

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE PARTIAL ABANDONMENT OF WATER LINE EASEMENTS LOCATED AT DR. JOHN D. HORN HIGH SCHOOL, OTHERWISE KNOWN AS DR. JOHN D. HORN HIGH SCHOOL ADDITION, BLOCK A, LOT 1-A; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

WHEREAS, on behalf of the Mesquite Independent School District (MISD), a representative of Nathan D. Maier Consulting Engineers, Inc., requested the partial abandonment of water line easements located at Dr. John D. Horn High School ("Horn HS"), otherwise known as Dr. John D. Horn High School Addition, Block A, Lot 1-A; and

WHEREAS, the easements were dedicated by plat in 2000 for the construction of water lines to service Horn HS with no other franchised utilities having authority to occupy the easements; and

WHEREAS, MISD's consulting engineers have provided the necessary survey and legal description prepared for the water line easements to be abandoned.

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

SECTION 1. That the partial abandonment of the water line easements located at Dr. John D. Horn High School, said easements more fully described in Exhibit "A" attached hereto and included herein for all purposes, are hereby abandoned.

SECTION 2. That the partial abandonment provided for herein shall extend only to the public rights, titles, easements and interests, and shall be construed to extend only to those interests the Governing Body of the City of Mesquite may legally and lawfully abandon and vacate.

SECTION 3. That the partial abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 4. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

SECTION 6. That the orderly development of the City of Mesquite requires the release and partial abandonment of the water line easements described herein, creates an urgency and an emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 19th day of February, 2018.

Stan Pickett
Mayor

ATTEST:

APPROVED:

Sonja Land
City Secretary



B. J. Smith
City Attorney

INDM

EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 1
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0978 acre (4,260 square feet) tract of land situated in the John P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas, and being a portion of the remainder of a called 50.00 acre tract of land conveyed to Mesquite Independent School District according to the Warranty Deed as recorded in Volume 84245, Page 4858 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said remainder tract being all of Dr. John D. Horn High School, Block A, Lot 1-A, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Instrument No. 200503600834 of the Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly north corner of the aforementioned Block A, Lot 1-A, said corner also being the most easterly corner of a called 6.787 acre tract of land conveyed to LF Gateway, LP according to the Special Warranty Deed as recorded in Instrument No. 201700073153, O.P.R.D.C.T., and being in the southwesterly right-of-way line of Cartwright Road (variable width right-of-way);

THENCE S 45°52'11" E (plat ~ S 44°54'32" E), with a northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road, 296.05 feet to the intersection of said lines with the prolongation of the southeasterly line of a 15' water easement as reflected on the plat of Dr. John D. Horn High School, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 2000213, Page 2399, D.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly corner of said Block A, Lot 1-A at an angle point in said southwesterly right-of-way line of Cartwright Road bears S 45°52'11" E (plat ~ S 44°54'32" E), 734.29 feet and S 46°21'42" E (plat ~ S 45°24'03" E), 152.19 feet;

THENCE S 44°37'07" W, departing the northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road and with the southeasterly line of said 15' water easement, 257.45 feet to the POINT OF BEGINNING;

THENCE, continuing with the southeasterly line of said 15' water easement the following:

S 44°37'07" W, 4.29 feet,
S 45°22'53" E, 20.00 feet,
S 44°37'07" W, 15.00 feet,
N 45°22'53" W, 20.00 feet and
S 44°37'07" W, 244.71 feet;

THENCE N 45°22'53" W, departing the southeasterly line of said 15' water easement, 15.00 feet to the northwesterly line of said 15' water easement;

THENCE N 44°37'07" E, with the northwesterly line of said 15' water easement, 264.00 feet;

NATHAN D. MAIER CONSULTING ENGINEERS, INC.

TBPE FIRM REG. NO. F-356
TBPLS FIRM REG. NO. 100189-00
12377 Merit Drive, Suite 700
Dallas, Texas 75251 / Ph. (214) 739-4741

PAGE 2 OF 17

JANUARY 24, 2018
17-04-025
17025-AB01.dwg

NDM


EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 1
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

THENCE S 45°22'53" E, departing the northwesterly line of said 15' water easement, 15.00 feet to the POINT OF BEGINNING and containing 0.0978 acres or 4,260 square feet of land, more or less.

BASIS OF BEARINGS:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.


Lonny Gillespie, Texas R.P.L.S. NO. 5261
Registered Professional Land Surveyor
lgillespie@ndmce.com
NATHAN D. MAIER CONSULTING ENGINEERS, INC.
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PAGE 3 OF 17

JANUARY 24, 2018
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EXHIBIT "A"
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 MESQUITE INDEPENDENT SCHOOL DISTRICT
 DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

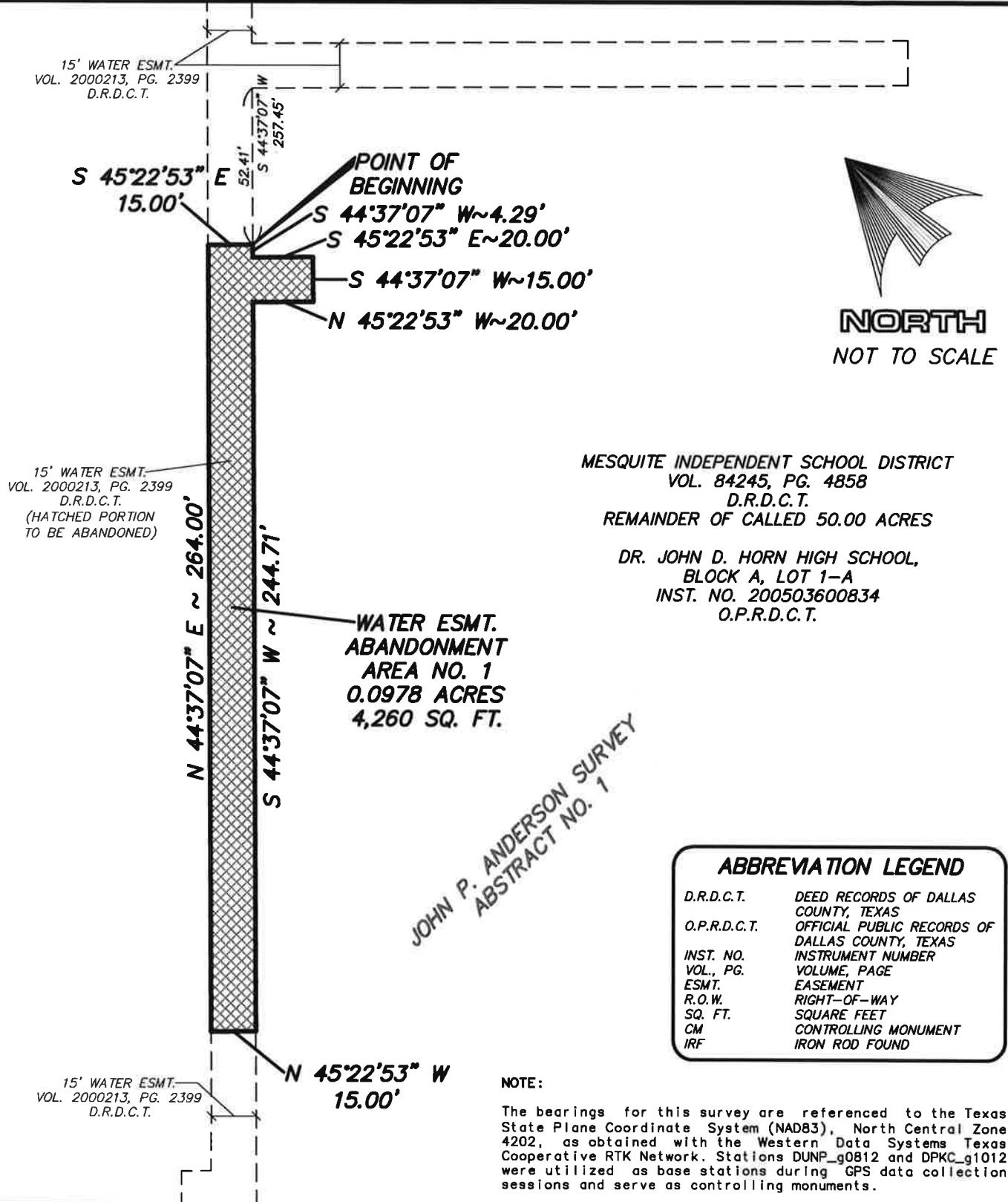


EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 2
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0034 acre (150 square feet) tract of land situated in the John P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas, and being a portion of the remainder of a called 50.00 acre tract of land conveyed to Mesquite Independent School District according to the Warranty Deed as recorded in Volume 84245, Page 4858 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said remainder tract being all of Dr. John D. Horn High School, Block A, Lot 1-A, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Instrument No. 200503600834 of the Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly north corner of the aforementioned Block A, Lot 1-A, said corner also being the most easterly corner of a called 6.787 acre tract of land conveyed to LF Gateway, LP according to the Special Warranty Deed as recorded in Instrument No. 201700073153, O.P.R.D.C.T., and being in the southwesterly right-of-way line of Cartwright Road (variable width right-of-way);

THENCE S 45°52'11" E (plat ~ S 44°54'32" E), with a northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road, 281.05 feet to the intersection of said lines with the prolongation of the southeasterly line of a 15' water easement as reflected on the plat of Dr. John D. Horn High School, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 2000213, Page 2399, D.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly corner of said Block A, Lot 1-A at an angle point in said southwesterly right-of-way line of Cartwright Road bears S 45°52'11" E (plat ~ S 44°54'32" E), 749.29 feet and S 46°21'42" E (plat ~ S 45°24'03" E), 152.19 feet;

THENCE S 44°37'07" W, departing the northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road and with the northwesterly line of said 15' water easement, 568.10 feet to the POINT OF BEGINNING at an angle point in the northwesterly line of said 15' water easement;

THENCE S 44°37'07" W, departing the northwesterly line of said 15' water easement, 15.00 feet to an angle point in the northwesterly line of said 15' water easement;

THENCE, with the northwesterly line of said 15' water easement the following:

N 45°22'53" W, 10.00 feet,

N 44°37'07" E, 15.00 feet and

S 45°22'53" E, 10.00 feet to the POINT OF BEGINNING and containing 0.0034 acres or 150 square feet of land, more or less.

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PAGE 6 OF 17

JANUARY 24, 2018

17-04-025

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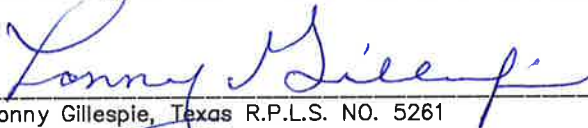


EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 2
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BASIS OF BEARINGS:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



Lonny Gillespie, Texas R.P.L.S. NO. 5261
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PAGE 7 OF 17

JANUARY 24, 2018
17-04-025
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EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 2
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

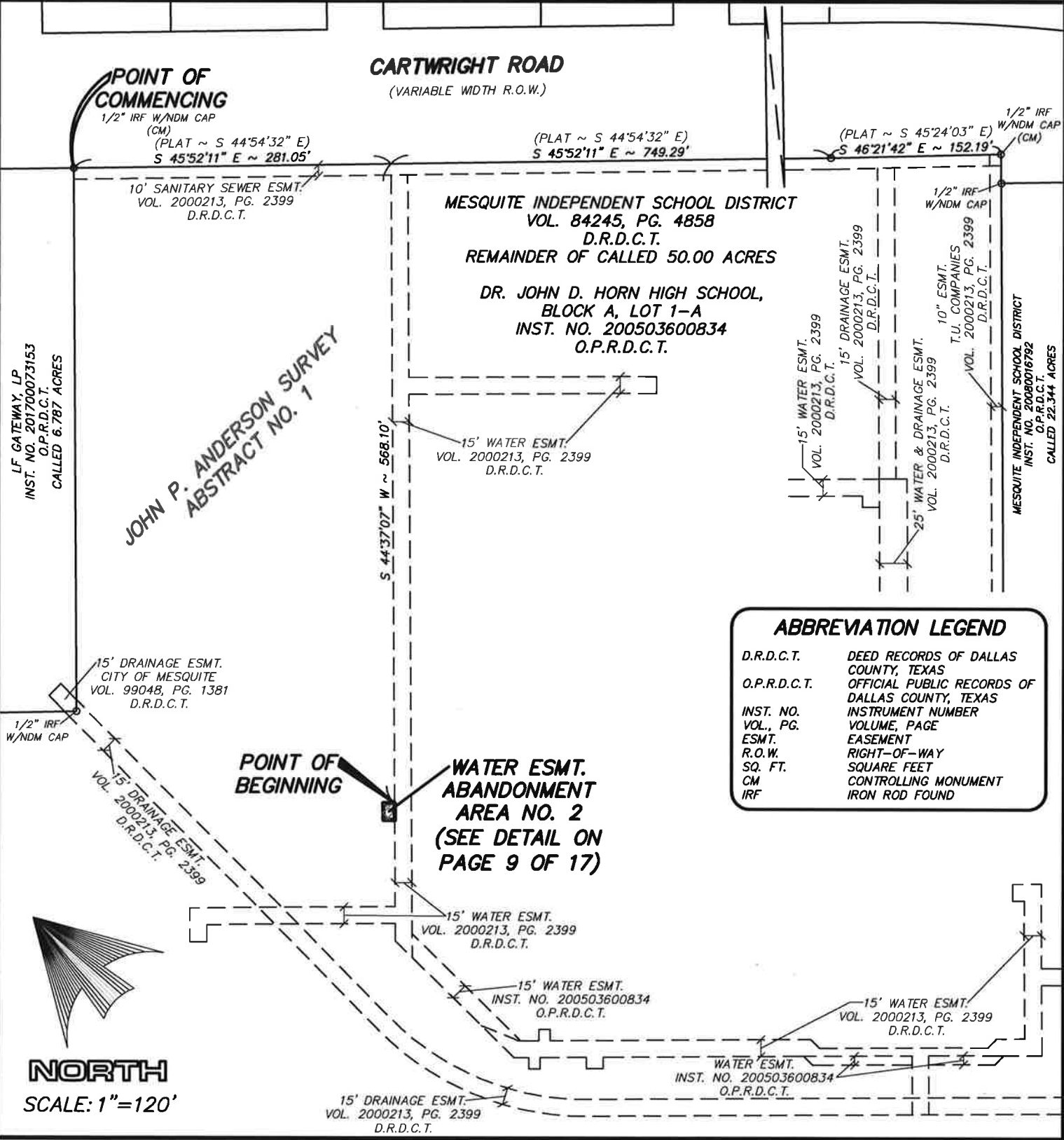
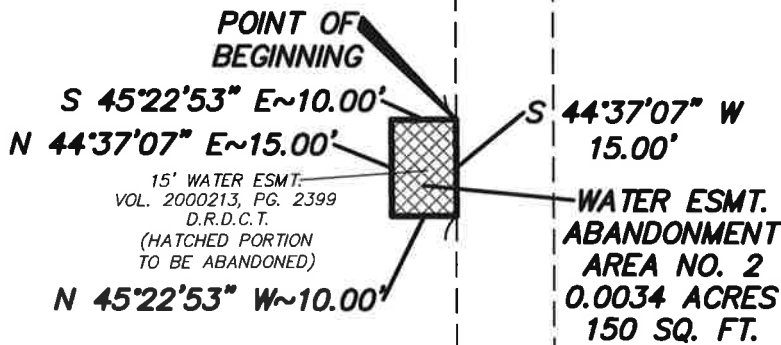


EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 2
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



MESQUITE INDEPENDENT SCHOOL DISTRICT
 VOL. 84245, PG. 4858
 D.R.D.C.T.
 REMAINDER OF CALLED 50.00 ACRES

DR. JOHN D. HORN HIGH SCHOOL,
 BLOCK A, LOT 1-A
 INST. NO. 200503600834
 O.P.R.D.C.T.

JOHN P. ANDERSON SURVEY
 ABSTRACT NO. 1

NOTE:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND

NDM

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PAGE 9 OF 17

JANUARY 24, 2018
 17-04-025
 17025-AB02.dwg

EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 3
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0023 acre (100 square feet) tract of land situated in the John P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas, and being a portion of the remainder of a called 50.00 acre tract of land conveyed to Mesquite Independent School District according to the Warranty Deed as recorded in Volume 84245, Page 4858 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said remainder tract being all of Dr. John D. Horn High School, Block A, Lot 1-A, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Instrument No. 200503600834 of the Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly north corner of the aforementioned Block A, Lot 1-A, said corner also being the most easterly corner of a called 6.787 acre tract of land conveyed to LF Gateway, LP according to the Special Warranty Deed as recorded in Instrument No. 201700073153, O.P.R.D.C.T., and being in the southwesterly right-of-way line of Cartwright Road (variable width right-of-way);

THENCE S 45°52'11" E (plat ~ S 44°54'32" E), with a northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road, 296.05 feet to the intersection of said lines with the prolongation of the southeasterly line of a 15' water easement as reflected on the plat of Dr. John D. Horn High School, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 2000213, Page 2399, D.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly corner of said Block A, Lot 1-A at an angle point in said southwesterly right-of-way line of Cartwright Road bears S 45°52'11" E (plat ~ S 44°54'32" E), 734.29 feet and S 46°21'42" E (plat ~ S 45°24'03" E), 152.19 feet;

THENCE S 44°37'07" W, departing the northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road and with the southeasterly line of said 15' water easement, 684.61 feet to the easterly line of a 15' water easement as reflected on the aforementioned plat of Dr. John D. Horn High School, Block A, Lot 1-A recorded in Instrument No. 200503600834, O.P.R.D.C.T.;

THENCE S 00°22'53" E, departing the southeasterly line of said 15' water easement as reflected on said plat recorded in Volume 2000213, Page 2399, D.R.D.C.T. and with the easterly line of said 15' water easement as reflected on said plat recorded in Instrument No. 200503600834, O.P.R.D.C.T., 135.21 feet to the southeasterly corner of same, and being in the northeasterly line of a 15' water easement as reflected on said plat recorded in Volume 2000213, Page 2399, D.R.D.C.T.;

THENCE S 45°22'53" E, with the northeasterly line of said 15' water easement as reflected on said plat recorded in Volume 2000213, Page 2399, D.R.D.C.T., 16.42 feet to the POINT OF BEGINNING at an angle point in the northeasterly line of said 15' water easement;



EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 3
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

THENCE, continuing with the northeasterly line of said 15' water easement the following:


N 44°37'07" E, 10.00 feet,
S 45°22'53" E, 10.00 feet and
S 44°37'07" W, 10.00 feet to an angle point in the northeasterly line of said 15' water easement;

THENCE N 45°22'53" W, departing the northeasterly line of said 15' water easement, 10.00 feet to the POINT OF BEGINNING and containing 0.0023 acres or 100 square feet of land, more or less.

BASIS OF BEARINGS:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



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PAGE 11 OF 17

JANUARY 24, 2018
17-04-025
17025-AB03.dwg

EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 3
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

CARTWRIGHT ROAD

(VARIABLE WIDTH R.O.W.)

POINT OF COMMENCING

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

(PLAT ~ S 44°54'32" E)
S 45°52'11" E ~ 296.05'

(PLAT ~ S 44°54'32" E)
S 45°52'11" E ~ 734.29'

(PLAT ~ S 45°24'03" E)
S 46°21'42" E ~ 152.19'

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

10' SANITARY SEWER ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

MESQUITE INDEPENDENT SCHOOL DISTRICT
VOL. 84245, PG. 4858
D.R.D.C.T.

REMAINDER OF CALLED 50.00 ACRES

DR. JOHN D. HORN HIGH SCHOOL,
BLOCK A, LOT 1-A
INST. NO. 200503600834
O.P.R.D.C.T.

15' WATER ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

1/2" IRF
W/NDM CAP

15' DRAINAGE ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

10" ESMT
T.U. COMPANIES
VOL. 2000213, PG. 2399
D.R.D.C.T.

25' WATER & DRAINAGE ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

MESQUITE INDEPENDENT SCHOOL DISTRICT
INST. NO. 20080016792
O.P.R.D.C.T.
CALLED 22.344 ACRES

LF GATEWAY, LP
INST. NO. 201700073153
O.P.R.D.C.T.
CALLED 6.787 ACRES

JOHN P. ANDERSON SURVEY
ABSTRACT NO. 1

15' DRAINAGE ESMT.
CITY OF MESQUITE
VOL. 99048, PG. 1381
D.R.D.C.T.

1/2" IRF
W/NDM CAP

15' DRAINAGE ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

15' WATER ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

15' WATER ESMT.
INST. NO. 200503600834
O.P.R.D.C.T.

POINT OF BEGINNING

WATER ESMT.
ABANDONMENT
AREA NO. 3
(SEE DETAIL ON
PAGE 13 OF 17)

15' WATER ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

WATER ESMT.
INST. NO. 200503600834
O.P.R.D.C.T.

15' DRAINAGE ESMT.
VOL. 2000213, PG. 2399
D.R.D.C.T.

NORTH

SCALE: 1"=120'

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND

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PAGE 12 OF 17

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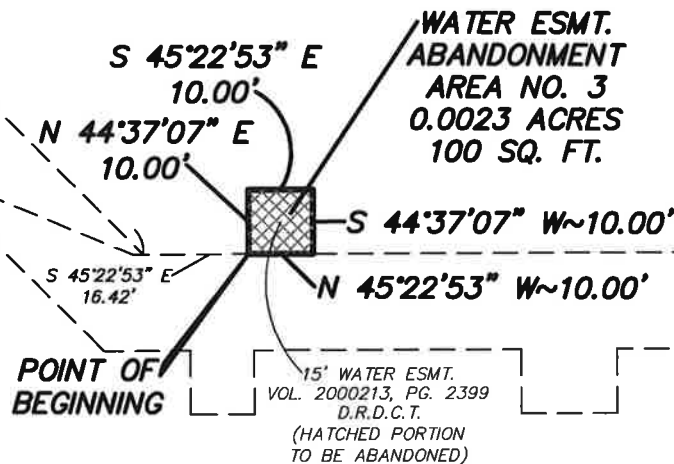
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VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND

MESQUITE INDEPENDENT SCHOOL DISTRICT
 VOL. 84245, PG. 4858
 D.R.D.C.T.
 REMAINDER OF CALLED 50.00 ACRES

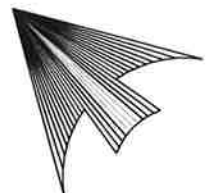
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 BLOCK A, LOT 1-A
 INST. NO. 200503600834
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JOHN P. ANDERSON SURVEY
 ABSTRACT NO. 1



NOTE:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.



NORTH
 NOT TO SCALE

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PAGE 13 OF 17

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NDM

EXHIBIT "A"
WATER EASEMENT ABANDONMENT ~ AREA NO. 4
MESQUITE INDEPENDENT SCHOOL DISTRICT
DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

DESCRIPTION

BEING a 0.0034 acre (150 square feet) tract of land situated in the John P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas, and being a portion of the remainder of a called 50.00 acre tract of land conveyed to Mesquite Independent School District according to the Warranty Deed as recorded in Volume 84245, Page 4858 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said remainder tract being all of Dr. John D. Horn High School, Block A, Lot 1-A, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Instrument No. 200503600834 of the Official Public Records of Dallas, County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly north corner of the aforementioned Block A, Lot 1-A, said corner also being the most easterly corner of a called 6.787 acre tract of land conveyed to LF Gateway, LP according to the Special Warranty Deed as recorded in Instrument No. 201700073153, O.P.R.D.C.T., and being in the southwesterly right-of-way line of Cartwright Road (variable width right-of-way);

THENCE S 45°52'11" E (plat ~ S 44°54'32" E), with a northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road, 281.05 feet to the intersection of said lines with the prolongation of the northwesterly line of a 15' water easement as reflected on the plat of Dr. John D. Horn High School, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 2000213, Page 2399, D.R.D.C.T., from whence a 1/2" iron rod with plastic cap stamped "NDM" (controlling monument) found for the most easterly corner of said Block A, Lot 1-A at an angle point in said southwesterly right-of-way line of Cartwright Road bears S 45°52'11" E (plat ~ S 44°54'32" E), 749.29 feet and S 46°21'42" E (plat ~ S 45°24'03" E), 152.19 feet;

THENCE S 44°37'07" W, departing the northeasterly line of said Block A, Lot 1-A and said southwesterly right-of-way line of Cartwright Road and with the northwesterly line of said 15' water easement, 690.69 feet to an angle point;

THENCE S 00°22'53" E, with the westerly line of said 15' water easement and the westerly line of a 15' water easement as reflected on the aforementioned plat of Dr. John D. Horn High School, Block A, Lot 1-A recorded in Instrument No. 200503600834, O.P.R.D.C.T., 147.63 feet to the southwesterly line of a 15' water easement as reflected on said plat of Dr. John D. Horn High School recorded in Volume 2000213, Page 2399, D.R.D.C.T.;

THENCE S 45°22'53" E, with the southwesterly line of said 15' water easement, 64.84 feet to the POINT OF BEGINNING at an angle point in the southwesterly line of said 15' water easement;

THENCE S 45°22'53" E, departing the southwesterly line of said 15' water easement, 15.00 feet to an angle point in the southwesterly line of said 15' water easement;



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THENCE, with the southwesterly line of said 15' water easement the following:

S 44°37'07" W, 10.00 feet,

N 45°22'53" W, 15.00 feet and

N 44°37'07" E, 10.00 feet to the POINT OF BEGINNING and containing 0.0034 acres or 150 square feet of land, more or less.

BASIS OF BEARINGS:

The bearings for this survey are referenced to the Texas State Plane Coordinate System (NAD83), North Central Zone 4202, as obtained with the Western Data Systems Texas Cooperative RTK Network. Stations DUNP_g0812 and DPKC_g1012 were utilized as base stations during GPS data collection sessions and serve as controlling monuments.

FOR NATHAN D. MAIER CONSULTING ENGINEERS, INC.



Lonny Gillespie, Texas R.P.L.S. NO. 5261

Registered Professional Land Surveyor

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NATHAN D. MAIER CONSULTING ENGINEERS, INC.

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NDM

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PAGE 15 OF 17

JANUARY 24, 2018

17-04-025

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DR. JOHN D. HORN HIGH SCHOOL, BLOCK A, LOT 1-A
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

CARTWRIGHT ROAD

(VARIABLE WIDTH R.O.W.)

POINT OF COMMENCING

1/2" IRF W/NDM CAP

(CM)

(PLAT ~ S 44°54'32" E)

S 45°52'11" E ~ 281.05'

10' SANITARY SEWER ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

(PLAT ~ S 44°54'32" E)

S 45°52'11" E ~ 749.29'

(PLAT ~ S 45°24'03" E)

S 46°21'42" E ~ 152.19'

1/2" IRF

W/NDM CAP

(CM)

MESQUITE INDEPENDENT SCHOOL DISTRICT

VOL. 84245, PG. 4858

D.R.D.C.T.

REMAINDER OF CALLED 50.00 ACRES

DR. JOHN D. HORN HIGH SCHOOL,

BLOCK A, LOT 1-A

INST. NO. 200503600834

O.P.R.D.C.T.

1/2" IRF

W/NDM CAP

15' DRAINAGE ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

10" ESMT.

T.U. COMPANIES

VOL. 2000213, PG. 2399

D.R.D.C.T.

25' WATER & DRAINAGE ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

MESQUITE INDEPENDENT SCHOOL DISTRICT

INST. NO. 2000016792

O.P.R.D.C.T.

CALLED 22.344 ACRES

15' WATER ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

JOHN P. ANDERSON SURVEY
ABSTRACT NO. 1

S 44°37'07" W ~ 690.69'

15' DRAINAGE ESMT.

CITY OF MESQUITE

VOL. 99048, PG. 1381

D.R.D.C.T.

1/2" IRF

W/NDM CAP

15' DRAINAGE ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

15' WATER ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

15' WATER ESMT.

INST. NO. 200503600834

O.P.R.D.C.T.

POINT OF BEGINNING

WATER ESMT.

ABANDONMENT

AREA NO. 4

(SEE DETAIL ON

PAGE 17 OF 17)

15' WATER ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.

WATER ESMT.

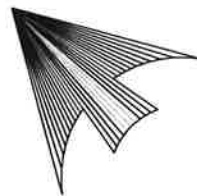
INST. NO. 200503600834

O.P.R.D.C.T.

15' DRAINAGE ESMT.

VOL. 2000213, PG. 2399

D.R.D.C.T.



NORTH

SCALE: 1"=120'

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
INST. NO.	INSTRUMENT NUMBER
VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND

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PAGE 16 OF 17

JANUARY 24, 2018

17-04-025

17025-AB04.dwg

NDM

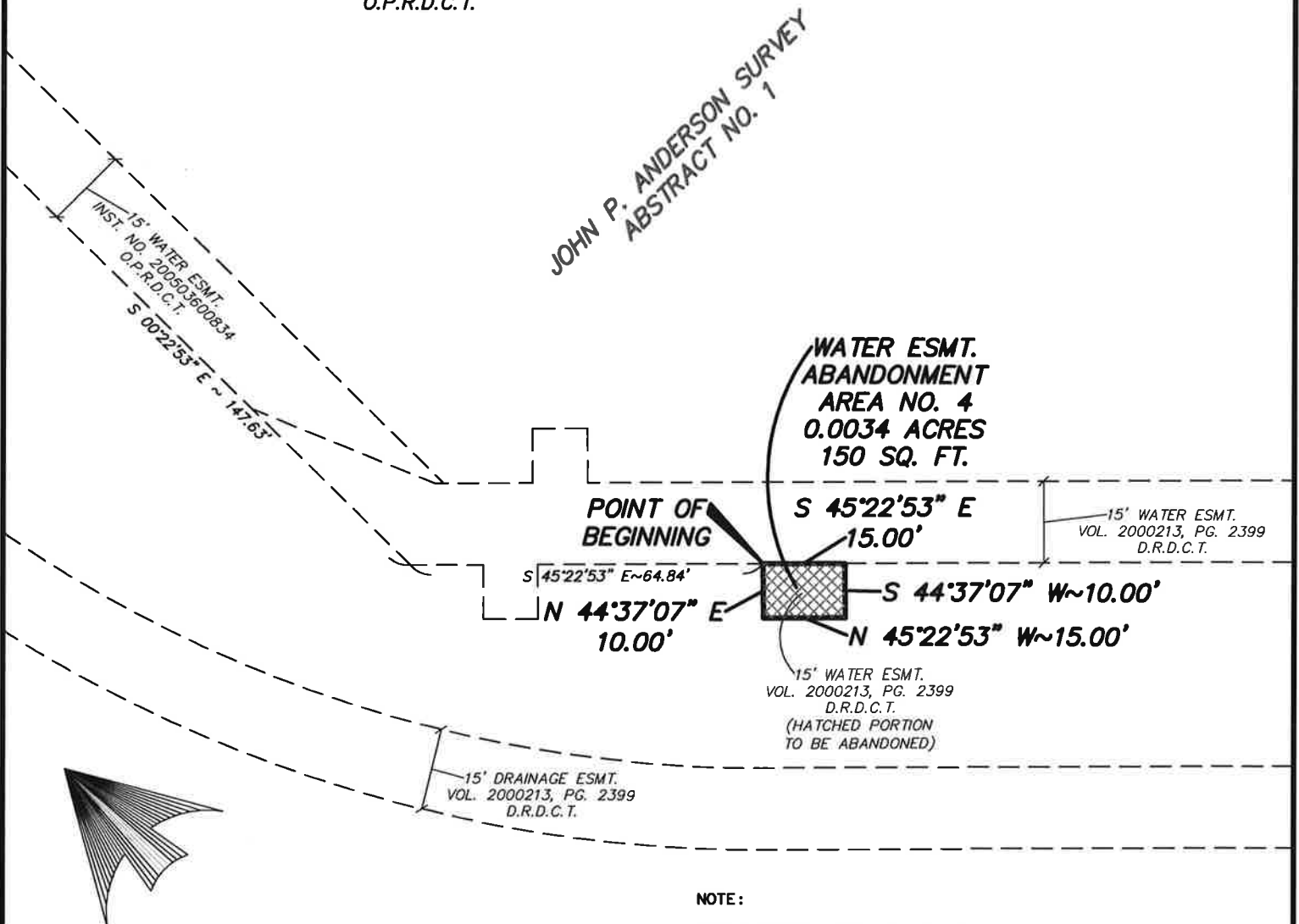
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MESQUITE INDEPENDENT SCHOOL DISTRICT
 VOL. 84245, PG. 4858
 D.R.D.C.T.
 REMAINDER OF CALLED 50.00 ACRES

DR. JOHN D. HORN HIGH SCHOOL,
 BLOCK A, LOT 1-A
 INST. NO. 200503600834
 O.P.R.D.C.T.

ABBREVIATION LEGEND

D.R.D.C.T.	DEED RECORDS OF DALLAS COUNTY, TEXAS
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VOL., PG.	VOLUME, PAGE
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND



NORTH
 NOT TO SCALE

NOTE:

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PAGE 17 OF 17

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