



RESOLUTION NO. 01-2017

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE EXCHANGE OF PROPERTY IN THE VICINITY OF THE INTERSECTIONS OF MEMORIAL BOULEVARD AND STADIUM DRIVE WITH NORTH PEACH-TREE ROAD WITH THE MESQUITE INDEPENDENT SCHOOL DISTRICT (“MISD”); AND AUTHORIZING THE MAYOR TO EXECUTE THE EXCHANGE AGREEMENT WITH MISD FOR SUCH PURPOSE.

WHEREAS, the City of Mesquite (the “City”) is a home rule municipality duly organized and existing under the laws of the State of Texas; and

WHEREAS, the Mesquite Independent School District (“MISD”) is an independent school district duly organized and existing under the laws of the State of Texas; and

WHEREAS, pursuant to the authority granted by Section 272.001(l) of the Texas Local Government Code, the City and MISD desire to make an exchange of the properties described in the Agreement for Exchange of Real Property (“the Agreement”), which is attached to and incorporated into this Resolution as Exhibit “1”; and

WHEREAS, both MISD and the City are governmental entities with the power of eminent domain to condemn each other’s lands for a paramount public use or need; and

WHEREAS, MISD owns fee simple title to the real property described in Exhibit “A” (“the MISD Tract”) appended to the attached Agreement; and

WHEREAS, the City owns fee simple title to the real property described in Exhibit “B” (“the City Tract”) appended to the attached Agreement; and

WHEREAS, the MISD Tract and the City Tract adjoin and abut each other; and

WHEREAS, the City desires to acquire the MISD Tract for the public purpose of maintaining a water tower on that tract; and

WHEREAS, MISD desires to acquire the City Tract for the public purpose of constructing a groundwater retention pond required in conjunction with the construction of an adjacent school; and

WHEREAS, MISD’s construction of the groundwater retention pond will provide a public benefit to the City; and

WHEREAS, based on the foregoing, the City Council of the City of Mesquite (“City Council”) finds and determines that the MISD Tract and the City Tract, respectively, will carry out a purpose, when conveyed to the other, that benefits the public interest of each granting political subdivision; and that it is in the public interest of the City to acquire the MISD Tract.

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

SECTION 1. That the City Council hereby finds and determines that the foregoing recitals are true and correct and are incorporated for all purposes into this Resolution.

SECTION 2. That the City Council approves 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 and incorporated herein, and authorizes the Mayor to execute the Exchange Agreement and all documents necessary to consummate the transactions contemplated therein including all documents necessary to transfer the City Tract to the MISD in exchange for the transfer of the MISD Tract to the City.

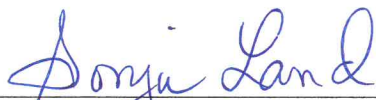
SECTION 4. That the Mayor is authorized to execute the deed appended as Exhibit "C" to the Agreement.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of January, 2017.



Stan Pickett
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



B. J. Smith
City Attorney

EXHIBIT "1"

Agreement between

The City of Mesquite and Mesquite Independent School District

Regarding the Exchange of Property

(to be attached)

RESOLUTION

WHEREAS, Mesquite Independent School District is an independent school district duly organized and existing by virtue of the laws of the State of Texas; and,

WHEREAS, City of Mesquite, Texas is a home rule municipality duly organized and existing under and by virtue of the laws of the State of Texas; and,

WHEREAS, Mesquite Independent School District and the City of Mesquite desire to make an exchange of the properties described in the agreement attached to this Resolution pursuant to authority granted to said entities by Section 272.001 (l) Texas Local Government Code; and,

WHEREAS, Mesquite Independent School District owns fee simple title to the real property described in Exhibit "A" appended to the agreement attached to this Resolution; and,

WHEREAS, the City of Mesquite owns fee simple title to the real property described in Exhibit "B" appended to the agreement attached to this Resolution; and,

WHEREAS, the tracts of real property described in Exhibits "A" and "B" appended to the agreement attached to this Resolution adjoin and abut each other; and,

WHEREAS, the Board of Trustees of Mesquite Independent School District finds and determines that the properties described in Exhibits "A" and "B" appended to the agreement attached to this resolution will carry out a purpose, when conveyed to the other, that benefits the public interest of each granting political subdivision; and,

WHEREAS, Mesquite Independent School District and the City of Mesquite each are governmental entities with the power of eminent domain to condemn each other's lands for a paramount public use or need; and,

WHEREAS, the Board of Trustees of Mesquite Independent School District finds and determines that it is in the public interest of the operation of the school district to acquire the real property described in Exhibit "B" appended to the agreement attached to this resolution;

NOW, THEREFORE, it is:

RESOLVED that the Board of Trustees of Mesquite Independent School District finds and determines that the foregoing recitals are true and correct and same are incorporated for all purposes in this Resolution.

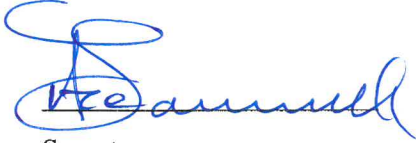
IT IS FURTHER RESOLVED THAT THE Board of Trustees authorizes Dr. David Vroonland, Superintendent, or Kathryn Bohling, Assistant Superintendent, to execute and enter into the agreement for exchange of real property with the City of Mesquite attached to this Resolution.

IT IS FURTHER RESOLVED THAT Dr. David Vroonland, Superintendent, or Kathryn Bohling, Assistant Superintendent, are authorized to negotiate and execute changes to the agreement attached to this resolution necessary, in said parties discretion, to effectuate the exchange of real property made the subject of this Resolution.

IT IS FURTHER RESOLVED that Dr. David Vroonland, Superintendent, or Kathryn Bohling, Assistant Superintendent, are authorized to execute the deed appended, as Exhibit "C", to the agreement attached to this Resolution.

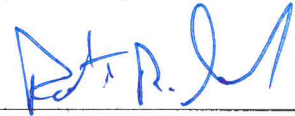
Dated December 12, 2016.

Attest:



Secretary

Mesquite Independent School District

By: 

President of the Board of Trustees

APPROVED BY CITY COUNCIL
DATE 1.3.2017
AGENDA ITEM NO. 6

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

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. The real property described in Exhibit “A” is surplus property not presently used for school purposes, nor necessary for school purposes in the future.

City owns fee simple title to the real property legally described in Exhibit “B” appended to this agreement. The real property described in Exhibit “B” is surplus property not presently used by the City for municipal purposes, nor necessary for municipal purposes.

City desires to acquire fee simple title to the real property described in Exhibit “A” from MISD for the public purpose of maintaining a water tower on said tract. MISD desires to acquire fee simple title to the real property described in Exhibit “B” from City for the public purpose of constructing a groundwater retention pond required in conjunction with the construction of a school on property adjacent to the real property described in Exhibit “B”.

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

MISD and City have found and determined, and by this agreement find and determine, that the properties described in Exhibits "A" and "B" will carry out a purpose, when conveyed to the other, that benefits the public interest of each granting political subdivision.

MISD and City desire and intend to make an exchange of the properties described in Exhibits "A" and "B" pursuant to authority granted to City and MISD by Section 272.001(l) Texas Local Government Code.

Both MISD and City are governmental entities with the power of eminent domain to condemn each other's lands for a paramount public use or need.

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

Agreement, Terms and Conditions

1. The Recitals contained above are incorporated in this agreement for all purposes.
2. MISD agrees to transfer the real property described in Exhibit "A" to City.
3. City agrees to transfer the real property described in Exhibit "B" to MISD.
4. 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 easements that will not interfere with City's use of the property.
5. 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 easements that will not interfere with MISD's use of the property.

6. 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.

7. 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.

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

9. All closing costs and survey costs shall be paid by MISD.

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

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

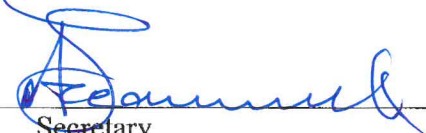
12. This agreement shall be construed and interpreted under and in accordance with the laws of the State of Texas; and, is wholly performable in Dallas County, Texas.

13. 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.

14. MISD and City agree that the title and right to possession of the real properties described in Exhibits "A" and "B" shall revert to the granting political subdivision if the acquiring political subdivision ceases to use the land in carrying out the public purpose set out and defined in this agreement.

Dated: December 12, 2016. 17

Attest:



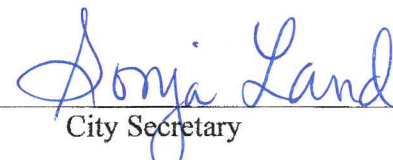
Secretary

Mesquite Independent School District

By: 

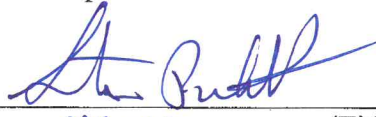
Board President

Attest:



City Secretary

City of Mesquite

By: 

Mayor (Title)

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being a portion of West Mesquite High School Addition, Block B, Lot 1R, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Instrument Number 200503600833, Official Public Records of Dallas County, Texas, and being a portion of a 200' x 200' easement to the City of Mesquite according to the instrument recorded in Volume 88193, Page 1211, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "TX REG NO. 100189-00" found for the most southerly corner of a 5' x 5' Corner Clip Dedication as dedicated by said plat of West Mesquite High School Addition, Block B, Lot 1R, said iron rod being in the north right of way line of Sandy Lane (60' right of way) and the south line of said 200' x 200' easement to the City of Mesquite;

THENCE N 89°59'25" W, with the north right of way line of said Sandy Lane, the south line of said West Mesquite High School Addition, Block B, Lot 1R, and the south line of said 200' x 200' easement to the City of Mesquite, a distance of 195.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the southwest corner of said 200' x 200' easement to the City of Mesquite;

THENCE N 01°05'24" W, departing the north right of way line of said Sandy Lane, and with the west line of said 200' x 200' easement to the City of Mesquite, a distance of 200.00 feet to a 1/2" iron rod set with plastic cap stamped "TX REG NO. 100189-00" set for corner at the northwest corner of said 200' x 200' easement to the City of Mesquite;

THENCE S 89°59'25" E, with the north line of said 200' x 200' easement to the City of Mesquite, 200.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the northeast corner of said 200' x 200' easement to the City of Mesquite, and being in the west right of way line of Peachtree Road (100' right of way), same being the east line of said West Mesquite High School Addition, Block B, Lot 1R;

THENCE S 01°05'24" E, with the west right of way line of said Peachtree Road, the east line of said West Mesquite High School Addition, Block B, Lot 1R, and the east line of said 200' x 200' easement to the City of Mesquite, a distance of 195.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" found for the most northerly corner of the aforementioned 5' x 5' Corner Clip Dedication;

THENCE S 44°27'35" W with said 5' x 5' Corner Clip Dedication, a distance of 7.00 feet to the POINT of BEGINNING and containing 0.918 acres (39,980 square feet) of land, more or less.

EXHIBIT "A" - Page 1

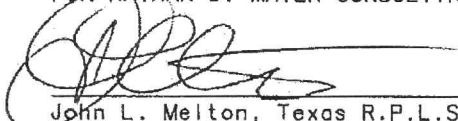
NDM

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 3

10/17/2016
16-06-029.X1
16029BN01.dwg

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



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



NOTES

Bearings for this survey are based on the Western Data Systems Texas Cooperative RTK Network and are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202. Station DUNP_G1012 was utilized as a base station during GPS data collection sessions.

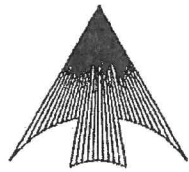
No easements or improvements are reflected on this survey.

EXHIBIT "A" - Page 1



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

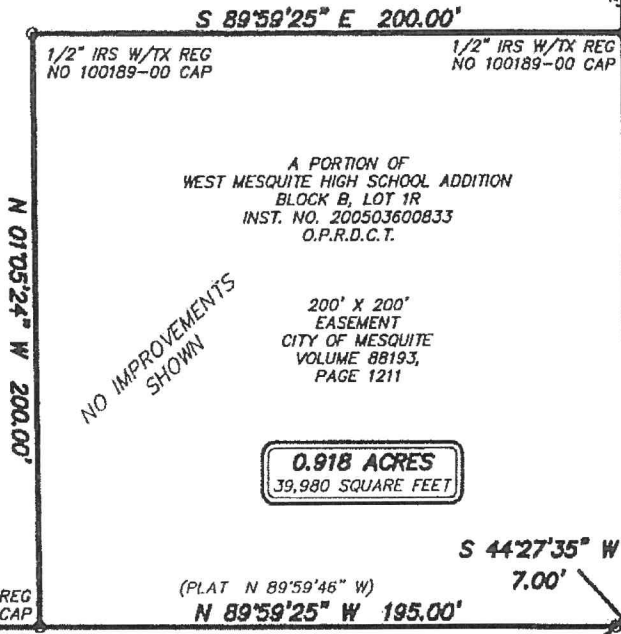
EXHIBIT "A"



NORTH
SCALE: 1"=60'

WEST MESQUITE HIGH SCHOOL ADDITION
BLOCK B, LOT 1R
INST. NO. 200503600833
O.P.R.D.C.T.

WEST MESQUITE HIGH SCHOOL ADDITION
BLOCK B, LOT 1R
INST. NO. 200503600833
O.P.R.D.C.T.



0.918 ACRES
39,980 SQUARE FEET

SANDY LANE
(60' R.O.W.)

PEACHTREE ROAD
(100' R.O.W.)

1/2" IRF (CM) 29
TOWN RIDGE ADDITION, SECOND INCREMENT VOLUME 85183, PAGE 2704 D.R.D.C.T.

5/8" IRF (CM)
NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC. TRACT 1 ~ CALLED 1.01 ACRES INST. NO. 201100328435 O.P.R.D.C.T.

1/2" IRF W/DAMAGED CAP (CM)
NORTH TEXAS DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, INC. TRACT 3 ~ CALLED 0.98 ACRES INST. NO. 201100328435 O.P.R.D.C.T.

1/2" IRF W/DAMAGED CAP (CM)

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY SQUARE FEET
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

EXHIBIT "A" - Page 1



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

DANIEL TANNER SURVEY
ABSTRACT NO. 1462

LOT 1, BLOCK A
DOCUMENT NO. 199102197283
COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS

N88° 59' 51"E
60.00'

(POINT OF BEGINNING
FOUND 1/2" IRON ROD W/"#100189-00" CAP

SCYENE RODEO, LTD.
VOL. 2000064, PG. 2651
DEED RECORDS, DALLAS COUNTY, TEXAS

STADIUM DRIVE
(60' RIGHT-OF-WAY)

CITY OF MESQUITE, TEXAS
VOL. 86214, PG. 5994
DEED RECORDS, DALLAS COUNTY, TEXAS

30' 30'
60'

S0° 47' 41"E
543.47'

N0° 47' 41"W
690.51'

ABANDONMENT OF RIGHT-OF-WAY
0.841 ACRES (36,645 SQ. FT.)

FOUND 1/2"
IRON ROD W/
"#100189-00"
CAP

SOUTH PEACHTREE ROAD
(50' RIGHT-OF-WAY)

TOWN RIDGE ADDITION

S64° 33' 29"E
1.13'
Δ=12° 35' 09"
R=725.00'
T=79.95'
L=159.26'
S21° 46' 43"W
Lc=158.94'

BASIS OF BEARING IS NORTH AMERICAN DATUM
OF 1983 (NAD-83) (2011) STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE BASED ON GPS OBSERVATIONS.

EXHIBIT "A"

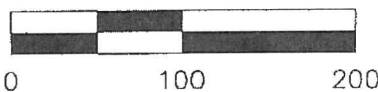
PARTIAL ABANDONMENT OF STADIUM DRIVE RIGHT-OF-WAY

0.841 ACRES - (36,645 SQUARE FEET)
F. B. DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=100'



DRAWN BY: GAI

DATE: 9/30/2016

SHEET 1 OF 2

EXHIBIT B - Page 1

EXHIBIT "A"
ABANDONMENT OF RIGHT-OF-WAY
0.841 ACRES - (36,645 SQUARE FEET)
A PORTION OF STADIUM DRIVE
IN THE F. B. DANIEL TANNER SURVEY, ABSTRACT NO. 1462,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

Being a portion of the Stadium Road right-of-way situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas;

BEGINNING at a found 1/2 inch iron rod with "#100189-00" cap being in the east right-of-way line of Stadium Road (a 60' right-of-way) and the northwest corner of a tract of land conveyed to the City of Mesquite, Texas, as recorded in Volume 86214, Page 5994, Deed Records, Dallas County, Texas;

THENCE South 00°47'41" East, along said east right-of-way line and the west line of said City of Mesquite tract, being a common line, a distance of 543.47 feet to a found 1/2 inch iron rod with "#100189-00" cap, being the southwest corner of said City of Mesquite tract;

THENCE South 64°33'29" East, along said common line, a distance of 1.13 feet to a point, being in said common line, for the beginning of a non-tangent curve to the left having a radius of 725.00 feet, a central angle of 12°35'09", a chord which bears South 21°46'43" West, 158.94 feet;

THENCE leaving said common line, along said non-tangent curve, a distance of 159.26 feet to a point, being in the east line of Lot 1, Block A, as recorded in Document No. 1991102197283, County Clerk Records, Dallas County, Texas, and the west right-of-way of said Stadium Road, being a common line;

THENCE North 00°47'41" West, along said common line, a distance of 690.51 feet to a point;

THENCE North 88°59'51" East, leaving said common line, a distance of 60.00 feet to the **POINT OF BEGINNING** and **CONTAINING** (36,645 sq. ft.) 0.841 acres, more or less.



M.L. Peterson
09-30-2016

EXHIBIT B - Page 2

PROPERTY DESCRIPTION

Being a portion of a tract of land situated in the Flood Hazard Survey, shaded on the 1462, annexed to the City of Mesquite, Dallas County, Texas, as recorded in Volume 86214, Page 594, Deed Records, Dallas County, Texas.

BEGINNING at a point 1/2 inch from the north end of a cop stamped "J100189-007" being in the east right-of-way line of Stadium Road (to 30' right-of-way), also being the northwest corner of said City of Mesquite tract and the southeast corner of a tract of land conveyed to Spayne Baker, LTD., as recorded in Volume 200064, Page 242, Deed Records, Dallas County, Texas.

THENCE South 27°18'14" East, following the east-west right-of-way line of Stadium Road, along the north line of said City of Mesquite tract, a distance of 274.85 feet to a set 1/2 inch iron rod with cap stamped "C24444M ASSOC. INC. (P&C)";

THENCE South 35°10'19" West, bearing said common line, a distance of 351.94 feet to a set 1/2 inch iron rod with cap stamped "C24444M ASSOC. INC. (P&C)";

THENCE South 35°10'19" West, bearing said common line, a distance of 173.90 feet to a set 1/2 inch iron rod with cap stamped "C24444M ASSOC. INC. (P&C)";

THENCE along said bearing, across the 1/2 inch iron rod, a distance of 191.49 feet, to a set 1/2 inch iron rod with cap, being in the south line of said City of Mesquite tract, and also east right-of-way line of Stadium Road;

THENCE North 64°13'39" West, along said east right-of-way line of Stadium Road, a distance of 113 feet to a set 1/2 inch iron rod with cap stamped "C24444M ASSOC. INC. (P&C)";

THENCE North 65°17'14" West, along the east right-of-way line of said Stadium Road, a distance of 543.47 feet to the **POINT OF BEGINNING** and **COUNTERING** (65.819 sq. ft.) 1,256 acres, more or less.

SURVEYOR'S CERTIFICATE:

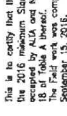
To: City of Mesquite

This is to certify that this map or plat and the survey on which it is based were made in accordance with the laws of the State of Texas, and that the same are true and correct in all particulars, and that the same were accepted by A.L.A. and N.P.S. and recorded without objection, books 1, 2, 3, 4, 5, 11, 12, 14, 16, 17, 808, 18, of Title A thereof.

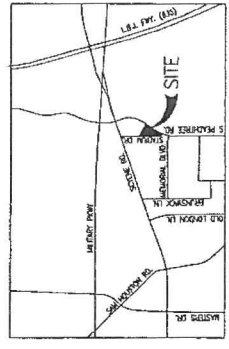
Dated and signed at Mesquite, Texas, this 15th day of September, 2016.

Completed on September 15, 2016.

Michael L. Fairman, R.L.S., Texas Registration No. 52959



Michael L. Fairman



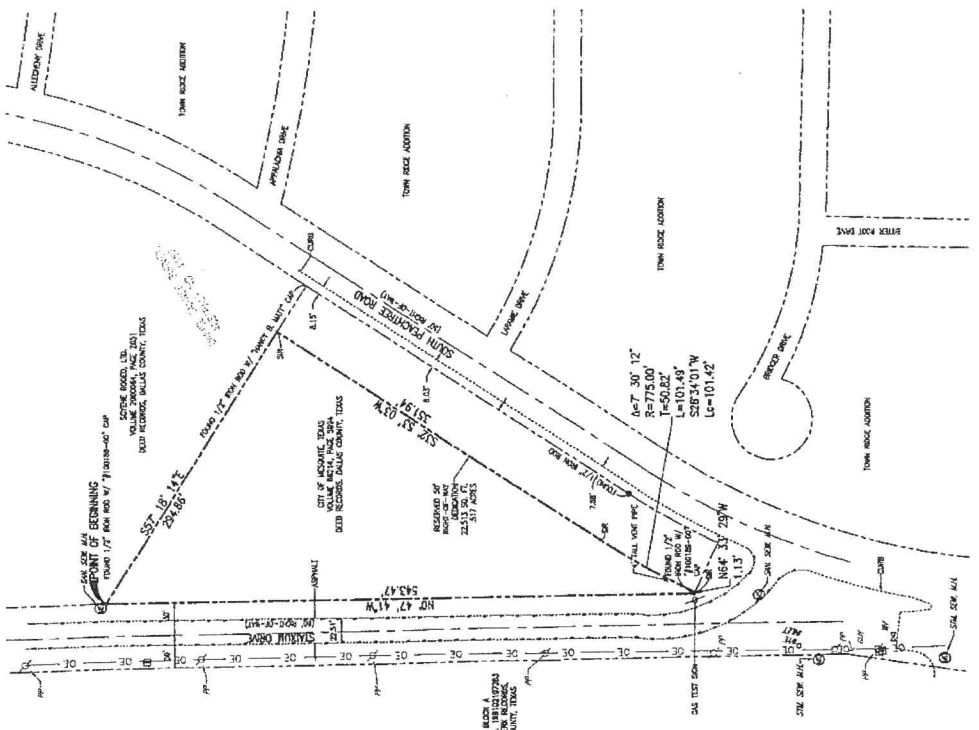
VICINITY MAP
(NOT TO SCALE)



- LEGEND**
- STERN SENIOR MAN HOLE
 - SANITARY-SEWER MAN HOLE
 - POWER POLE
 - WATER VALVE
 - OVERHEAD ELECTRICAL
 - TELEPHONE RISER
 - SET 1/2 INCH IRON ROD WITH "C24444M ASSOC. INC." CAP

GENERAL NOTES

1. The subject property shown herein appears to be located in Zone X, (as determined to be within the 0.2% annual exceedance probability) as indicated on the Flood Insurance Rate Map No. 481130270K, dated July 17, 2014.
2. Direct access to South Peachtree Road and Stadium Drive.
3. Construction is not shown on this site at time of survey.
4. Basis of bearing is the North American Datum of 1983 (NAD-83) State Plane Coordinate System, North Texas Central Zone as derived from GPS observations.
5. No obstructions were observed.
6. The described limits of this 1,500 acre tract represent the defined limits of this Title Survey and do not represent the subdivision of land.
7. No evidence of current earth moving work, building construction or building addition.
8. Observed no evidence of site use or a solid waste dump, sump or sanitary landfill.
9. No Title Commitment furnished at time of this survey.



ALTA/NRSPS LAND TITLE SURVEY	
BEING A PORTION OF A TRACT OF LAND CONVEYED TO THE CITY OF MESQUITE, TEXAS, AS RECORDED IN VOLUME 86214, PAGE 594, DEED RECORDS, DALLAS COUNTY, TEXAS, DANIEL FARMER SURVEY, INSTRUMENT NO. 1462	
CITY OF MESQUITE, DALLAS COUNTY, TEXAS	
GERRIT ASSOCIATES, INC. CONSULTING ENGINEERS & SURVEYORS	
DALLAS, TEXAS	
DATE: 09/15/16	
SHEET 1 OF 1	

EXHIBIT B - Page 3

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/17/2017 11:06:06 AM
\$82.00



A handwritten signature in black ink, appearing to be "JF2".

201700048759

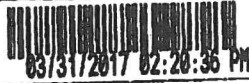
THE STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that the above and foregoing is a full, true, and correct photographic copy of the original record now in my lawful custody and possession, filed on the date stamped thereon and as the same is recorded in the Recorder's Records in my office under the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

FEB 17 2017



COUNTY CLERK, Dallas County, Texas

BY Deputy



201700091343

DEED 1/3

**CORRECTION
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:

March 23, 2017

Grantor:

Grantor's Mailing Address:

City of Mesquite
1515 N. Galloway
Mesquite, Texas 75149
(Dallas County)

Grantee:

Grantee's Mailing Address:

Mesquite Independent School District
405 E. Davis Street
Mesquite, Texas 75149
(Dallas County)

Purpose:

This deed is given to correct the legal description contained in that certain deed from Grantor herein to Grantee herein dated January 3, 2017, recorded as document number 201700048757, and is executed and filed now for then.

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 and Exceptions to Conveyance and Warranty:

This Deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of Dallas County, Texas, or which are apparent on the face of the property.

THIS CONVEYANCE IS MADE AND ACCEPTED "AS IS" WITHOUT WARRANTY FOR FITNESS FOR PURPOSE, MERCHANTABILITY, OR OTHERWISE, EXCEPTING ONLY THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

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

GRANTOR:

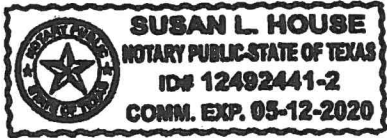
CITY OF MESQUITE

By: Stan Pickett
Its: Mayor

[ACKNOWLEDGMENT]

THE STATE OF TEXAS
COUNTY OF DALLAS

THIS INSTRUMENT was acknowledged before me by Stan Pickett on this the 23rd day of March, 2017, said person identified to me by personally known.



Susan L. House
Notary Public, State of Texas

AFTER RECORDING
RETURN TO:

Gary Allmon Grimes
Schuereberg & Grimes, P.C.
120 West Main, Suite 201
Mesquite, Texas 75149

GENERAL WARRANTY DEED
(Without Title Policy or Title Search)

PROPERTY DESCRIPTION

Being a portion of a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, conveyed to the City of Mesquite, Dallas County, Texas, as recorded in Volume 86214, Page 5994, Deed Records, Dallas County, Texas;

BEGINNING at a found ½ inch iron rod with a cap stamped "#100189-00", being in the east right-of-way line of Stadium Road (a 60' right-of-way), also being the northwest corner of said City of Mesquite tract and the southwest corner of a tract of land conveyed to Scyene Rodeo, LTD., as recorded in Volume 2000064, Page 2651, Deed Records, Dallas County, Texas;

THENCE South 57°18'14" East, departing the said east right-of-way line of Stadium Road, along the north line of said City of Mesquite tract and the south line of said Scyene Rodeo, LTD. tract, being a common line, a distance of 294.86 feet to a set ½ inch iron rod with cap stamped "GRAHAM ASSOC. INC" (GAD);

THENCE South 32°53'03" West, leaving said common line, a distance of 351.94 feet to a set ½ inch iron rod with "GAI" cap, for the beginning of a tangent curve to the left having a radius of 775.00 feet, a central angle of 07°30'12", a chord which bears South 28°34'01" West, 101.42 feet;

THENCE along said tangent curve to the left, an arc distance 101.49 feet, to a set ½ inch iron rod with "GAI" cap, being in the south line of said City of Mesquite tract and said east right-of-way line of Stadium Road;

THENCE North 64°33'29" West, along said east right-of-way line of Stadium Road, a distance of 1.13 feet to a found ½ inch iron rod with "100189-00" cap;

THENCE North 00°47'41" West, along the east right-of-way line of said Stadium Road, a distance of 543.47 feet to the POINT OF BEGINNING and CONTAINING (65,619 sq. ft.) 1.506 acres, more or less.

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
03/31/2017 02:28:36 PM
\$34.00



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

201700091343



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: Jan. 3, 2017
~~November~~ , 2016

Grantor:
Grantor's Mailing Address: City of Mesquite
1515 N. Galloway
Mesquite, Texas 75149
(Dallas County)

Grantee:
Grantee's Mailing Address: Mesquite Independent School District
405 E. Davis Street
Mesquite, Texas 75149
(Dallas County)

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 "B"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This Deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of Dallas County, Texas, or which are apparent on the face of the property.

THIS CONVEYANCE IS MADE AND ACCEPTED "AS IS" WITHOUT WARRANTY FOR FITNESS FOR PURPOSE, MERCHANTABILITY, OR OTHERWISE, EXCEPTING ONLY THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

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

GRANTOR:

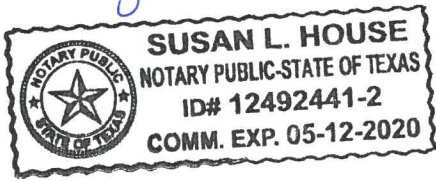
CITY OF MESQUITE

By: Stan Pickett
Its: mayer

[ACKNOWLEDGMENT]

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

THIS INSTRUMENT was acknowledged before me by Stan Pickett on this
the 23rd day of January, 2016, said person identified to me by
personally known.



Susan L. House
Notary Public, State of Texas

**AFTER RECORDING
RETURN TO:**

Gary Allmon Grimes
Schuerenberg & Grimes, P.C.
120 West Main, Suite 201
Mesquite, Texas 75149

**GENERAL WARRANTY DEED
(Without Title Policy or Title Search)**

EXHIBIT D - Page 2 Page 2

DANIEL TANNER SURVEY
ABSTRACT NO. 1462

LOT 1, BLOCK A
DOCUMENT NO. 199102197283
COUNTY CLERK RECORDS, DALLAS COUNTY, TEXAS

N88° 59' 51"E
60.00'

(POINT OF BEGINNING)
FOUND 1/2" IRON ROD W/"#100189-00" CAP
SCYENE RODEO, LTD.
VOL. 2000064, PG. 2651
DEED RECORDS, DALLAS COUNTY, TEXAS

CITY OF MESQUITE, TEXAS
VOL. 86214, PG. 5994
DEED RECORDS, DALLAS COUNTY, TEXAS

S0° 47' 41"E
543.47'

N0° 47' 41"W
690.51'

FOUND 1/2"
IRON ROD W/
"#100189-00"
CAP

SOUTH PEACHTREE ROAD
(50' RIGHT-OF-WAY)

TOWN RIDGE ADDITION

S64° 33' 29"E
1.13'
Δ=12° 35' 09"
R=725.00'
T=79.95'
L=159.26'
S21° 46' 43"W
Lc=158.94'

BASIS OF BEARING IS NORTH AMERICAN DATUM
OF 1983 (NAD-83) (2011) STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL
ZONE BASED ON GPS OBSERVATIONS.

EXHIBIT "A"

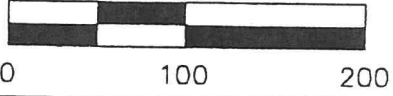
PARTIAL ABANDONMENT OF STADIUM DRIVE RIGHT-OF-WAY

0.841 ACRES - (36,645 SQUARE FEET)
F. B. DANIEL TANNER SURVEY, ABSTRACT NO. 1462
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

GRAPHIC SCALE 1"=100'



DRAWN BY: GAI

DATE: 9/30/2016

SHEET 1 OF 2

EXHIBIT B - Page 1

EXHIBIT "A"
ABANDONMENT OF RIGHT-OF-WAY
0.841 ACRES - (36,645 SQUARE FEET)
A PORTION OF STADIUM DRIVE
IN THE F. B. DANIEL TANNER SURVEY, ABSTRACT NO. 1462,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS.

Being a portion of the Stadium Road right-of-way situated in the Daniel Tanner Survey, Abstract No. 1462, City of Mesquite, Dallas County, Texas;

BEGINNING at a found 1/2 inch iron rod with "#100189-00" cap being in the east right-of-way line of Stadium Road (a 60' right-of-way) and the northwest corner of a tract of land conveyed to the City of Mesquite, Texas, as recorded in Volume 86214, Page 5994, Deed Records, Dallas County, Texas;

THENCE South 00°47'41" East, along said east right-of-way line and the west line of said City of Mesquite tract, being a common line, a distance of 543.47 feet to a found 1/2 inch iron rod with "#100189-00" cap, being the southwest corner of said City of Mesquite tract;

THENCE South 64°33'29" East, along said common line, a distance of 1.13 feet to a point, being in said common line, for the beginning of a non-tangent curve to the left having a radius of 725.00 feet, a central angle of 12°35'09", a chord which bears South 21°46'43" West, 158.94 feet;

THENCE leaving said common line, along said non-tangent curve, a distance of 159.26 feet to a point, being in the east line of Lot 1, Block A, as recorded in Document No. 1991102197283, County Clerk Records, Dallas County, Texas, and the west right-of-way of said Stadium Road, being a common line;

THENCE North 00°47'41" West, along said common line, a distance of 690.51 feet to a point;

THENCE North 88°59'51" East, leaving said common line, a distance of 60.00 feet to the **POINT OF BEGINNING** and **CONTAINING** (36,645 sq. ft.) 0.841 acres, more or less.



M.L. Peterson
09-30-2016

PROPERTY DESCRIPTION

Being a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

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BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

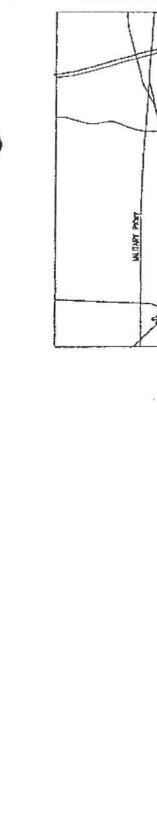
BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

BEING a portion of a tract of land situated in the Dood Tower Survey, Abstract No. 1422, covered to the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas.

SUBJECT'S CENTERLINE

To: City of Mesquite

This is to certify that this map or plat and the survey to which it is based were made in accordance with the 2016 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by ALTA and ACSM and include, without limitation, items 1, 2, 3, 4, 8, 11, 13, 14, 16, 17 and 18 of the Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by ALTA and ACSM. The field work was completed on September 15, 2018.



LEGEND

STORM SEWER MAN HOLE
 SANITARY SEWER MAN HOLE
 POWER POLE
 WATER VALVE
 OVERHEAD ELECTRICAL
 TELEPHONE RISER
 SET 1/2 INCH IRON ROD WITH "GRAHAM ASSOC. INC." CAP

GENERAL NOTES

- The subject property shown herein appears to be located in Zone X. (Area determined by the City of Mesquite, Dallas County, Texas, as recorded in Volume 88714, Page 5294, Deed Record, Dallas County, Texas, as recorded on July 7, 2018).
- Direct access to South Peachtree Road and Stadium Drive.
- Construction is not shown on this site or line of survey.
- Block of Mesquite in the North American Block of 1988 (NAB-88) State Plane Coordinate System, Texas North Central Zone as derived from GPS measurements.
- No address was observed.
- The described limits of this 1,556 acre tract represent the defined limits of this File Survey and does not represent the subdivision of land.
- No evidence of current earth moving work, building construction or building addition.
- Observed no evidence of site use as a solid waste dump, ramp or roadway location.
- No Title Commitment furnished of line of this survey.

ALTA/ACSM LAND TITLE SURVEY

BEING A PORTION OF A TRACT OF LAND COVERED TO THE CITY OF MESQUITE, TEXAS, AS RECORDED IN VOLUME 88714, PAGE 5294, DEED RECORD, DALLAS COUNTY, TEXAS, DANIEL TANNER SURVEY, ABSTRACT NO. 1492

DALLAS COUNTY, TEXAS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 1500 WEST WILLOW AVE., SUITE 100
 FORT WORTH, TEXAS 76102
 (817) 339-9999

Daniel Tanner, P.E.
 License No. 1492

Map No. 04

DATE: 09/15/18

1 OF 1

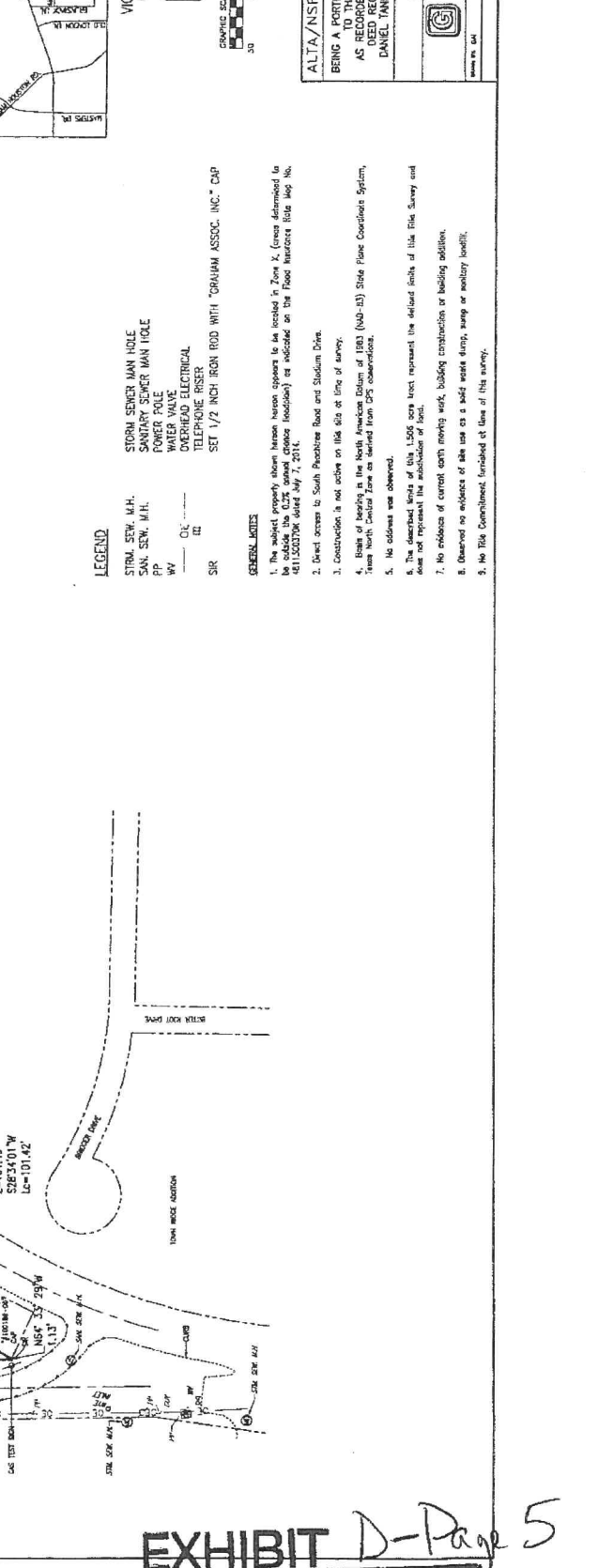


EXHIBIT D-Page 5

Filed and Recorded
Official Public Records
John F. Warren, County Clerk
Dallas County, TEXAS
02/17/2017 11:06:04 AM
\$42.00



JFW

201700048757

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



FEB 17 2017

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

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: Jan. 9, 2017
~~November __, 2016~~

Grantor: Mesquite Independent School District
Grantor's Mailing Address: 405 E. Davis Street
Mesquite, Texas 75149
(Dallas County)

Grantee: City of Mesquite
Grantee's Mailing Address: 1515 N. Galloway
Mesquite, Texas 75149
(Dallas County)

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 and Exceptions to Conveyance and Warranty:

This Deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of Dallas County, Texas, or which are apparent on the face of the property.

THIS CONVEYANCE IS MADE AND ACCEPTED "AS IS" WITHOUT WARRANTY FOR FITNESS FOR PURPOSE, MERCHANTABILITY, OR OTHERWISE, EXCEPTING ONLY THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof.

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

GRANTOR:

MESQUITE INDEPENDENT
SCHOOL DISTRICT

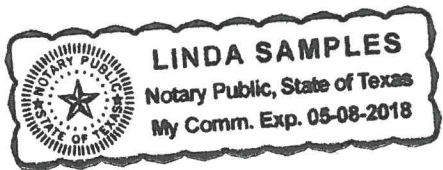
By: *[Signature]*
Board President

[ACKNOWLEDGMENT]

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

THIS INSTRUMENT was acknowledged before me by *Robert Edward* on this
the *12th* day of *December*, 2016, said person identified to me by
personally known.

Linda Samples
Notary Public, State of Texas



AFTER RECORDING
RETURN TO:

Gary Allmon Grimes
Schuerenberg & Grimes, P.C.
120 West Main, Suite 201
Mesquite, Texas 75149

GENERAL WARRANTY DEED
(Without Title Policy or Title Search)

EXHIBIT C - Page 2

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING a tract of land situated in the Daniel Tanner Survey, Abstract Number 1462, City of Mesquite, Dallas County, Texas, and being a portion of West Mesquite High School Addition, Block B, Lot 1R, an addition to the City of Mesquite, Texas, according to the plat thereof recorded in Instrument Number 200503600833, Official Public Records of Dallas County, Texas, and being a portion of a 200' x 200' easement to the City of Mesquite according to the instrument recorded in Volume 88193, Page 1211, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "TX REG NO. 100189-00" found for the most southerly corner of a 5' x 5' Corner Clip Dedication as dedicated by said plat of West Mesquite High School Addition, Block B, Lot 1R, said iron rod being in the north right of way line of Sandy Lane (60' right of way) and the south line of said 200' x 200' easement to the City of Mesquite;

THENCE N 89°59'25" W, with the north right of way line of said Sandy Lane, the south line of said West Mesquite High School Addition, Block B, Lot 1R, and the south line of said 200' x 200' easement to the City of Mesquite, a distance of 195.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the southwest corner of said 200' x 200' easement to the City of Mesquite;

THENCE N 01°05'24" W, departing the north right of way line of said Sandy Lane, and with the west line of said 200' x 200' easement to the City of Mesquite, a distance of 200.00 feet to a 1/2" iron rod set with plastic cap stamped "TX REG NO. 100189-00" set for corner at the northwest corner of said 200' x 200' easement to the City of Mesquite;

THENCE S 89°59'25" E, with the north line of said 200' x 200' easement to the City of Mesquite, 200.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" set for corner at the northeast corner of said 200' x 200' easement to the City of Mesquite, and being in the west right of way line of Peachtree Road (100' right of way), same being the east line of said West Mesquite High School Addition, Block B, Lot 1R;

THENCE S 01°05'24" E, with the west right of way line of said Peachtree Road, the east line of said West Mesquite High School Addition, Block B, Lot 1R, and the east line of said 200' x 200' easement to the City of Mesquite, a distance of 195.00 feet to a 1/2" iron rod with plastic cap stamped "TX REG NO. 100189-00" found for the most northerly corner of the aforementioned 5' x 5' Corner Clip Dedication;

THENCE S 44°27'35" W with said 5' x 5' Corner Clip Dedication, a distance of 7.00 feet to the POINT of BEGINNING and containing 0.918 acres (39,980 square feet) of land, more or less.

EXHIBIT C - Page 3

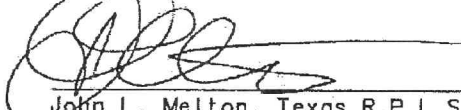
NDM

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 3

10/17/2016
16-06-029.X1
16029BN01.dwg

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



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



NOTES

Bearings for this survey are based on the Western Data Systems Texas Cooperative RTK Network and are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202. Station DUNP_G1012 was utilized as a base station during GPS data collection sessions.

No easements or improvements are reflected on this survey.

EXHIBIT C - Page 4

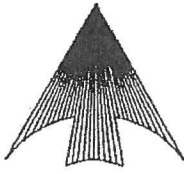
NDM

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 2 OF 3

10/17/2016
16-06-029.X1
16029BN01.dwg

EXHIBIT "A"



NORTH
SCALE: 1"=60'

WEST MESQUITE HIGH SCHOOL ADDITION
BLOCK B, LOT 1R
INST. NO. 200503600833
O.P.R.D.C.T.

1/2" IRF
W/NDM CAP
(CM)

N 01°05'24" W 537.14'

S 89°59'25" E 200.00'

1/2" IRS W/TX REG
NO 100189-00 CAP

1/2" IRS W/TX REG
NO 100189-00 CAP

WEST MESQUITE HIGH SCHOOL ADDITION
BLOCK B, LOT 1R
INST. NO. 200503600833
O.P.R.D.C.T.

N 01°05'24" W 200.00'

NO IMPROVEMENTS
SHOWN

A PORTION OF
WEST MESQUITE HIGH SCHOOL ADDITION
BLOCK B, LOT 1R
INST. NO. 200503600833
O.P.R.D.C.T.

200' X 200'
EASEMENT
CITY OF MESQUITE
VOLUME 88193,
PAGE 1211

0.918 ACRES
39,980 SQUARE FEET

PEACHTREE ROAD
(100' R.O.W.)

(PLAT S 01° 06' 44" E)
S 01°05'24" E 195.00'

1/2" IRF
(CM)

TOWN RIDGE ADDITION, SECOND INCREMENT
VOLUME 85183, PAGE 2704
D.R.D.C.T.

1/2" IRS W/TX REG
NO 100189-00 CAP

(PLAT N 89°59'46" W)

S 44°27'35" W
7.00'

N 89°59'25" W 195.00'

1/2" IRF W/TX REG
NO 100189-00 CAP

SANDY LANE
(60' R.O.W.)

POINT OF
BEGINNING
1/2" IRF W/TX REG
NO 100189-00 CAP

1/2" IRF
W/NDM CAP
(CM)

5/8" IRF
(CM)

NORTH TEXAS DISTRICT COUNCIL OF
THE ASSEMBLIES OF GOD, INC.
TRACT 1 ~ CALLED 1.01 ACRES
INST. NO. 201100328435
O.P.R.D.C.T.

1/2" IRF
W/DAMAGED CAP
(CM)

NORTH TEXAS DISTRICT COUNCIL OF
THE ASSEMBLIES OF GOD, INC.
TRACT 3 ~ CALLED 0.96 ACRES
INST. NO. 201100328435
O.P.R.D.C.T.

1/2" IRF
W/DAMAGED CAP
(CM)

ABBREVIATION LEGEND

- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- M.R.D.C.T. MAP RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- SQUARE FEET
- IRON ROD FOUND
- IRF IRON ROD SET WITH PLASTIC CAP STAMPED "TX REG NO 100189-00"

3/4" (I.D.) IFF
(BENT)

EXHIBIT C - Page 5



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

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