 5A, described in the attached property description and identified on the attached map.

Background of Proposed Annexation

Dallas realigned the ten-foot-wide strip that connects Dallas to Lake Ray Hubbard northwest of the intersection of Interstate Highway 30 and Belt Line Road by releasing a portion of the strip to Garland, releasing a portion of the strip to Mesquite, receiving a new ten-foot-wide strip from Garland, and receiving a new ten-foot-wide strip from Mesquite. Garland received a parcel from Mesquite, and Mesquite received a parcel from Garland. The purpose of the boundary adjustment is to allow a Wal-Mart store to be developed entirely within the city limits of Garland.

Schedule of Municipal ServicesA. Police Protection

Police enforcement and protection services are to be provided by the extension of patrol into the annexed area and by response from the Dallas Police Department to individual requests beginning on the effective date of the annexation ordinance.

B. Fire Protection (including emergency ambulance)

Fire protection personnel and equipment, and emergency medical personnel and equipment, will be provided to the annexed area upon request beginning on the effective date of the annexation ordinance.

C. Solid Waste Collection

Solid waste collection service is to be provided to the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

D. Water Service

1. Water service is to be provided to the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Water mains are to be extended to serve individual owners in the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations.



3. As development and construction of subdivisions commence within the annexed area, water mains are to be extended with city participation in the costs of these extensions in accordance with city of Dallas ordinances, resolutions, and regulations.

E. Sanitary Sewer Service

1. Wastewater service is to be provided to the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Sanitary sewer mains are to be extended to serve individual owners in the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the annexed area, sanitary sewer mains are to be extended with city participation in the costs of these extensions in accordance with city of Dallas ordinances, resolutions, and regulations.

F. Maintenance of Roads and Streets

1. Street maintenance and other street services are to be provided to the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. As streets are constructed in undeveloped portions of the annexed areas, the city is to participate in the cost of construction, acceptance upon completion, maintenance, and other services in accordance with city of Dallas ordinances, resolutions, and regulations.

G. Parks and Recreation

All of the city of Dallas parks and recreation facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

H. Library Service

All of the city of Dallas library facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

I. Street Lighting

The city of Dallas is to provide for the placement of street lights in accordance with practices in all other areas of the city.

J. Traffic Engineering

Necessary traffic studies are to be performed to determine the need for installation of street identification signs and proper traffic control devices within the annexed area in accordance with city of Dallas ordinances, resolutions, and regulations.

K. Planning and Zoning.

The planning and zoning jurisdiction, including the subdivision platting process, of the city of Dallas extends to the annexed area.

L. Storm Drainage (including flood plain regulations)

Studies are to be conducted to ascertain the limits of the 100-year floodplain in order to place the zoning flood plain prefix on any appropriate areas.

M. Capital Improvements

The city of Dallas will initiate the acquisition or construction of capital improvements necessary for providing services adequate to serve the area annexed within two years after the effective date of the annexation ordinance. Any necessary capital improvements will be substantially completed within 4 1/2 years after the effective date of the annexation ordinance.

N. Miscellaneous

General municipal administrative and code enforcement services of the city of Dallas will be provided to residents of the annexed area, beginning on the effective date of the annexation ordinance.

This Service Plan, for the annexation of property to the city of Dallas, has been prepared by the city of Dallas Department of Development Services, with assistance from other city departments, in conformance with the requirements of Texas Local Government Code Section 43.056 and the Dallas city charter.

Prepared this 24 day of February, 2003.

## EXHIBIT C

## SERVICE PLAN

## Boundary Adjustment with the Cities of Dallas, Garland, and Mesquite

As required by Texas Local Government Code Section 43.056, following is the Service Plan for Parcel 2A and Parcel 3A, described in the attached property description and identified on the attached map.

Background of Proposed Annexation

Dallas realigned the ten-foot-wide strip that connects Dallas to Lake Ray Hubbard northwest of the intersection of Interstate Highway 30 and Belt Line Road by releasing a portion of the strip to Garland, releasing a portion of the strip to Mesquite, receiving a new ten-foot-wide strip from Garland, and receiving a new ten-foot-wide strip from Mesquite. Garland received a parcel from Mesquite, and Mesquite received a parcel from Garland. The purpose of the boundary adjustment is to allow a Wal-Mart store to be developed entirely within the city limits of Garland.

Schedule of Municipal ServicesA. Police Protection

Police enforcement and protection services are to be provided by the extension of patrol into the annexed area and by response from the Garland Police Department to individual requests beginning on the effective date of the annexation ordinance.

B. Fire Protection (including emergency ambulance)

Fire protection personnel and equipment, and emergency medical personnel and equipment, will be provided to the annexed area upon request beginning on the effective date of the annexation ordinance.

C. Solid Waste Collection

Solid waste collection service is to be provided to the annexed area in accordance with city of Garland ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

D. Water Service

1. Water service is to be provided to the annexed area in accordance with city of Garland ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Water mains are to be extended to serve individual owners in the annexed area in accordance with city of Garland ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the annexed area, water mains are to be extended with city participation in the costs of these extensions in accordance with city of Garland ordinances, resolutions, and regulations.

E. Sanitary Sewer Service

1. Wastewater service is to be provided to the annexed area in accordance with city of Garland ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Sanitary sewer mains are to be extended to serve individual owners in the annexed area in accordance with city of Garland ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the annexed area, sanitary sewer mains are to be extended with city participation in the costs of these extensions in accordance with city of Garland ordinances, resolutions, and regulations.

F. Maintenance of Roads and Streets

1. Street maintenance and other street services are to be provided to the annexed area in accordance with city of Garland ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. As streets are constructed in undeveloped portions of the annexed areas, the city is to participate in the cost of construction, acceptance upon completion, maintenance, and other services in accordance with city of Garland ordinances, resolutions, and regulations.

G. Parks and Recreation

All of the city of Garland parks and recreation facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

H. Library Service

All of the city of Garland library facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

I. Street Lighting

The city of Garland is to provide for the placement of street lights in accordance with practices in all other areas of the city.

- J. Traffic Engineering  
Necessary traffic studies are to be performed to determine the need for installation of street identification signs and proper traffic control devices within the annexed area in accordance with city of Garland ordinances, resolutions, and regulations.
- K. Planning and Zoning.  
The planning and zoning jurisdiction, including the subdivision platting process, of the city of Garland extends to the annexed area.
- L. Storm Drainage (including flood plain regulations)  
Studies are to be conducted to ascertain the limits of the 100-year floodplain in order to place the zoning flood plain prefix on any appropriate areas.
- M. Capital Improvements  
The city of Garland will initiate the acquisition or construction of capital improvements necessary for providing services adequate to serve the area annexed within two years after the effective date of the annexation ordinance. Any necessary capital improvements will be substantially completed within 4 1/2 years after the effective date of the annexation ordinance.
- N. Miscellaneous  
General municipal administrative and code enforcement services of the city of Garland will be provided to residents of the annexed area, beginning on the effective date of the annexation ordinance.

This Service Plan, for the annexation of property to the city of Garland, has been prepared by the city of Garland \_\_\_\_\_ Department, with assistance from other city departments, in conformance with the requirements of Texas Local Government Code Section 43.056 and the Garland city charter.

Prepared this 26 day of February, 2003.

## EXHIBIT D

## SERVICE PLAN

## Boundary Adjustment with the Cities of Dallas, Garland, and Mesquite

As required by Texas Local Government Code Section 43.056, following is the Service Plan for Parcel 1A and Parcel 6A, described in the attached property description and identified on the attached map.

Background of Proposed Annexation

Dallas realigned the ten-foot-wide strip that connects Dallas to Lake Ray Hubbard northwest of the intersection of Interstate Highway 30 and Belt Line Road by releasing a portion of the strip to Garland, releasing a portion of the strip to Mesquite, receiving a new ten-foot-wide strip from Garland, and receiving a new ten-foot-wide strip from Mesquite. Garland received a parcel from Mesquite, and Mesquite received a parcel from Garland. The purpose of the boundary adjustment is to allow a Wal-Mart store to be developed entirely within the city limits of Garland.

Schedule of Municipal ServicesA. Police Protection

Police enforcement and protection services are to be provided by the extension of patrol into the annexed area and by response from the Mesquite Police Department to individual requests beginning on the effective date of the annexation ordinance.

B. Fire Protection (including emergency ambulance)

Fire protection personnel and equipment, and emergency medical personnel and equipment, will be provided to the annexed area upon request beginning on the effective date of the annexation ordinance.

C. Solid Waste Collection

Solid waste collection service is to be provided to the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

D. Water Service

1. Water service is to be provided to the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Water mains are to be extended to serve individual owners in the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the annexed area, water mains are to be extended with city participation in the costs of these extensions in accordance with city of Mesquite ordinances, resolutions, and regulations.

E. Sanitary Sewer Service

1. Wastewater service is to be provided to the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. Sanitary sewer mains are to be extended to serve individual owners in the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations.

3. As development and construction of subdivisions commence within the annexed area, sanitary sewer mains are to be extended with city participation in the costs of these extensions in accordance with city of Mesquite ordinances, resolutions, and regulations.

F. Maintenance of Roads and Streets

1. Street maintenance and other street services are to be provided to the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations beginning on the effective date of the annexation ordinance.

2. As streets are constructed in undeveloped portions of the annexed areas, the city is to participate in the cost of construction, acceptance upon completion, maintenance, and other services in accordance with city of Mesquite ordinances, resolutions, and regulations.

G. Parks and Recreation

All of the city of Mesquite parks and recreation facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

H. Library Service

All of the city of Mesquite library facilities are to be available for use by residents of the annexed area beginning on the effective date of the annexation ordinance.

I. Street Lighting

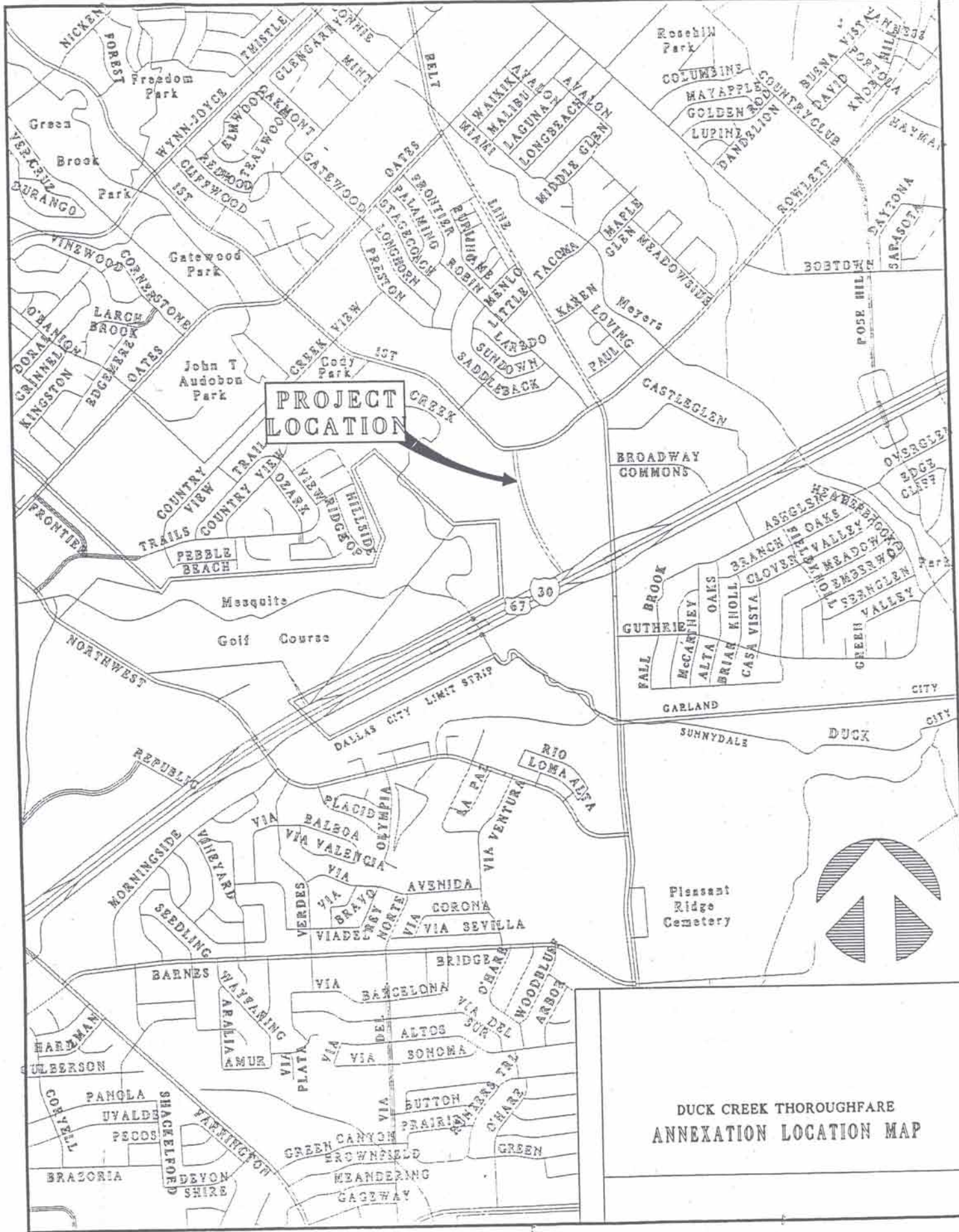
The city of Mesquite is to provide for the placement of street lights in accordance with practices in all other areas of the city.

- J. Traffic Engineering  
Necessary traffic studies are to be performed to determine the need for installation of street identification signs and proper traffic control devices within the annexed area in accordance with city of Mesquite ordinances, resolutions, and regulations.
- K. Planning and Zoning.  
The planning and zoning jurisdiction, including the subdivision platting process, of the city of Mesquite extends to the annexed area.
- L. Storm Drainage (including flood plain regulations)  
Studies are to be conducted to ascertain the limits of the 100-year floodplain in order to place the zoning flood plain prefix on any appropriate areas.
- M. Capital Improvements  
The city of Mesquite will initiate the acquisition or construction of capital improvements necessary for providing services adequate to serve the area annexed within two years after the effective date of the annexation ordinance. Any necessary capital improvements will be substantially completed within 4 1/2 years after the effective date of the annexation ordinance.
- N. Miscellaneous  
General municipal administrative and code enforcement services of the city of Mesquite will be provided to residents of the annexed area, beginning on the effective date of the annexation ordinance.

This Service Plan, for the annexation of property to the city of Mesquite, has been prepared by the city of Mesquite \_\_\_\_\_ Department, with assistance from other city departments, in conformance with the requirements of Texas Local Government Code Section 43.056 and the Mesquite city charter.

Prepared this 24 day of February, 2003.





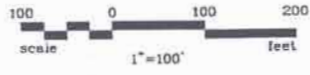
**PROJECT LOCATION**



**DUCK CREEK THOROUGHFARE ANNEXATION LOCATION MAP**

1	
2	
3	

030785



FINAL PLAT OF LOTS I THROUGH 11  
BROADWAY WAL-MART ADDITION  
VOL. 2000111 PG. 04956

WAL-MART STORES, INC.  
2-5-2000  
36.461 ACRES  
VOL. 2000029, PG. 02403

LOT I

ANNEXATION 2A  
ANNEXATION BY GARLAND  
FROM DALLAS

ANNEXATION 3A  
ANNEXATION BY GARLAND  
FROM MESQUITE

ANNEXATION 5A  
ANNEXATION BY DALLAS  
FROM GARLAND

ANNEXATION 1A  
ANNEXATION BY MESQUITE  
FROM GARLAND

APPROX. LOC. CITY OF GARLAND (ORD. NO. 1944)  
APPROX. LOC. CITY OF MESQUITE (ORD. NO. 925)

REMAINDER 'A'

CITY OF DALLAS  
JURISDICTION  
TO REMAIN

LOT 11

ANNEXATION 6A  
ANNEXATION BY MESQUITE  
FROM DALLAS

CITY OF DALLAS  
JURISDICTION  
TO REMAIN

D.C. LAND PARTNERS LTD.  
VOL. 2001029, PG. 1050

ANNEXATION 4A  
ANNEXATION BY DALLAS  
FROM MESQUITE

ELECTRIC TRANSMISSION (R.O.W.)  
VOL. 75224, PG. 1873

G.I. MILERS SUBDIVISION  
JOHN LITTLE SUPERVISOR  
APRIL 1987

CITY OF GARLAND  
OFFICE 430011

DATE:	JUNE, 2002	SCALE:	1"=100'	JOB NO.:	01-288
DRAWN:	GBW	DESIGN:		REVIEWED:	DWG: ESMT13.DWG
<b>PROPOSED THOROUGHFARE DUCK CREEK DR. TO IH30 ANNEXATIONS</b>					
<b>CITY OF GARLAND</b>					
Grantham, Burge & Waldbauer <b>Engineers, Inc.</b>					SHT. 1 OF 1
1919 S. SHILON ROAD, SUITE 500, L.B. 27 GARLAND, TEXAS 75042					(972) 940-1916 (TELE) (972) 940-2156 (FAX)

200510 08945

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY MESQUITE FROM GARLAND  
PARCEL 1A

A 60,229 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944, DALLAS COUNTY, TEXAS, BEING PART OF LAND TRACT NO. 1, AS DEEDED TO D.C. LAND PARTNERS, LTD. AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), GENERALLY BEING A TRIANGLE SHAPED PARCEL OF LAND FOR ANNEXATION, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at the southwest corner of said D.C. Land Partners tract 1, being the southeast corner of a tract 2, being on the north line of Interstate Highway 30 (I.H.- 30), and being on the east line of City of Dallas Annexation Ordinance No. 13137;

THENCE North 02°23'36" East, departing said right of way, with the line common to tracts 1 and 2, being the east line of said annexation ordinance, a distance of 11.44 feet to the POINT OF BEGINNING;

THENCE North 02°23'39" East, continue with said Ordinance line, a distance of 534.03 feet to a point;

THENCE South 26°33'29" East, departing said Ordinance line and crossing said D.C. Land Partners tract, a distance of 452.59 feet to a point;

THENCE South 18°22'54" West a distance of 20.04 feet to a point;

THENCE South 63°19'18" West a distance of 244.36 feet to the POINT OF BEGINNING, and containing 60,229 square feet of land.



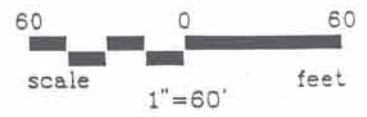
John F. Wilder, R.P.L.S. No. 4285



August 7, 2002

Date

030785



WAL-MART STORES, INC.  
VOL. 2000029, PG. 02403

LOT 1

FINAL PLAT OF LOTS 1 THROUGH 11  
BROADWAY WAL-MART ADDITION  
VOL. 2000111 PG. 04958

D.C. LAND PARTNERS LTD  
VOL. 2001029, PG. 01050  
TRACT 2

APPROX. LOC. CITY OF MESQUITE (ORD. NO. 925)  
CITY OF DALLAS (ORD. NO. 11137)  
APPROX. LOC. CITY OF GARLAND (ORD. NO. 1816)

E.T. METEOR SURVEY  
ABSTRACT NO. 944

PROPOSED  
80' R.O.W.

LOT 11

PARCEL 1A  
ANNEXATION BY MESQUITE FROM GARLAND

D.C. LAND PARTNERS LTD  
VOL. 2001029, PG. 01050  
TRACT 1

S 18°22'54" W  
20.04'

S 65°19'18" W  
24.36'

I.M. 30

N 02°23'39" E  
534.03'

P.O.B.

N 02°23'39" E 11.44'  
P.O.C.

AREA

PARCEL 1A	60,229 S.F.
-----------	-------------

JULY 2002		Grantnam, Burge & Wald Engineers, Inc.
		1915 S. SHILOH SUITE 20 GARLAND, TEXAS 75726-84-19 972-840-21
ESMT01A	DUCK CREEK THOROUGHFAIR	
	ANNEXATION BY MESQUITE FROM GARLAND	
	PARCEL 1A	
CITY OF GARLAND		
EXHIBIT 'A'		

200510 08947

File Name: J:\01-289\DRAWINGS\ESMT01A.dwg

030785

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY GARLAND FROM DALLAS  
PARCEL 2A

A 10,521 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944 AND THE JOHN LITTLE SURVEY, ABSTRACT NO. 761, DALLAS COUNTY, TEXAS, BEING PART OF A TEN FOOT WIDE TRACT OF LAND AS DESCRIBED IN CITY OF DALLAS ANNEXATION ORDINANCE 13137, BEING PART OF A TRACT OF LAND IN A SPECIAL WARRANTY DEED AS DEEDED TO D.C. LAND PARTNERS, LTD. DATED JANUARY 31, 2001 AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), BEING PART OF A REMAINDER TRACT OF LAND IN A SPECIAL WARRANTY DEED AS DEEDED TO WAL-MART STORES, INC. DATED FEBRUARY 8, 2000 AND RECORDED IN VOLUME 2000029, PAGE 02403 DRDCT, AND BEING PART OF A TRACT OF LAND IN A WARRANTY DEED AS DEEDED TO W. T. TROUTH, TRUSTEE AND ROBERT G. VIAL, TRUSTEE, DATED JUNE 2, 1970 AND RECORDED IN VOLUME 70109, PAGE 1464 DRDCT, GENERALLY BEING A TEN FOOT WIDE STRIP OF LAND FOR ANNEXATION, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The POINT OF BEGINNING is an iron rod found for the northeast corner of said Wal-Mart tract, being in the south line of the Replat of Part of Lot 1, Block 1, Trisource Addition, an addition to the City of Garland as recorded in Volume 93045, Page 2792 DRDCT, and being the northwest corner of Lot 1 of Broadway Wal-Mart Addition, an addition to the City of Garland as recorded in Volume 2000111, Page 04958;

THENCE South 02°23'39" West, with the line common to Lot 1, and the Wal-Mart remainder tract, a distance of 714.74 feet to a half-inch iron rod set;

THENCE North 26°33'29" West, a distance of 20.66 feet to a half-inch iron rod set;

THENCE North 02°23'39" East, crossing Lot 1, a distance of 682.16 feet to a point;

THENCE South 86°45'01" West a distance of 347.04 feet to a half-inch iron rod set at the beginning of a non-tangent curve to the right having a radius of 2024.50 feet;

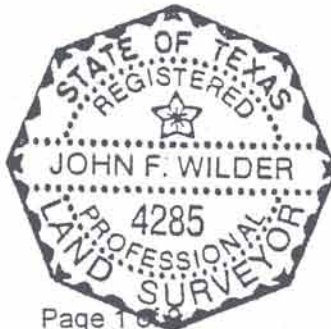
THENCE with said curve to the right having a central angle of 00°17'46", an arc distance of 10.46 feet, and having a chord which bears North 20°18'00" West, a distance of 10.46 feet to a half-inch iron rod set on the north line of said Troth tract, being the south line of Trisource Addition;

THENCE North 86°45'01" East, with said common line, a distance of 353.42 feet to a point;

THENCE North 63°33'58" East a distance of 8.77 feet to the POINT OF BEGINNING, and containing 10,521 square feet, or 0.000377 square miles, of land.

NOTE: Bearing basis is state plane NAD 83, Texas North Central Zone 4202; distances are U.S. survey feet.

*John F. Wilder*  
John F. Wilder, R.P.L.S. No. 4285

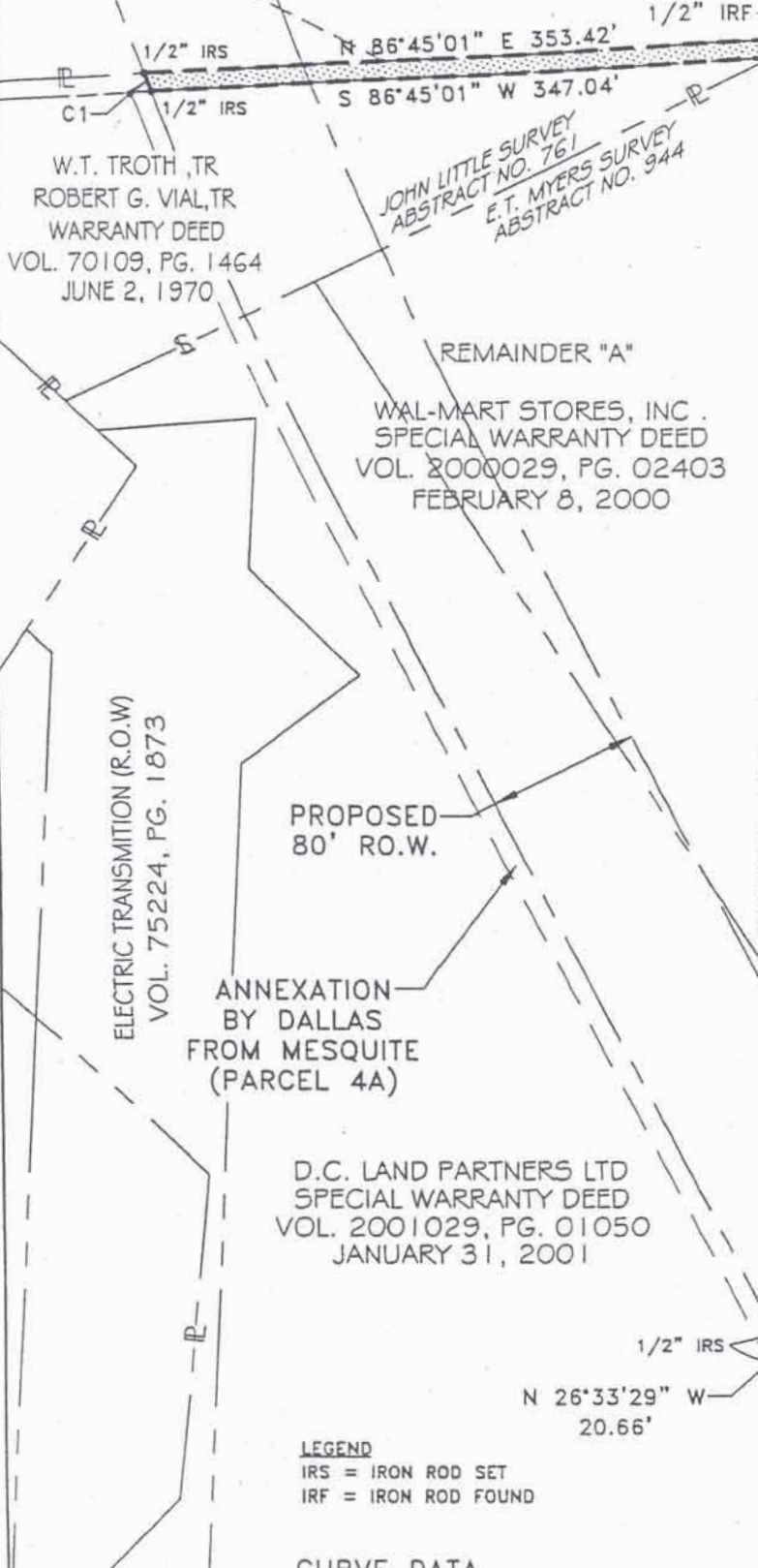
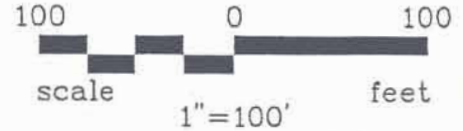


*12-11-02*  
Date

FLOOD LINE PER  
TRI-SOURCE ADD'N.  
VOL. 84038, P. 1203.

REPLAT OF PART OF LOT 1 BLOCK 1  
TRISOURCE ADDITION NO. 1  
VOL. 93045, PG. 2792

030785



LOT 1  
FINAL PLAT OF LOTS 1 THROUGH 11  
BROADWAY WAL-MART ADDITION  
VOL. 2000111 PG. 04958

PARCEL 2A  
ANNEXATION  
BY GARLAND  
FROM DALLAS



*John F. Wilder* 12-11-02  
JOHN F. WILDER, R.P.L.S. 4285 DATE

NOTE:  
BEARING BASIS IS STATE PLANE, NAD 83,  
TEXAS NORTH CENTRAL ZONE 4202,  
DISTANCE ARE U.S. SURVEY FEET.

LEGEND  
IRS = IRON ROD SET  
IRF = IRON ROD FOUND

CURVE DATA

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2024.50	00°17'46"	10.46	N 20°18'00" W	10.46

AREA

PARCEL 2A 10,521 SQUARE FEET  
0.000377 SQUARE METER

DEC. 2002  
ESMT02A.DWG

**Grantham, Burge & Waldbauer**  
Engineers, Inc.  
1919 S. SHILOH ROAD  
SUITE 500, L.B. 27  
GARLAND, TEXAS 75042  
(972) 840-1916 (TEL)  
(972) 840-2156 (FAX)

**DUCK CREEK THOROUGHFARE**  
**ANNEXATION BY GARLAND FROM DALLAS**  
**PARCEL 2A**  
CITY OF DALLAS  
**EXHIBIT 'A'**

2005 10 08949

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY GARLAND FROM MESQUITE  
PARCEL 3A

A 121,191 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944 AND THE JOHN LITTLE SURVEY, ABSTRACT NO. 761, DALLAS COUNTY, TEXAS, BEING PART OF A TRACT OF LAND AS DEEDED TO D.C. LAND PARTNERS, LTD. AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), BEING PART OF A REMAINDER TRACT OF LAND AS DEEDED TO WAL-MART STORES, INC. AND RECORDED IN VOLUME 2000029, PAGE 02403 DRDCT, AND BEING PART OF A TRACT OF LAND AS DEEDED TO TRUSTEES, W. T. TROUTH AND ROBERT G. VIAL, AND RECORDED IN VOLUME 70109, PAGE 1464 DRDCT, GENERALLY BEING A TRIANGLE SHAPED PARCEL OF LAND, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE an iron rod found for the northeast corner of said Wal-Mart tract, being in the south line of the Replat of Part of Lot 1, Block 1, Trisource Addition, an addition to the City of Garland as recorded in Volume 93045, Page 2792 DRDCT, and being the northwest corner of Lot 1 of Broadway Wal-Mart Addition, an addition to the City of Garland as recorded in Volume 2000111, Page 04958 DRDCT, also being on the line common to the John Little Survey, and the E. T. Myers Survey;

THENCE South 63°33'58" West, with said common line, a distance of 11.41 feet to a point;


THENCE South 02°23'39" West, departing said common line, and crossing said Wal-Mart Stores tract, a distance of 9.00 feet to the POINT OF BEGINNING, said point being on the west line of City of Dallas Annexation Ordinance No. 13137;

THENCE South 02°23'39" West, continue with said Ordinance line, a distance of 682.16 feet to a point;

THENCE North 26°33'29" West, departing said line, and crossing said D. C. Land Partners tract, a distance of 518.73 feet to a point at the beginning of a tangent curve to the right having a radius of 2024.50 feet;

THENCE with said curve to the right having a central angle of 06°06'36", an arc distance of 215.90 feet, and having a chord which bears North 23°30'11" West, a distance of 215.79 feet to a point on the south line of the ten foot wide strip of land created in City of Dallas Ordinance Number 13137;

THENCE North 86°45'01" East, with said south line, a distance of 347.04 feet to the POINT OF BEGINNING, and containing 121,191 square feet of land.

  
John F. Wilder, R.P.L.S. No. 4285



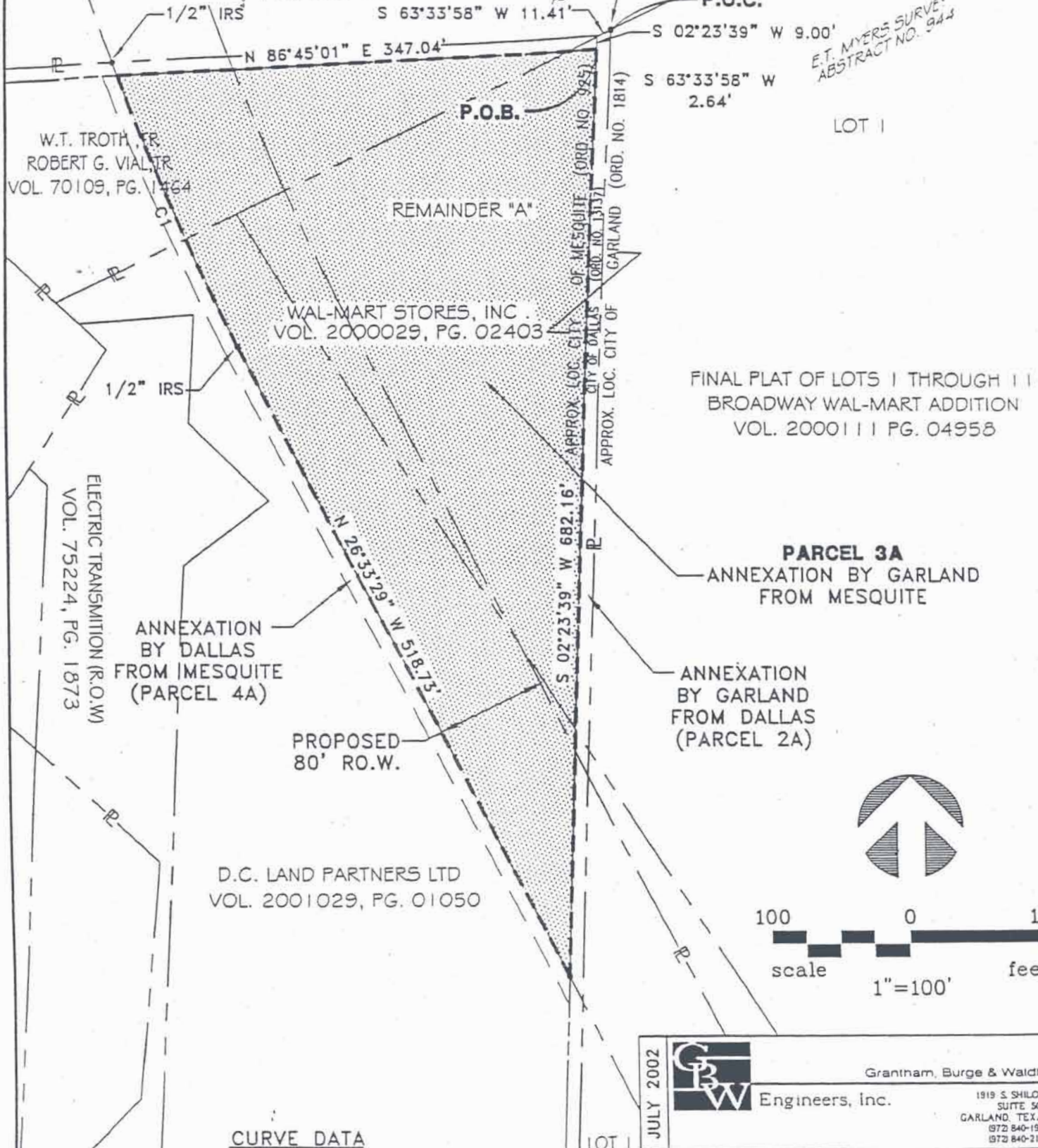
August 1, 2002  
Date

030785

RELAT OF PART OF LOT 1 BLOCK I  
 TRISOURCE ADDITION NO. 1  
 VOL. 93045, PG. 2792

JOHN LITTLE SURVEY  
 ABSTRACT NO. 761

E.T. MYERS SURVEY  
 ABSTRACT NO. 944



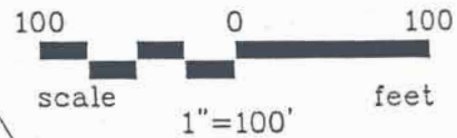
FINAL PLAT OF LOTS 1 THROUGH 11  
 BROADWAY WAL-MART ADDITION  
 VOL. 2000111 PG. 04958

**PARCEL 3A**  
 ANNEXATION BY GARLAND  
 FROM MESQUITE

ANNEXATION  
 BY GARLAND  
 FROM DALLAS  
 (PARCEL 2A)

ANNEXATION  
 BY DALLAS  
 FROM MESQUITE  
 (PARCEL 4A)

PROPOSED  
 80' RO.W.



D.C. LAND PARTNERS LTD  
 VOL. 2001029, PG. 01050

**CURVE DATA**

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2024.50	06°06'36"	215.90	N 23°30'11" W	215.79

**AREA**

PARCEL 3A	121,191 S.F.
-----------	--------------

JULY 2002

**GBW** Grantham, Burge & Waldbauer  
 Engineers, Inc.  
 1919 S. SHILOH ROAD  
 SUITE 500, L.B. 27  
 GARLAND, TEXAS 75042  
 (872) 840-1916 (TELE)  
 (872) 840-2156 (FAX)

ESMT03A.dwg

**DUCK CREEK THOROUGHFARE**  
**ANNEXATION BY GARLAND FROM MESQUITE**  
**PARCEL 3A**  
 CITY OF MESQUITE  
**EXHIBIT 'A'**



030785

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY DALLAS FROM MESQUITE  
PARCEL 4A

A 7,457 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944 AND THE JOHN LITTLE SURVEY, ABSTRACT NO. 761, DALLAS COUNTY, TEXAS, BEING PART OF A TRACT OF LAND IN A SPECIAL WARRANTY DEED AS DEEDED TO D.C. LAND PARTNERS, LTD. DATED JANUARY 31, 2001 AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING PART OF A TRACT OF LAND IN A WARRANTY DEED AS DEEDED TO W. T. TROTH, TRUSTEE AND ROBERT G. VIAL, TRUSTEE DATED JUNE 2, 1970, AS RECORDED IN VOLUME 70109, PAGE 1464 DRDCT, GENERALLY BEING A TEN FOOT WIDE STRIP OF LAND FOR ANNEXATION, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at an iron rod found for the northwest corner of Lot 1 of Broadway Wal-Mart Addition, an addition to the City of Garland as recorded in Volume 2000111, Page 04958, being the northeast corner of the called "Remainder A", as deeded to Wal-Mart Stores, Inc., and being in the south line of the Replat of Part of Lot 1, Block 1, Trisource Addition, an addition to the City of Garland as recorded in Volume 93045, Page 2792 DRDCT, and being on the line common to the John Little Survey, and the E. T. Myers Survey;

THENCE South 63°33'58" West, with said common line a distance of 34.17 feet to a point on the south line of a ten foot wide strip of land created by City of Dallas Annexation Ordinance No 13137;

THENCE South 86°45'01" West, with said south line, a distance of 327.01 feet to a half-inch iron rod set for the POINT OF BEGINNING, being at the beginning of a non-tangent curve to the left having a radius of 2024.50 feet;

THENCE departing said south line, with said curve to the left, having a central angle of 06°06'36", an arc distance of 215.90 feet, and having a chord which bears South 23°30'11" East, a distance of 215.79 feet to a half-inch iron rod set at the point of tangent;

THENCE South 26°33'29" East, a distance of 518.73 feet to a half-inch iron rod set on the west line of said Dallas Annexation Ordinance;

THENCE South 02°23'39" West, with said west line, a distance of 20.66 feet to a half-inch iron rod set;

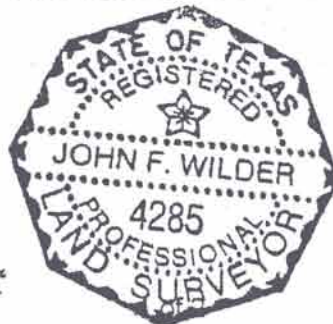
THENCE North 26°33'29" West, departing said west line a distance of 536.81 feet to a half-inch iron rod set at the beginning of a tangent curve to the right having a radius of 2034.50;

THENCE with said curve to the right, having a central angle of 06°11'50", an arc distance of 220.06 feet, and having a chord which bears North 23°27'34" West, a distance of 219.95 feet to a point on the south line of said Dallas Annexation Ordinance;

THENCE North 86°45'01" East, with said south line, a distance of 10.47 feet to a point to the POINT OF BEGINNING, and containing 7,457 square feet, or 0.000267 square miles of land.

NOTE: Bearing basis is state plane NAD 83, Texas North Central Zone 4202; distances are U.S. survey feet.

*John F. Wilder*  
John F. Wilder, R.P.L.S. No. 4285



12-11-02  
Date

2005 10 08952

*City of Garland*

REPLAT OF PART OF LOT 1 BLOCK 1  
 TRISOURCE ADDITION NO. 1  
 VOL. 93045, PG. 2792

JOHN LITTLE SURVEY  
 ABSTRACT NO. 761  
 E.T. MYERS SURVEY  
 ABSTRACT NO. 944

030785

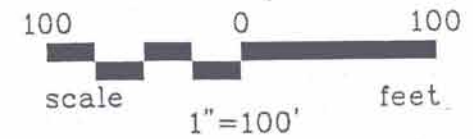
N 86°45'01" E  
 10.47'

S 63°33'58" W 34.17'

P.O.B.

S 86°45'01" W 327.01'

P.O.C.  
 1/2" IRF



W.T. TROTH, TR  
 ROBERT G. VIAL, TR  
 WARRANTY DEED  
 VOL. 70109, PG. 1464  
 JUNE 2, 1978

REMAINDER "A"  
 WAL-MART STORES, INC.  
 SPECIAL WARRANTY DEED  
 VOL. 2000029, PG. 02403  
 FEBRUARY 8, 2000

FINAL PLAT OF LOTS 1 THROUGH 11  
 BROADWAY WAL-MART ADDITION  
 VOL. 2000111 PG. 04958  
 LOT 1

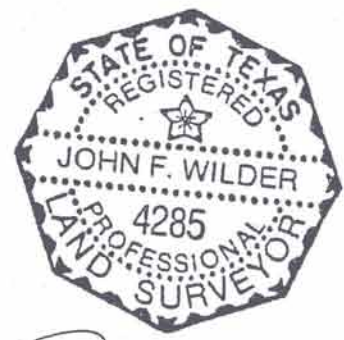
**PARCEL 4A**  
 ANNEXATION BY DALLAS  
 FROM MESQUITE

ELECTRIC TRANSMISSION (R.O.W)  
 VOL. 75224, PG. 1873

PROPOSED  
 80' RO.W.

S 26°33'29" E 518.73'  
 N 26°33'29" W 536.81'

D.C. LAND PARTNERS LTD  
 SPECIAL WARRANTY DEED  
 VOL. 2001029, PG. 01050  
 JANUARY 31, 2001



*John F. Wilder* 12-11-02  
 JOHN F. WILDER, R.P.L.S. 4285 DATE

**LEGEND**  
 IRS = IRON ROD SET  
 IRF = IRON ROD FOUND

NOTE:  
 BEARING BASIS IS STATE PLANE, NAD 83,  
 TEXAS NORTH CENTRAL ZONE 4202,  
 DISTANCE ARE U.S. SURVEY FEET.

**CURVE DATA**

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2024.50	06°06'36"	215.90	S 23°30'11" E	215.79
C2	2034.50	06°11'50"	220.06	N 23°27'34" W	219.95

**AREA**

PARCEL 4A 7,457 SQUARE FEET  
 0.000267 SQUARE MILES

DEC. 2002  
**GBW** Grantham, Burge & Waldbauer  
 Engineers, Inc.  
 1919 S. SHILOH ROAD  
 SUITE 500, L.B. 27  
 GARLAND, TEXAS 75042  
 (972) 840-1916 (FAX)  
 (972) 840-2156 (FAX)

ESMT04A  
**DUCK CREEK THOROUGHFARE**  
 ANNEXATION BY DALLAS FROM MESQUITE  
 PARCEL 4A  
 CITY OF DALLAS  
**EXHIBIT 'A'**

200510 08953

*Lin Bush*  
 12/13/02

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY DALLAS FROM GARLAND  
PARCEL 5A

A 7,370 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944, DALLAS COUNTY, TEXAS, BEING PART OF LAND TRACT NUMBER 1, A SPECIAL WARRANTY DEED AS DEEDED TO D.C. LAND PARTNERS, LTD. DATED JANUARY 1, 2001 AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), GENERALLY BEING A TEN FOOT WIDE STRIP OF LAND FOR ANNEXATION, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The POINT OF BEGINNING is an iron rod found at the southwest corner of said D.C. Land Partners tract 1, being the southeast of tract 2, and being on the north line of Interstate Highway 30 (I.H.- 30);

THENCE North 02°23'39" East, departing said right of way with the line common to tracts 1 and 2, of said D.C. Land Partners, a distance of 11.44 feet to a half-inch iron rod set;

THENCE North 63°19'18" East, departing said common line, and crossing tract 1, a distance of 244.36 feet to a half-inch iron rod set;

THENCE North 18°22'54" East a distance of 20.04 feet to a half-inch iron rod set;

THENCE North 26°33'29" West a distance of 452.59 feet to a half-inch iron rod set;

THENCE North 02°23'39" East a distance of 20.66 feet to a half-inch iron rod set;

THENCE South 26°33'29" East, a distance of 474.80 feet to a half-inch iron rod set;

THENCE South 18°22'54" West a distance of 28.31 feet to half-inch iron rod set on the south line of Tract 1, being the north line of the right-of-way for IH-30;

THENCE South 63°19'18" West with said north right-of-way line, a distance of 254.05 feet to the POINT OF BEGINNING, and containing 7,370 square feet, or 0.000264 square miles of land.

NOTE: Bearing basis is state plane NAD 83, Texas North Central Zone 4202; distances are U.S. survey feet.



*John F. Wilder*

John F. Wilder, R.P.L.S. No. 4285

*12-11-02*

Date

*Handwritten notes on the right margin, including a signature and the text 'RECORDED BY:'.*

N 02°23'39" E  
20.66'



D.C. LAND PARTNERS LTD  
VOL. 2001029, PG. 01050  
TRACT 2

APPROX. LOC. CITY OF MESQUITE (ORD. NO. 925)  
APPROX. LOC. CITY OF GARLAND (ORD. NO. 1814)

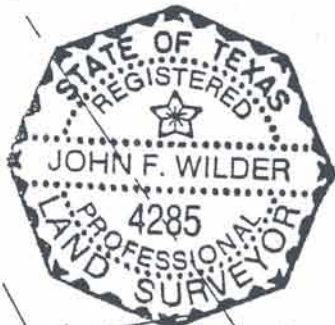
NOTE:  
BEARING BASIS IS STATE PLANE, NAD 83,  
TEXAS NORTH CENTRAL ZONE 4202,  
DISTANCE ARE U.S. SURVEY FEET.

WAL-MART STORES, INC.  
VOL. 2000029, PG. 02403

LOT I

FINAL PLAT OF LOTS I THROUGH 11  
BROADWAY WAL-MART ADDITION  
VOL. 2000111 PG. 04958

*John F. Wilder*  
12/17/02



*John F. Wilder* 12/1/02  
JOHN F. WILDER, R.P.L.S. 4285 DATE

E.T. MEYERS SURVEY  
ABSTRACT NO. 944

PROPOSED  
80' R.O.W.

N 26°33'29" W 452.59'  
S 26°33'29" E 474.80'

LOT 11

D.C. LAND PARTNERS LTD  
SPECIAL WARRANTY DEED  
VOL. 2001029, PG. 01050  
JANUARY 31, 2001  
TRACT I

**PARCEL 5A**  
ANNEXATION BY DALLAS  
FROM GARLAND

N 18°22'54" E  
20.04'

1/2" IRS  
1/2" IRS  
1/2" IRS  
1/2" IRS

S 18°22'54" W 28.31'

AREA

PARCEL 5A 7,370 SQUARE FEET  
0.000264 SQUARE MILES

CITY OF DALLAS  
JURISDICTION  
TO REMAIN

N 02°23'39" E  
11.44'

1/2" IRS  
1/2" IRS

N 63°19'18" E 244.36'  
S 63°19'18" W 254.05'

I.H. 30

LEGEND  
IRS = IRON ROD SET  
IRF = IRON ROD FOUND

P.O.B.  
1/2" IRF

PAGE 2 OF 2

DEC. 2002		Grantham, Burge & Waldbauer Engineers, Inc.
		1919 S. SHILOH ROAD SUITE 500, L.B. 77 GARLAND, TEXAS 75042 (972) 840-1916 (TEL) (972) 840-2156 (FAX)
ESMT05A.DWG	DUCK CREEK THOROUGHFARE ANNEXATION BY DALLAS FROM GARLAND PARCEL 5A	
	CITY OF DALLAS EXHIBIT 'A'	

CITY OF GARLAND  
DUCK CREEK THOROUGHFARE

DESCRIPTION  
ANNEXATION BY MESQUITE FROM DALLAS  
PARCEL 6A

A 5,458 SQUARE FOOT PARCEL OF LAND OUT OF THE E.T. MYERS SURVEY, ABSTRACT NO. 944, DALLAS COUNTY, TEXAS, BEING PART OF LAND TRACT NUMBER 2 IN A SPECIAL WARRANTY DEED AS DEEDED TO D.C. LAND PARTNERS, LTD. DATED JANUARY 31, 2001 AND RECORDED IN VOLUME 2001029, PAGE 01050 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS (DRDCT), AND BEING PART OF AN EXISTING ANNEXATION CREATED BY CITY OF DALLAS ORDINANCE NO. 13137, GENERALLY BEING A TEN FOOT WIDE STRIP OF LAND FOR ANNEXATION, AS SHOWN ON THE ATTACHED EXHIBIT "A" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE at an iron rod found for the southwest corner of said D.C. Land Partners tract 1, being the southeast corner of tract 2, and being on the north line of Interstate Highway 30 (I.H.- 30);

THENCE North 02°23'39" East, departing said right of way line with the line common to tracts 1 and 2, a distance of 11.44 feet to a half-inch iron rod set for the POINT OF BEGINNING;

THENCE South 63°19'18" West, a distance of 11.44 feet to a half-inch iron rod set;

THENCE North 02°23'39" East, a distance of 557.67 feet to a half-inch iron rod set;

THENCE South 26°33'29" East, a distance of 20.66 feet to a half-inch iron rod set on the line common to tracts 1 and 2;

THENCE South 02°23'39" West, with said common line, a distance of 534.03 feet to the POINT OF BEGINNING, and containing 5458 square feet, or 0.000196 square miles of land.

NOTE: Bearing basis is state plane NAD 83, Texas North Central Zone 4202; distances are U.S. survey feet.

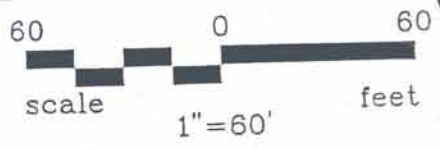
  
John F. Wilder, R.P.L.S. No. 4285



12-11-02  
Date

REVIEWED BY: Kai, Bunker

030785



1/2" IRS  
ANNEXATION BY DALLAS FROM MESQUITE (PARCEL 4A)  
S 26°33'29" E 20.66'

WAL-MART STORES, INC.  
VOL. 2000029, PG. 02403

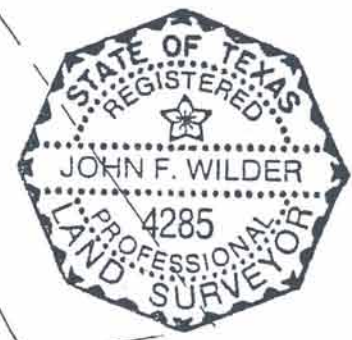
LOT I  
FINAL PLAT OF LOTS I THROUGH II  
BROADWAY WAL-MART ADDITION  
VOL. 2000111 PG. 04958

D.C. LAND PARTNERS LTD  
VOL. 2001029, PG. 01050  
TRACT 2

APPROX. LOC. CITY OF MESQUITE (ORD. NO. 925)  
CITY OF DALLAS (ORD. NO. 13137)  
CITY OF GARLAND (ORD. NO. 1814)  
APPROX. LOC.

PARCEL 6A  
ANNEXATION BY MESQUITE FROM DALLAS

PROPOSED  
80' RO.W.



*John F. Wilder*  
JOHN F. WILDER, R.P.L.S. 4285  
DATE 12/10/02

E.T. MEYERS SURVEY  
ABSTRACT NO. 944

N 02°23'39" E 557.67'  
S 02°23'39" W 534.03'

LOT II

D.C. LAND PARTNERS LTD  
SPECIAL WARRANTY DEED  
VOL. 2001029, PG. 01050  
JANUARY 31, 2001  
TRACT I

ANNEXATION BY DALLAS FROM GARLAND (PARCEL 3A)

NOTE:  
BEARING BASIS IS STATE PLANE, NAD 83,  
TEXAS NORTH CENTRAL ZONE 4202,  
DISTANCE ARE U.S. SURVEY FEET.

AREA	
PARCEL 6A	5,458 SQUARE FEET 0.000196 SQUARE MILES

S 63°19'18" W 11.44'  
1/2" IRS  
P.O.B. 1/2" IRS  
S 02°23'39" W 11.44'  
P.O.C. 1/2" IRF

LEGEND  
IRS = IRON ROD SET  
IRF = IRON ROD FOUND

DEC. 2002 *ESMT06A.DWG	Grantham, Burge & Waldbauer Engineers, Inc. 1915 S. SHILOH ROAD SUITE 500, L.B. 27 GARLAND, TEXAS 75042 (972) 840-1916 (TEL) (972) 840-2156 (FAX)
	<p>DUCK CREEK THOROUGHFARE ANNEXATION BY MESQUITE FROM GARLAND PARCEL 6A CITY OF GARLAND EXHIBIT 'A'</p>

2005 10 08957