

RESOLUTION NO. 02-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE EXCHANGE OF PROPERTY WITH THE MESQUITE INDEPENDENT SCHOOL DISTRICT (“MISD”) FOR THE RECONSTRUCTION OF RANGE ELEMENTARY SCHOOL; AND AUTHORIZING THE MAYOR TO EXECUTE THE EXCHANGE AGREEMENT WITH MISD FOR SUCH PURPOSE.

WHEREAS, the Mesquite Independent School District (“MISD”) owns approximately 6.5097 acres of land in the Josephus Foreman Survey, Abstract No. 483, in the City of Mesquite, Dallas County, Texas (the “MISD Tract”), said MISD Tract being more particularly described in Exhibit “A” attached to the Agreement For Exchange of Real Property attached hereto as Exhibit “1” and made a part hereof for all purposes (the “Exchange Agreement”); and

WHEREAS, the City owns approximately 6.3820 acres of land in the Josephus Foreman Survey, Abstract No. 483, in the City of Mesquite, Dallas County, Texas (the “City Tract”), the City Tract being more particularly described in Exhibit “B” attached to the Exchange Agreement; and

WHEREAS, the MISD Tract and the City Tract are adjacent to each other; and

WHEREAS, both MISD and the City are governmental entities with the power of eminent domain; and

WHEREAS, MISD presently operates the Range Elementary School located on the MISD Tract and the City presently utilizes the City Tract as a park; and

WHEREAS, enrollment is increasing in the MISD and the MISD has determined that it is necessary to replace the existing Range Elementary School with a new school structure; and

WHEREAS, in order not to disrupt the MISD’s school instructional program at Range Elementary School, it is necessary for the MISD to construct a new school structure on the adjoining City Tract; and

WHEREAS, upon completion of the new MISD school facilities and prior to delivering the MISD Tract to the City, the MISD, at its sole cost and expense, has agreed to demolish the existing school facilities on the MISD Tract and construct a new baseball diamond compatible in all aspects to the baseball diamond presently existing on the City Tract; and

WHEREAS, the exchange of the City Tract for the MISD Tract will result in no net loss of City park property; and

WHEREAS, the exchange of the MISD Tract and the City Tract, together with the construction by the MISD of a new school facility on the City Tract, the removal by the MISD of existing school facilities on the MISD Tract, the construction by the MISD of a new baseball facility on the MISD Tract and other actions incidental thereto (collectively the “Project”) will

facilitate the need for a new school facility while minimizing any harm to the City's park property; and

WHEREAS, following a public hearing, notice of which had been properly posted, the City Council makes the findings and decisions more fully set forth herein.

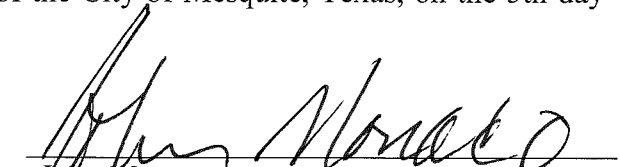
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the City Council of the City of Mesquite, Texas (the "City Council"), hereby finds and determines that: (i) the Project requires the use or taking of the City Tract which is currently being used as a City park; (ii) there is no feasible and prudent alternative to the use or taking of the City Tract; and (iii) the Project includes all reasonable planning to minimize harm to the City Tract as a park resulting from such use or taking.

SECTION 2. That the City Council approves the Project and the transfer of the City Tract to the MISD in exchange for the transfer of the MISD Tract to the City.

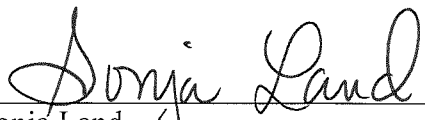
SECTION 3. That the City Council approves the terms and provisions of the Exchange Agreement attached hereto as Exhibit "1" and authorizes the Mayor to execute the Exchange Agreement and all documents necessary to consummate the transactions contemplated therein including, without limitation, all documents necessary to transfer the City Tract to the MISD in exchange for the transfer of the MISD Tract to the City.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 5th day of January, 2015.



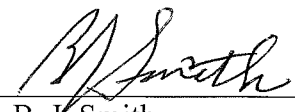
John Monaco
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B. J. Smith
City Attorney

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

APPROVED BY CITY COUNCIL
DATE 1.5.15
AGENDA ITEM NO. 12A&B

AGREEMENT FOR
EXCHANGE OF REAL PROPERTY

This agreement for the exchange of real property is made by and between Mesquite Independent School District (“MISD”) and the City of Mesquite (“City”).

Recitals

MISD is an independent school district duly organized and existing under and by virtue of the laws of the State of Texas.

City is a Texas home rule municipality duly organized and existing under and by virtue of the laws of the State of Texas.

MISD owns fee simple title to the real property legally described in Exhibit “A” appended to this agreement.

City owns fee simple title to the real property legally described in Exhibit “B” appended to this agreement.

The tracts of real property described in Exhibits “A” and “B” adjoin and abut each other.

MISD and City desire and intend to make an exchange of the like-kind properties described in Exhibits “A” and “B” appended to this agreement.

Both MISD and City are governmental entities with the power of eminent domain.

Accordingly, for Ten Dollars (\$10.00) and other good and valuable consideration, MISD and City agree as follows:

Agreement, Terms and Conditions

1. MISD agrees to transfer the real property described in Exhibit “A” to City.
2. City agrees to transfer the real property described in Exhibit “B” to MISD.

3. MISD warrants and represents to City that, at time of closing, it will convey good and marketable fee simple title to the real property described in Exhibit "A" to City, free and clear of any encumbrances other than utility easements that will not interfere with City's use of the property as a public park.

4. City warrants and represents to MISD that, at time of closing, it will convey good and marketable fee simple title to the real property described in Exhibit "B" to MISD, free and clear of any encumbrances other than utility easements that will not interfere with MISD's use of the property to construct and operate a public school on the property.

5. The closing under this agreement shall take place within thirty (30) days of the enactment of resolutions of MISD's Board of Trustees and City's City Council approving this transaction.

6. At closing, MISD shall deliver a deed in substantially the form as that appended to this agreement as Exhibit "C" to City; and, City shall deliver a deed in substantially the form as that appended to this agreement as Exhibit "D" to MISD.

7. MISD presently operates an elementary school on the real property described in Exhibit "A"; and, City presently utilizes the real property described in Exhibit "B" as a park. It is anticipated by the parties that, after closing, MISD will construct a new school structure on the real property described in Exhibit "B". Upon completion of the new school facilities, MISD will demolish the school facilities presently existing on the real property described in Exhibit "A".

MISD and City agree:

- a. Possession of the real property described in Exhibit "B" shall be delivered to MISD upon closing.

- b. Possession of the real property described in Exhibit "A" shall be delivered to City within sixty (60) days after completion and occupation of the new school facilities to be constructed on the real property described in Exhibit "B" by MISD.
- c. The costs of preparation of the real property described in Exhibit "B" for construction and demolition of any improvements on such tract shall be borne and paid by MISD.
- d. The costs of demolition of the school site presently existing on the real property described in Exhibit "A" shall be borne and paid by MISD.
- e. Prior to delivery of the real property described in Exhibit "A" to City, MISD shall construct upon such property, at its sole cost and expense, a baseball diamond compatible in all aspects to the baseball diamond presently existing on the real property described in Exhibit "B".
- f. MISD agrees, prior to delivery of possession of the real property described in Exhibit "A" to City, to demolish and remove, at its sole cost and expense, all fences, driveways, permanent buildings and utilities presently located upon the property and deliver same to City in a neat and presentable condition; and, to restore to smooth surface contours and neat condition all earth disturbed during demolition of such improvements.
- g. City grants to MISD a temporary easement on and across the real property described in Exhibit "A" to facilitate MISD's demolition of existing structures and construction of the baseball diamond to be constructed by

MISD. The temporary easement shall terminate upon MISD's delivery of possession of the real property described in Exhibit "A" to City.

8. In determining market value of the tracts of real property described in Exhibits "A" and "B", both tracts shall be considered to be raw land.

9. Exhibits "A", "B", "C" and "D" and the Recitals set out above are incorporated in this agreement by reference for all purposes.

10. All closing costs, appraisal fees and survey costs shall be paid by MISD.

11. This agreement contains the complete agreement between the parties and cannot be modified except through the written agreement of the parties.

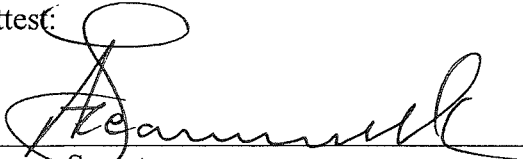
12. The terms of this agreement shall survive closing and shall not merge with any deeds delivered by the parties.

13. This agreement shall be construed and interpreted under and in accordance with the laws of the State of Texas; and, is wholly performable in Dallas County, Texas.

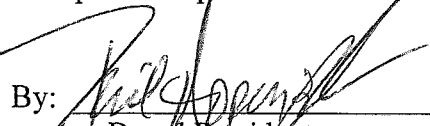
14. Any party to this agreement who is a prevailing party in a legal proceeding against the other party brought under or in relation to this agreement shall be entitled to recover from the other party reasonable attorney's fees and costs of litigation.

Dated: January 5, 20145

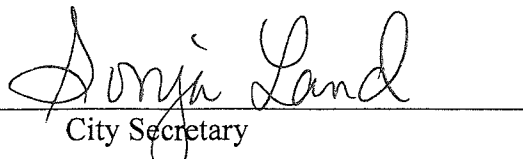
Attest:


Secretary

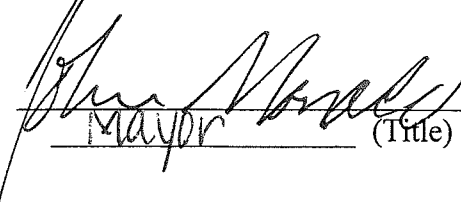
Mesquite Independent School District

By: 
Board President

Attest:


City Secretary

City of Mesquite

By: 
Mayor (Title)

PROPERTY DESCRIPTION

BEING a 6.5097 acre (283,561 square feet) tract of land situated in the Josephus Foreman Survey, Abstract No. 483, in the City of Mesquite, Dallas County, Texas, said tract being a portion of a called 7.340 acre tract of land conveyed to the Mesquite Independent School District (MISD) according to the Warranty Deed as recorded in Volume 891, Page 936 of the Deed Records of Dallas County, Texas (D. R. D. C. T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the southeast corner of the aforementioned MISD tract, said corner being at the intersection of the southwesterly right-of-way line of Bamboo Street (60' right-of-way) as dedicated by the plat of Town East Estates, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 43, Page 151 of the Map Records of Dallas County, Texas (M. R. D. C. T.) and by the plat of Town East Estates No. 2, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 46, Page 27, M. R. D. C. T. and the northwesterly right-of-way line of Bahamas Drive (50' right-of-way) as dedicated by said plat of Town East Estates;

THENCE S 43°05'39" W (deed ~ S 43°08' W), with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive, 65.99 feet (deed ~ 65.54 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the beginning of a curve to the right having a central angle of 22°37'03" (deed ~ 22°52"), a radius of 275.00 feet, a tangent length of 54.99' and a chord which bears S 54°24'10" W, 107.85 feet;

THENCE, continuing with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive and with said curve to the right, an arc distance of 108.56 feet (deed ~ 109.75 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 65°42'42" W (deed ~ S 66°00' W), continuing with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive, 355.29 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the most southerly southwest corner of said MISD tract, said most southerly southwest corner being the most southerly southeast corner of the remainder of two tracts of land conveyed to the City of Mesquite, Texas (CITY), said CITY tracts being a called 0.85 acre tract of land described as Tract No. 1 in the Warranty Deed as recorded in Volume 5538, Page 42, D. R. D. C. T. and a called 11.59 acre tract of land described in the Warranty Deed as recorded in Volume 5538, Page 46, D. R. D. C. T.;

THENCE N 24°21'20" W (deed ~ N 24°00' W), departing said northwesterly right-of-way line of Bahamas Drive and with the southwesterly line of said MISD tract, 120.05 feet (deed ~ 120.0 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at an angle point in said southwesterly line;

THENCE N 47°13'20" W (deed ~ N 46°52' W), continuing with the southwesterly line of said MISD tract, 250.11 feet (deed ~ 250.0 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 83°56'40" W (deed ~ S 84°18' W), with a south line of said MISD tract, 24.95 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, from whence the most westerly southwest corner of said MISD tract bears S 83°56'40" W (deed ~ S 84°18' W), 113.34 feet;

INDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 1 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL B.dwg

EXHIBIT "A"

THENCE N 06°29'00" W, departing the south line of said MISD tract, 322.69 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner in the northerly line of said MISD tract, from whence the northwest corner of said MISD tract bears S 84°03'23" W (deed ~ N 84°18' E), 110.93 feet;

THENCE N 84°03'23" E, with the northerly line of said MISD tract, 230.41 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the beginning of a curve to the left having a central angle of 25°49'39" (deed ~ 25°40'52"), a radius of 224.72 feet, a tangent length of 51.52' and a chord which bears N 71°08'34" E, 100.44 feet;

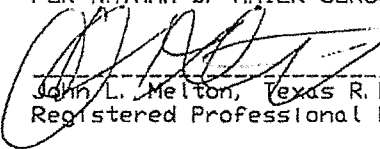
THENCE, continuing with the northerly line of said MISD tract and with said curve to the left, an arc distance of 101.30 feet (deed ~ 100.73') to an "X" set in concrete for the northeast corner of said MISD tract;

THENCE S 47°06'26" E (deed ~ S 46°52' E), with the northeasterly line of said MISD tract, passing at 43.30 feet the intersection of the easterly line of the remainder of the aforementioned CITY Tract No. 1 and the aforementioned southwesterly right-of-way line of Bamboo Street, and continuing with the northeasterly line of said MISD tract and said southwesterly right-of-way line of Bamboo Street a total distance of 582.47 feet (deed ~ 582.08 feet) to the POINT OF BEGINNING and containing 6.5097 acres or 283,561 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

I, John L. Melton, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property, and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible easements, encroachments, conflicts, or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R. P. L. S. NO. 4268
Registered Professional Land Surveyor



NOTE:

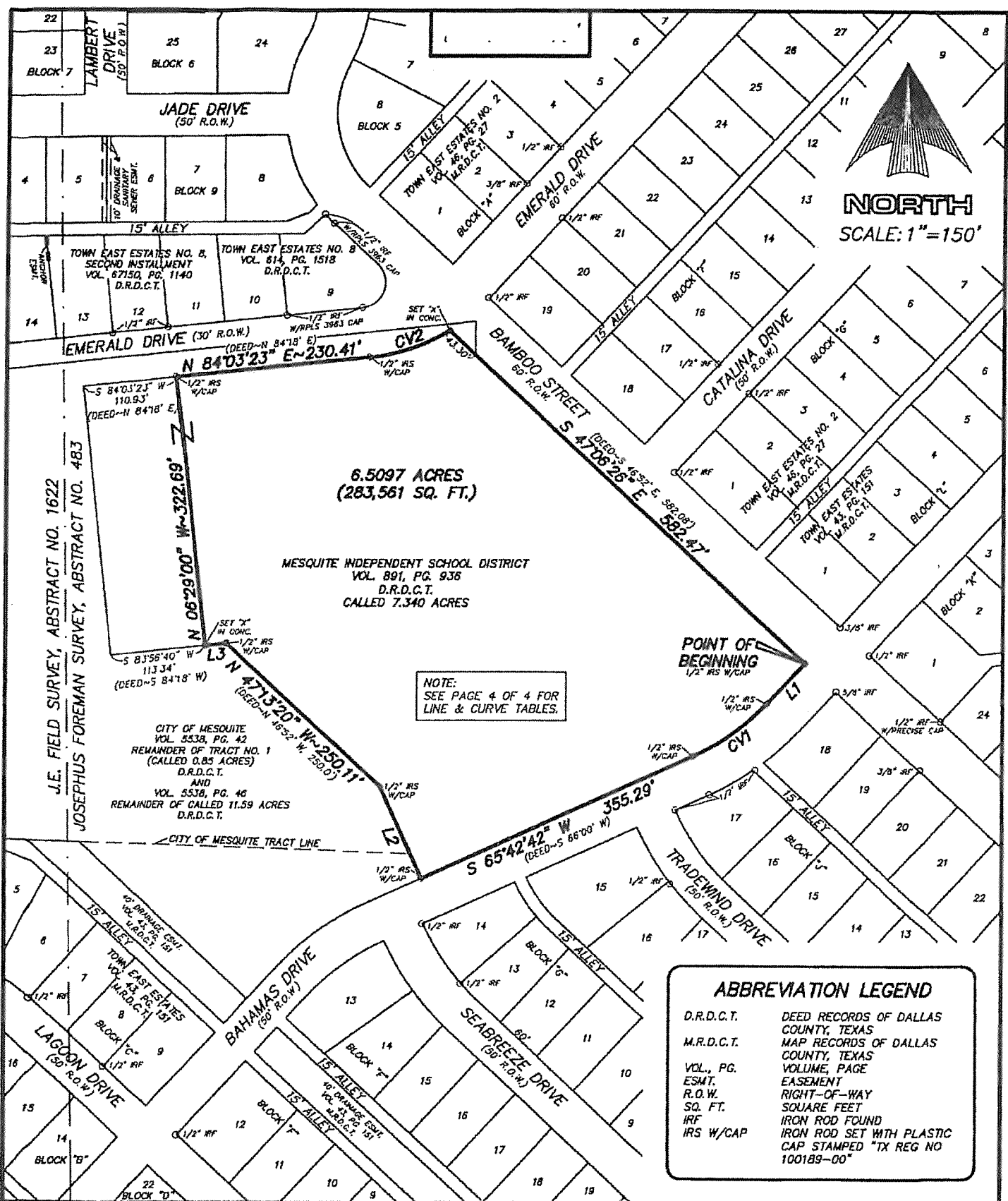
Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

NDM

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PAGE 2 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL B.dwg



**6.5097 ACRES
(283,561 SQ. FT.)**

MESQUITE INDEPENDENT SCHOOL DISTRICT
VOL. 891, PG. 936
D.R.D.C.T.
CALLED 7.340 ACRES

NOTE:
SEE PAGE 4 OF 4 FOR
LINE & CURVE TABLES.

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

J.E. FIELD SURVEY, ABSTRACT NO. 1622
JOSEPHUS FOREMAN SURVEY, ABSTRACT NO. 483

CITY OF MESQUITE
VOL. 5538, PG. 42
REMAINDER OF TRACT NO. 1
(CALLED 0.85 ACRES)
D.R.D.C.T.
AND
VOL. 5538, PG. 46
REMAINDER OF CALLED 11.59 ACRES
D.R.D.C.T.

CITY OF MESQUITE TRACT LINE

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7

LINE TABLE				
NO.	BEARING	DISTANCE	DEED BEARING	DISTANCE
L1	S 43°05'39" W	65.99'	S 43°08' W	65.54'
L2	N 24°21'20" W	120.05'	N 24°00' W	120.0'
L3	S 83°56'40" W	24.95'	S 84°18' W	----

CURVE TABLE			
NO.	DATA	NO.	DATA
CV1	$\Delta=22^{\circ}37'03''$ (DEED~ $22^{\circ}52'$) $R=275.00'$ $T=54.99'$ $L=108.56'$ (DEED~ $109.75'$) $CB=S 54^{\circ}24'10'' W$ $CL=107.85'$	CV2	$\Delta=25^{\circ}49'39''$ (DEED~ $25^{\circ}40'52''$) $R=224.72'$ $T=51.52'$ $L=101.30'$ (DEED~ $100.73'$) $CB=N 71^{\circ}08'34'' E$ $CL=100.44'$



CLOSURE_13020.X_SWAP PARCEL B.txt

Parcel name: SWAP PARCEL B

North: 6979947.9333 East : 2535543.8164
Line Course: S 43-05-39 W Length: 65.9871
North: 6979899.7474 East : 2535498.7340
Curve Length: 108.5562 Radius: 275.0000
Delta: 22-37-03 Tangent: 54.9941
Chord: 107.8528 Course: S 54-24-10 W
Course In: N 46-54-21 W Course Out: S 24-17-18 E
RP North: 6980087.6272 East : 2535297.9203
End North: 6979836.9683 East : 2535411.0357
Line Course: S 65-42-42 W Length: 355.2900
North: 6979690.8273 East : 2535087.1934
Line Course: N 24-21-20 W Length: 120.0528
North: 6979800.1959 East : 2535037.6839
Line Course: N 47-13-20 W Length: 250.1099
North: 6979970.0597 East : 2534854.1049
Line Course: S 83-56-40 W Length: 24.9525
North: 6979967.4274 East : 2534829.2917
Line Course: N 06-29-00 W Length: 322.6943
North: 6980288.0580 East : 2534792.8549
Line Course: N 84-03-23 E Length: 230.4115
North: 6980311.9170 East : 2535022.0278
Curve Length: 101.2981 Radius: 224.7200
Delta: 25-49-39 Tangent: 51.5249
Chord: 100.4433 Course: N 71-08-34 E
Course In: N 05-56-37 W Course Out: S 31-46-16 E
RP North: 6980535.4290 East : 2534998.7581
End North: 6980344.3814 East : 2535117.0793
Line Course: S 47-06-26 E Length: 582.4720
North: 6979947.9343 East : 2535543.8150

Perimeter: 2161.8250 Area: 283,561 sq.ft. / 6.5097 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0017 Course: N 52-56-53 W
Error North: 0.00104 East : -0.00138
Precision 1: 1,271,661.4118

PROPERTY DESCRIPTION

BEING a 6.3820 acre (278,002 square feet) tract of land situated in the Josephus Foreman Survey, Abstract No. 483 and the J.E. Field Survey, Abstract No. 1622, in the City of Mesquite, Dallas County, Texas, said tract being a portion of the remainder of a called 0.85 acre tract of land conveyed to the City of Mesquite, Texas (CITY) and described as Tract No. 1 in the Warranty Deed as recorded in Volume 5538, Page 42 of the Deed Records of Dallas County, Texas (D. R. D. C. T.) and a portion of the remainder of a called 11.59 acre tract of land conveyed to the CITY according to the Warranty Deed as recorded in Volume 5538, Page 46, D. R. D. C. T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the southwest corner of the aforementioned CITY called 11.59 acre tract, said corner being at the intersection of the north line of a 15' Alley as dedicated by the plat of Town East Estates, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 43, Page 151 of the Map Records of Dallas County, Texas and the east line of East Meadows Village, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 85199, Page 4869, D. R. D. C. T.;

THENCE N 00°51'48" W (deed ~ N 0°35' W), departing the north line of said 15' Alley and with the west line of said CITY called 11.59 acre tract and the east line of said East Meadows Village, 488.34 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, from whence the northwest corner of said CITY called 11.59 acre tract bears N 00°51'48" W (deed ~ N 0°35' W), 30.12 feet;

THENCE N 84°03'23" E, departing the west line of said CITY called 11.59 acre tract and the east line of said East Meadows Village, 407.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, said corner being the northwest corner of a called 7.340 acre tract of land conveyed to the Mesquite Independent School District (MISD) according to the Warranty Deed as recorded in Volume 891, Page 936, D. R. D. C. T.;

THENCE S 06°03'20" E, with the most westerly line of said MISD tract, 322.90 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the most westerly southwest corner of said MISD tract;

THENCE N 83°56'40" E, with a southerly line of said MISD tract, 113.34 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, from whence an angle point in the property line of said MISD tract bears N 83°56'40" E, 24.95 feet;

THENCE S 06°29'00" E, departing the southerly line of said MISD tract, 87.40 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE N 84°03'47" E, 42.62 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 05°56'13" E, 305.89 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner in the southeasterly line of the aforementioned CITY Tract No. 1, said southeasterly line also being the northwesterly right-of-way line of Bahamas Drive (50' right-of-way) as dedicated by the aforementioned plat of Town East Estates;

NDM

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PAGE 1 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL A.dwg

EXHIBIT "B"

THENCE S 42°50'42" W (deed ~ S 43°08' W), with the southeasterly line of said CITY Tract No. 1 and said northwesterly right-of-way line of Bahamas Drive, 46.18 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the south corner of said CITY Tract No. 1, said south corner also being the east corner of a 40' Drainage Easement as reflected on said plat of Town East Estates;

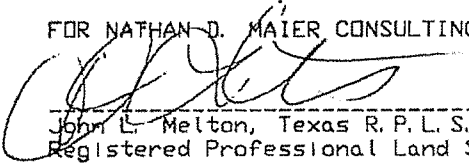
THENCE N 47°09'18" W (deed ~ N 46°52' W), departing said northwesterly right-of-way line of Bahamas Drive and with the southwesterly line of said CITY Tract No. 1 and the northeasterly line of said 40' Drainage Easement, 273.89 feet (deed ~ 272.0 feet) to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the northwest corner of said CITY Tract No. 1 and for the northeast corner of said 40' Drainage Easement, said common corner being in the south line of the aforementioned CITY called 11.59 acre tract;

THENCE N 88°07'06" W (deed ~ N 87°52' W), with the south line of said CITY called 11.59 acre tract and the north line of said 40' Drainage Easement, passing at 61.02 feet the northwest corner of said 40' Drainage Easement and an angle point of the aforementioned 15' Alley, and continuing with the south line of said CITY called 11.59 acre tract and the north line of said 15' alley a total distance of 396.12 feet to the POINT OF BEGINNING and containing 6.3820 acres or 278,002 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

I, John L. Melton, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property, and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible easements, encroachments, conflicts, or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



John L. Melton, Texas R. P. L. S. NO. 4268
Registered Professional Land Surveyor



NOTE:

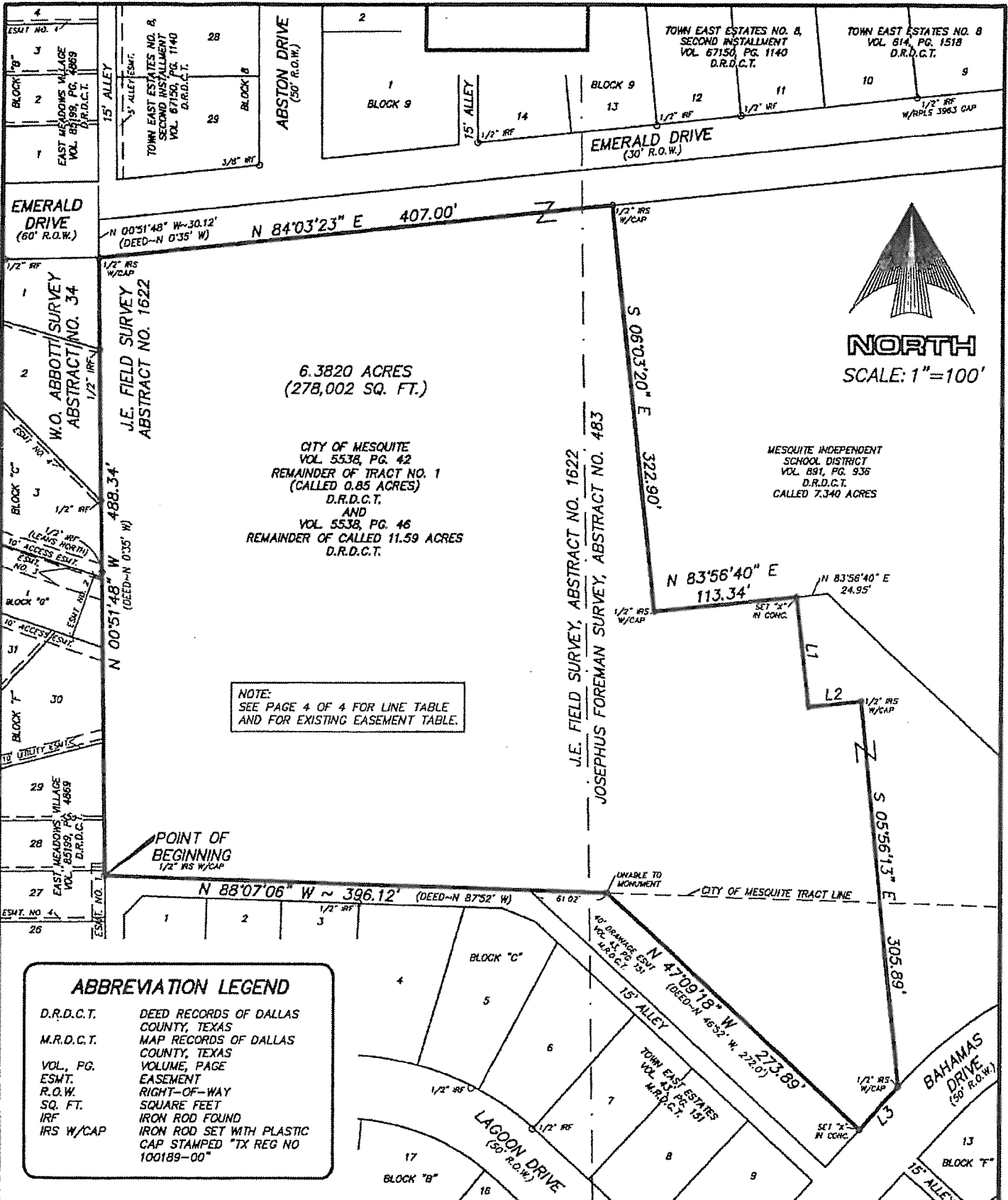
Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202.



NATHAN D. MAIER CONSULTING ENGINEERS, INC.
TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
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Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 2 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL A.dwg



6.3820 ACRES
(278,002 SQ. FT.)

CITY OF MESQUITE
VOL. 5538, PG. 42
REMAINDER OF TRACT NO. 1
(CALLED 0.85 ACRES)
D.R.D.C.T.
AND
VOL. 5538, PG. 46
REMAINDER OF CALLED 11.59 ACRES
D.R.D.C.T.

NOTE:
SEE PAGE 4 OF 4 FOR LINE TABLE
AND FOR EXISTING EASEMENT TABLE.

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
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PAGE 3 OF 4
SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL A.dwg





LINE TABLE			
NO.	BEARING	DISTANCE	DEED BEARING
L1	S 06°29'00" E	87.40'	-----
L2	N 84°03'47" E	42.62'	-----
L3	S 42°50'42" W	46.18'	S 43°08' W

EXISTING EASEMENT TABLE	
NO. 1	10' SANITARY SEWER ESMT. CITY OF MESQUITE, TEXAS VOL. 73226, PG. 1253 D.R.D.C.T.
NO. 2	VARIABLE WIDTH GREENBELT VOL. 83241, PG. 3609, D.R.D.C.T. AS AFFECTED BY PERPETUAL MAINTENANCE AGREEMENT VOL. 84081, PG. 4510, D.R.D.C.T.
NO. 3	15' SANITARY SEWER ESMT. CITY OF MESQUITE, TEXAS VOL. 84078, PG. 1932 D.R.D.C.T.
NO. 4	3' INGRESS, EGRESS & MAINTENANCE ESMT. VOL. 85199, PG. 4869 D.R.D.C.T. (TYPICAL ALONG LOT LINES @ EAST MEADOWS VILLAGE)



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CLOSURE_13020.X_SWAP PARCEL A.txt

Parcel name: SWAP PARCEL A

Line	Course: N 00-51-48 W	Length: 488.3385	North: 6979746.1441	East : 2534285.0688
			North: 6980234.4271	East : 2534277.7108
Line	Course: N 84-03-23 E	Length: 407.0000	North: 6980276.5718	East : 2534682.5229
Line	Course: S 06-03-20 E	Length: 322.9019	North: 6979955.4717	East : 2534716.5867
Line	Course: N 83-56-40 E	Length: 113.3383	North: 6979967.4280	East : 2534829.2926
Line	Course: S 06-29-00 E	Length: 87.3968	North: 6979880.5902	East : 2534839.1609
Line	Course: N 84-03-47 E	Length: 42.6166	North: 6979884.9982	East : 2534881.5489
Line	Course: S 05-56-13 E	Length: 305.8931	North: 6979580.7458	East : 2534913.1887
Line	Course: S 42-50-42 W	Length: 46.1759	North: 6979546.8898	East : 2534881.7883
Line	Course: N 47-09-18 W	Length: 273.8894	North: 6979733.1393	East : 2534680.9736
Line	Course: N 88-07-06 W	Length: 396.1181	North: 6979746.1460	East : 2534285.0691

Perimeter: 2483.6685 Area: 278,002 sq.ft. / 6.3820 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0020 Course: N 08-38-41 E
Error North: 0.00198 East : 0.00030
Precision 1: 1,241,834.3000



201500126574

DEED 1/8

SPECIAL WARRANTY DEED

(Without Title Policy or Title Search)

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

Date: DECEMBER 15, 2014

Grantor: MESQUITE INDEPENDENT SCHOOL DISTRICT

Grantor's Mailing Address:

MESQUITE INDEPENDENT SCHOOL DISTRICT
405 E. Davis
Mesquite, Texas 75149

Grantee: CITY OF MESQUITE

Grantee's Mailing Address:

CITY OF MESQUITE
1515 North Galloway
Mesquite, Texas 75149

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The real property and improvements described in **Exhibit "A"** attached hereto and incorporated herein.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

MESQUITE INDEPENDENT
SCHOOL DISTRICT

By: *Michael Coffey*
ASST. SUPERINTENDENT (Title)
ADMIN. SERVICES

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me by MICHAEL COFFEY,
ASST. SUPT. ADMIN. SERV. (title) of the MESQUITE INDEPENDENT SCHOOL DISTRICT, a
GRANTEE on behalf of said DISTRICT on the 15TH day of
DECEMBER, 2014.

Ella Mae Wilcox
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

ELLA MAE WILCOX
MESQUITE ISD
405 E. DAVIS ST.

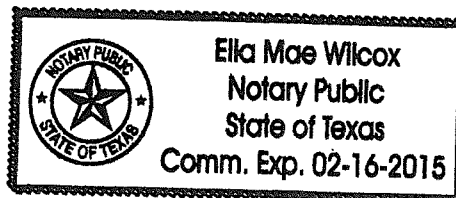


EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a 6.5097 acre (283,561 square feet) tract of land situated in the Josephus Foreman Survey, Abstract No. 483, in the City of Mesquite, Dallas County, Texas, said tract being a portion of a called 7.340 acre tract of land conveyed to the Mesquite Independent School District (MISD) according to the Warranty Deed as recorded in Volume 891, Page 936 of the Deed Records of Dallas County, Texas (D. R. D. C. T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the southeast corner of the aforementioned MISD tract, said corner being at the intersection of the southwesterly right-of-way line of Bamboo Street (60' right-of-way) as dedicated by the plat of Town East Estates, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 43, Page 151 of the Map Records of Dallas County, Texas (M. R. D. C. T.) and by the plat of Town East Estates No. 2, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 46, Page 27, M. R. D. C. T. and the northwesterly right-of-way line of Bahamas Drive (50' right-of-way) as dedicated by said plat of Town East Estates;

THENCE S 43°05'39" W (deed ~ S 43°08' W), with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive, 65.99 feet (deed ~ 65.54 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the beginning of a curve to the right having a central angle of 22°37'03" (deed ~ 22°52"), a radius of 275.00 feet, a tangent length of 54.99' and a chord which bears S 54°24'10" W, 107.85 feet;

THENCE, continuing with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive and with said curve to the right, an arc distance of 108.56 feet (deed ~ 109.75 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 65°42'42" W (deed ~ S 66°00' W), continuing with the southeasterly line of said MISD tract and said northwesterly right-of-way line of Bahamas Drive, 355.29 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the most southerly southwest corner of said MISD tract, said most southerly southwest corner being the most southerly southeast corner of the remainder of two tracts of land conveyed to the City of Mesquite, Texas (CITY), said CITY tracts being a called 0.85 acre tract of land described as Tract No. 1 in the Warranty Deed as recorded in Volume 5538, Page 42, D. R. D. C. T. and a called 11.59 acre tract of land described in the Warranty Deed as recorded in Volume 5538, Page 46, D. R. D. C. T.;

THENCE N 24°21'20" W (deed ~ N 24°00' W), departing said northwesterly right-of-way line of Bahamas Drive and with the southwesterly line of said MISD tract, 120.05 feet (deed ~ 120.0 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at an angle point in said southwesterly line;

THENCE N 47°13'20" W (deed ~ N 46°52' W), continuing with the southwesterly line of said MISD tract, 250.11 feet (deed ~ 250.0 feet) to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 83°56'40" W (deed ~ S 84°18' W), with a south line of said MISD tract, 24.95 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, from whence the most westerly southwest corner of said MISD tract bears S 83°56'40" W (deed ~ S 84°18' W), 113.34 feet;



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TBPLS FIRM REG. NO. 100189-00
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PAGE 1 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL B.dwg

EXHIBIT "A"

THENCE N 06°29'00" W, departing the south line of said MISD tract, 322.69 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner in the northerly line of said MISD tract, from whence the northwest corner of said MISD tract bears S 84°03'23" W (deed ~ N 84°18' E), 110.93 feet;

THENCE N 84°03'23" E, with the northerly line of said MISD tract, 230.41 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the beginning of a curve to the left having a central angle of 25°49'39" (deed ~ 25°40'52"), a radius of 224.72 feet, a tangent length of 51.52' and a chord which bears N 71°08'34" E, 100.44 feet;

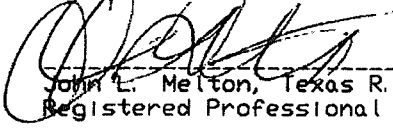
THENCE, continuing with the northerly line of said MISD tract and with said curve to the left, an arc distance of 101.30 feet (deed ~ 100.73') to an "X" set in concrete for the northeast corner of said MISD tract;

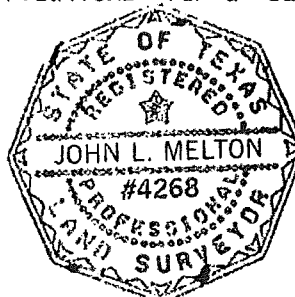
THENCE S 47°06'26" E (deed ~ S 46°52' E), with the northeasterly line of said MISD tract, passing at 43.30 feet the intersection of the easterly line of the remainder of the aforementioned CITY Tract No. 1 and the aforementioned southwesterly right-of-way line of Bamboo Street, and continuing with the northeasterly line of said MISD tract and said southwesterly right-of-way line of Bamboo Street a total distance of 582.47 feet (deed ~ 582.08 feet) to the POINT OF BEGINNING and containing 6.5097 acres or 283,561 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

I, John L. Melton, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property, and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible easements, encroachments, conflicts, or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R. P. L. S. NO. 4268
Registered Professional Land Surveyor



NOTE:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

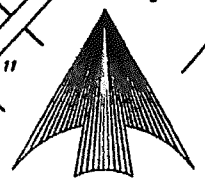
NDM

NATHAN D. MAIER CONSULTING ENGINEERS, INC.
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TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

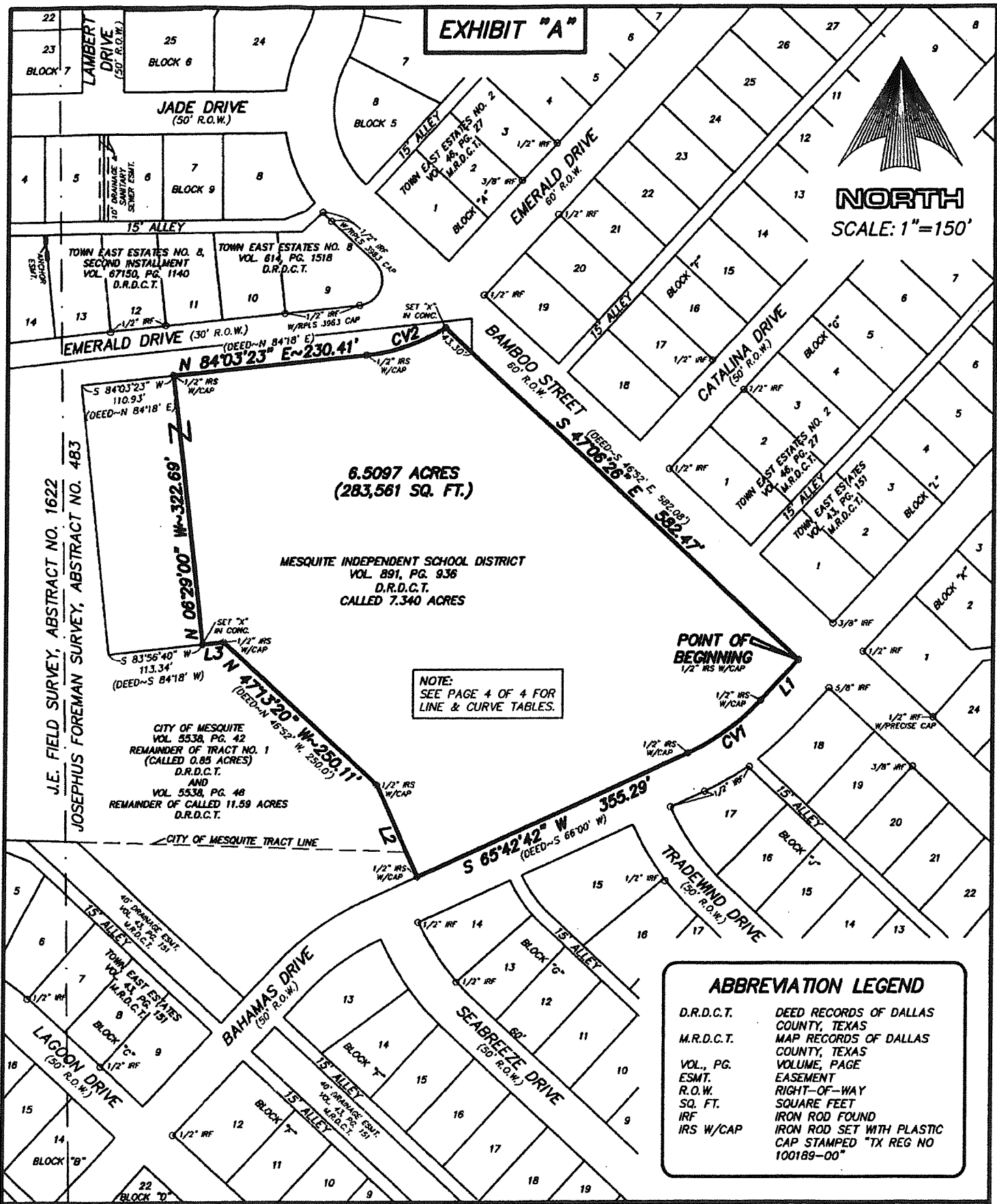
PAGE 2 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL B.dwg

EXHIBIT "A"



NORTH
SCALE: 1"=150'



**6.5097 ACRES
(283,561 SQ. FT.)**

MESQUITE INDEPENDENT SCHOOL DISTRICT
VOL. 891, PG. 936
D.R.D.C.T.
CALLED 7.340 ACRES

NOTE:
SEE PAGE 4 OF 4 FOR
LINE & CURVE TABLES.

POINT OF BEGINNING
1/2" IRS W/CAP

ABBREVIATION LEGEND	
D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

J.E. FIELD SURVEY, ABSTRACT NO. 1622
JOSEPHUS FOREMAN SURVEY, ABSTRACT NO. 483

CITY OF MESQUITE
VOL. 5538, PG. 42
REMAINDER OF TRACT NO. 1
(CALLED 0.85 ACRES)
D.R.D.C.T.
AND
VOL. 5538, PG. 48
REMAINDER OF CALLED 11.59 ACRES
D.R.D.C.T.

CITY OF MESQUITE TRACT LINE

NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 3 OF 4

SEPT. 24, 2014
JOB NO. 13-03-020.X
13020.X_SWAP PARCEL B.dwg



EXHIBIT "A"

LINE TABLE				
NO.	BEARING	DISTANCE	DEED BEARING	DISTANCE
L1	S 43°05'39" W	65.99'	S 43°08' W	65.54'
L2	N 24°21'20" W	120.05'	N 24°00' W	120.0'
L3	S 83°56'40" W	24.95'	S 84°18' W	-----

CURVE TABLE			
NO.	DATA	NO.	DATA
CV1	$\Delta=22^{\circ}37'03''$ (DEED~22°52') $R=275.00'$ $T=54.99'$ $L=108.56'$ (DEED~109.75') $CB=S\ 54^{\circ}24'10''\ W$ $CL=107.85'$	CV2	$\Delta=25^{\circ}49'39''$ (DEED~25°40'52') $R=224.72'$ $T=51.52'$ $L=101.30'$ (DEED~100.73') $CB=N\ 71^{\circ}08'34''\ E$ $CL=100.44'$



CLOSURE_13020.X_SWAP PARCEL B.txt

Parcel name: SWAP PARCEL B

	North: 6979947.9333	East : 2535543.8164
Line	Course: S 43-05-39 W	Length: 65.9871
	North: 6979899.7474	East : 2535498.7340
Curve	Length: 108.5562	Radius: 275.0000
	Delta: 22-37-03	Tangent: 54.9941
	Chord: 107.8528	Course: S 54-24-10 W
	Course In: N 46-54-21 W	Course Out: S 24-17-18 E
	RP North: 6980087.6272	East : 2535297.9203
	End North: 6979836.9683	East : 2535411.0357
Line	Course: S 65-42-42 W	Length: 355.2900
	North: 6979690.8273	East : 2535087.1934
Line	Course: N 24-21-20 W	Length: 120.0528
	North: 6979800.1959	East : 2535037.6839
Line	Course: N 47-13-20 W	Length: 250.1099
	North: 6979970.0597	East : 2534854.1049
Line	Course: S 83-56-40 W	Length: 24.9525
	North: 6979967.4274	East : 2534829.2917
Line	Course: N 06-29-00 W	Length: 322.6943
	North: 6980288.0580	East : 2534792.8549
Line	Course: N 84-03-23 E	Length: 230.4115
	North: 6980311.9170	East : 2535022.0278
Curve	Length: 101.2981	Radius: 224.7200
	Delta: 25-49-39	Tangent: 51.5249
	Chord: 100.4433	Course: N 71-08-34 E
	Course In: N 05-56-37 W	Course Out: S 31-46-16 E
	RP North: 6980535.4290	East : 2534998.7581
	End North: 6980344.3814	East : 2535117.0793
Line	Course: S 47-06-26 E	Length: 582.4720
	North: 6979947.9343	East : 2535543.8150

Perimeter: 2161.8250 Area: 283,561 sq.ft. / 6.5097 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0017	Course: N 52-56-53 W
Error North: 0.00104	East : -0.00138

Precision 1: 1,271,661.4118

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
05/18/2015 03:14:56 PM
\$54.00



A handwritten signature in black ink, appearing to be "JFW".

201500126574

THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

MAY 18 2015



COUNTY CLERK, Dallas County, Texas

By  Geraldine Gray
Deputy



201500126573

DEED 1/7

SPECIAL WARRANTY DEED

(Without Title Policy or Title Search)

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

Date: January 5, 2014⁵

Grantor: CITY OF MESQUITE

Grantor's Mailing Address:

CITY OF MESQUITE
1515 North Galloway
Mesquite, Texas 75149

Grantee: MESQUITE INDEPENDENT SCHOOL DISTRICT

Grantee's Mailing Address:

MESQUITE INDEPENDENT SCHOOL DISTRICT
405 E. Davis
Mesquite, Texas 75149

Consideration:

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

The real property and improvements described in **Exhibit "A"** attached hereto and incorporated herein.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

When the context requires, singular nouns and pronouns include the plural.

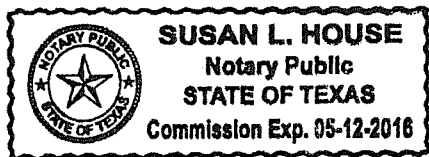
CITY OF MESQUITE

By: John Monaco
Mayor (Title)

STATE OF TEXAS)

COUNTY OF DALLAS)

This instrument was acknowledged before me by John Monaco,
Mayor (title) of the CITY OF MESQUITE, a municipality grantee
on behalf of said city on the 5th day of January, 2014/5



Susan L. House
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City Secretary
PO Box 850137
Mesquite TX 75185-0137

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a 6.5058 acre (283,392 square feet) tract of land situated in the Josephus Foreman Survey, Abstract No. 483 and the J.E. Field Survey, Abstract No. 1622, in the City of Mesquite, Dallas County, Texas, said tract being a portion of the remainder of a called 0.85 acre tract of land conveyed to the City of Mesquite, Texas (CITY) and described as Tract No. 1 in the Warranty Deed as recorded in Volume 5538, Page 42 of the Deed Records of Dallas County, Texas (D.R.D.C.T.) and a portion of the remainder of a called 11.59 acre tract of land conveyed to the CITY according to the Warranty Deed as recorded in Volume 5538, Page 46, D.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the southwest corner of the aforementioned CITY called 11.59 acre tract, said corner being at the intersection of the north line of a 15' Alley as dedicated by the plat of Town East Estates, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 43, Page 151 of the Map Records of Dallas County, Texas and the east line of East Meadows Village, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 85199, Page 4869, D.R.D.C.T.;

THENCE N 00°51'48" W (deed ~ N 0°35' W), departing the north line of said 15' Alley and with the west line of said CITY called 11.59 acre tract and the east line of said East Meadows Village, 488.34 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, from whence the northwest corner of said CITY called 11.59 acre tract bears N 00°51'48" W (deed ~ N 0°35' W), 30.12 feet;

THENCE N 84°03'23" E, departing the west line of said CITY called 11.59 acre tract and the east line of said East Meadows Village, 407.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner, said corner being the northwest corner of a called 7.340 acre tract of land conveyed to the Mesquite Independent School District (MISD) according to the Warranty Deed as recorded in Volume 891, Page 936, D.R.D.C.T.;

THENCE S 06°03'20" E, with the most westerly line of said MISD tract, 322.90 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for the most westerly southwest corner of said MISD tract;

THENCE N 83°56'40" E, with a southerly line of said MISD tract, 113.34 feet to an "X" cut in concrete set for corner, from whence an angle point in the property line of said MISD tract bears N 83°56'40" E, 24.95 feet;

THENCE S 06°29'00" E, departing the southerly line of said MISD tract, 87.40 feet to corner (unable to monument);

THENCE N 84°03'47" E, 42.62 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 13°11'53" E, 279.94 feet to a 1/2" Iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner in the southeasterly line of the aforementioned CITY Tract No. 1 at the beginning of a non-tangent curve to the left having a central angle of 06°31'10", a radius of 325.00 feet, a tangent length of 18.51' and a chord which bears S 46°06'17" W, 36.96 feet, said southeasterly line also being the northwesterly right-of-way line of Bahamas Drive (50' right-of-way) as dedicated by the aforementioned plat of Town East Estates;



NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356

TBPLS FIRM REG. NO. 100189-00

Two Park Lane Place / 8080 Park Lane / Suite 600
Dallas, Texas 75231 / Ph. (214) 739-4741

PAGE 1 OF 4

FEBRUARY 5, 2015

JOB NO. 13-03-020.X

13020.X_SWAP PARCEL A_REV.dwg

EXHIBIT "A"

THENCE, with the southeasterly line of said CITY Tract No. 1 and said northwesterly right-of-way line of Bahamas Drive and said non-tangent curve to the left, an arc distance of 36.98 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner;

THENCE S 42°50'42" W (deed ~ S 43°08' W), continuing with the southeasterly line of said CITY Tract No. 1 and said northwesterly right-of-way line of Bahamas Drive, 54.47 feet to an "X" cut in concrete set for the south corner of said CITY Tract No. 1, said south corner also being the east corner of a 40' Drainage Easement as reflected on said plat of Town East Estates;

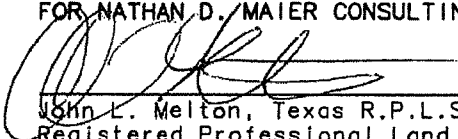
THENCE N 47°09'18" W (deed ~ N 46°52' W), departing said northwesterly right-of-way line of Bahamas Drive and with the southwesterly line of said CITY Tract No. 1 and the northeasterly line of said 40' Drainage Easement, 273.89 feet (deed ~ 272.0 feet) to the northwest corner of said CITY Tract No. 1 and for the northeast corner of said 40' Drainage Easement (unable to monument), said common corner being in the south line of the aforementioned CITY called 11.59 acre tract;

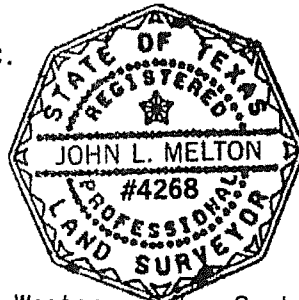
THENCE N 88°07'06" W (deed ~ N 87°52' W), with the south line of said CITY called 11.59 acre tract and the north line of said 40' Drainage Easement, passing at 61.02 feet the northwest corner of said 40' Drainage Easement and an angle point of the aforementioned 15' Alley, and continuing with the south line of said CITY called 11.59 acre tract and the north line of said 15' alley a total distance of 396.12 feet to the POINT OF BEGINNING and containing 6.5058 acres or 283,392 square feet of land, more or less.

SURVEYOR'S CERTIFICATE

I, John L. Melton, Registered Professional Land Surveyor, do hereby certify that I have made a careful and accurate survey of the above described property, and that the plat shown hereon is a true, correct and accurate representation of the property as determined by survey. There are no visible easements, encroachments, conflicts, or protrusions, except as shown. This survey substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Survey.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


John L. Melton, Texas R.P.L.S. NO. 4268
Registered Professional Land Surveyor



NOTE:

Bearings for this survey are based on the Western Data Systems Texas Cooperative Network (www.txrtk.com) and are referenced to NAD83 State Plane Coordinate System, Texas North Central Zone 4202.

NDM

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PAGE 2 OF 4

FEBRUARY 5, 2015

JOB NO. 13-03-020.X

13020.X_SWAP PARCEL A_REV.dwg

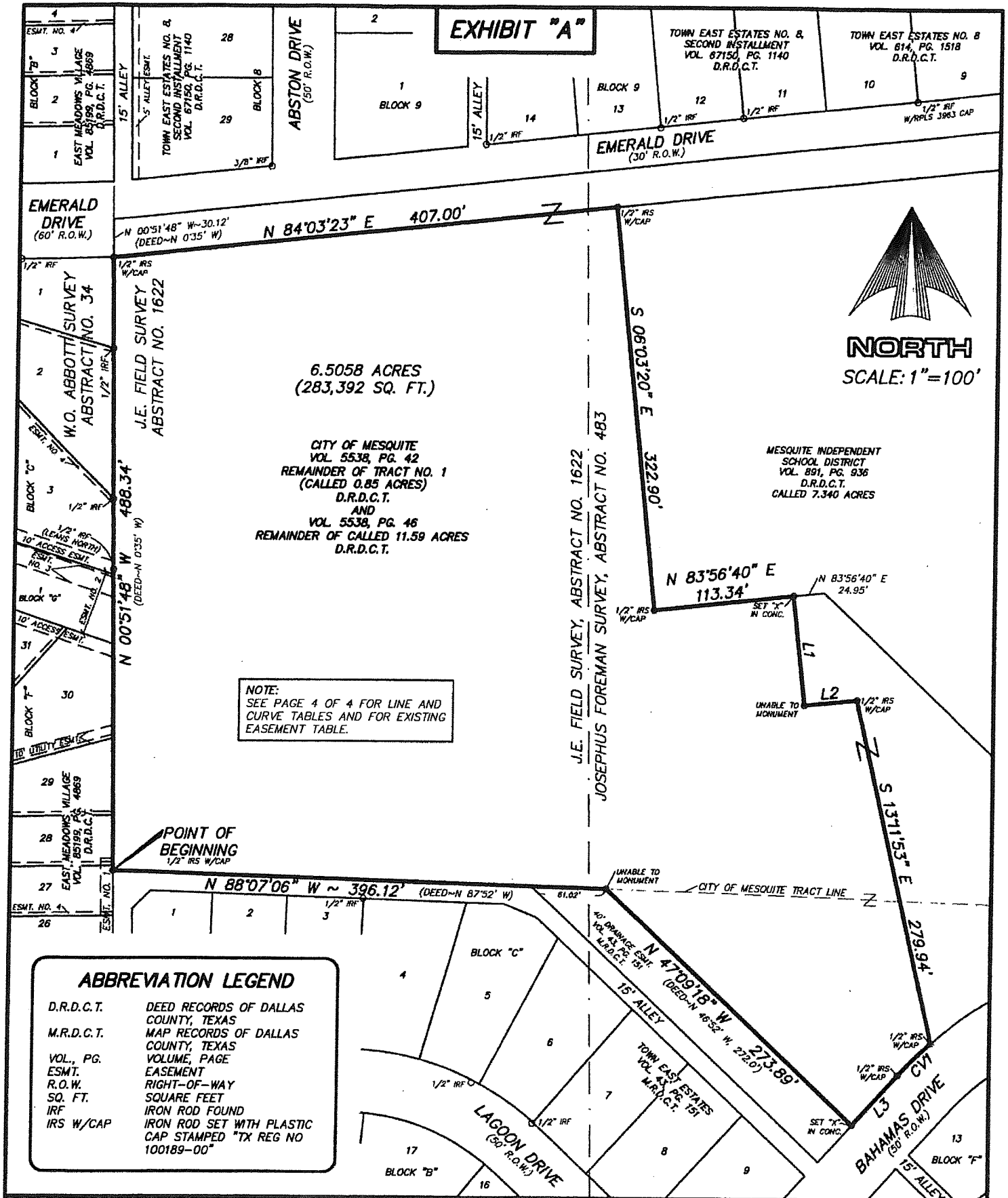


EXHIBIT "A"



NOTE:
SEE PAGE 4 OF 4 FOR LINE AND
CURVE TABLES AND FOR EXISTING
EASEMENT TABLE.

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
IRF	IRON ROD FOUND
IRS W/CAP	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

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PAGE 3 OF 4

FEBRUARY 5, 2015
 JOB NO. 13-03-020.X
 13020.X_SWAP PARCEL A_REV.dwg



EXHIBIT "A"

<i>LINE TABLE</i>			
<i>NO.</i>	<i>BEARING</i>	<i>DISTANCE</i>	<i>DEED BEARING</i>
<i>L1</i>	<i>S 06°29'00" E</i>	<i>87.40'</i>	-----
<i>L2</i>	<i>N 84°03'47" E</i>	<i>42.62'</i>	-----
<i>L3</i>	<i>S 42°50'42" W</i>	<i>54.47'</i>	<i>S 43°08' W</i>

<i>CURVE TABLE</i>	
<i>NO.</i>	<i>DATA</i>
<i>CV1</i>	<i>Δ=06°31'10"</i> <i>R=325.00'</i> <i>T=18.51'</i> <i>L=36.98'</i> <i>CB=S 46°06'17" W</i> <i>CL=36.96'</i>

<i>EXISTING EASEMENT TABLE</i>	
<i>NO. 1</i>	<i>10' SANITARY SEWER ESMT.</i> <i>CITY OF MESQUITE, TEXAS</i> <i>VOL. 73226, PG. 1253</i> <i>D.R.D.C.T.</i>
<i>NO. 2</i>	<i>VARIABLE WIDTH GREENBELT</i> <i>VOL. 83241, PG. 3609, D.R.D.C.T.</i> <i>AS AFFECTED BY</i> <i>PERPETUAL MAINTENANCE AGREEMENT</i> <i>VOL. 84081, PG. 4510, D.R.D.C.T.</i>
<i>NO. 3</i>	<i>15' SANITARY SEWER ESMT.</i> <i>CITY OF MESQUITE, TEXAS</i> <i>VOL. 84078, PG. 1932</i> <i>D.R.D.C.T.</i>
<i>NO. 4</i>	<i>3' INGRESS, EGRESS & MAINTENANCE ESMT.</i> <i>VOL. 85199, PG. 4869</i> <i>D.R.D.C.T.</i> <i>(TYPICAL ALONG LOT LINES</i> <i>@ EAST MEADOWS VILLAGE)</i>



CLOSURE_13020.X_SWAP PARCEL A.txt

Parcel name: SWAP PARCEL A

Line	Course: N 00-51-48 W	Length: 488.3385	North: 6979746.1441	East : 2534285.0688
			North: 6980234.4271	East : 2534277.7108
Line	Course: N 84-03-23 E	Length: 407.0000	North: 6980276.5718	East : 2534682.5229
Line	Course: S 06-03-20 E	Length: 322.9019	North: 6979955.4717	East : 2534716.5867
Line	Course: N 83-56-40 E	Length: 113.3383	North: 6979967.4280	East : 2534829.2926
Line	Course: S 06-29-00 E	Length: 87.3968	North: 6979880.5902	East : 2534839.1609
Line	Course: N 84-03-47 E	Length: 42.6166	North: 6979884.9982	East : 2534881.5489
Line	Course: S 05-56-13 E	Length: 305.8931	North: 6979580.7458	East : 2534913.1887
Line	Course: S 42-50-42 W	Length: 46.1759	North: 6979546.8898	East : 2534881.7883
Line	Course: N 47-09-18 W	Length: 273.8894	North: 6979733.1393	East : 2534680.9736
Line	Course: N 88-07-06 W	Length: 396.1181	North: 6979746.1460	East : 2534285.0691

Perimeter: 2483.6685 Area: 278,002 sq.ft. / 6.3820 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0020 Course: N 08-38-41 E
Error North: 0.00198 East : 0.00030
Precision 1: 1,241,834.3000

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
05/18/2015 03:14:55 PM
\$46.00



JFW

201500126573

THE STATE OF TEXAS
COUNTY OF DALLAS

I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the volume and page or instrument # stamped thereon.
I hereby certify on

MAY 18 2015



JFW
COUNTY CLERK, Dallas County, Texas
By *Yolanda Gray* Deputy