

EXHIBIT "A"
Right-of-Way Abandonment
East Glen Boulevard
Jernigan and Espensen
1.802 Acres or 78,507 Square Feet

Being all that certain lot, tract or parcel of land situated in the James E. Sewell Survey, Abstract Number 1358, City of Mesquite, Dallas County, Texas, being all of that certain called 1.845 acre tract of land described as Parcel 8 in Right-of-Way (ROW) Deed to the County of Dallas recorded in Volume 84076, Page 1952 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found at the northeast corner of said ROW tract, being the southeast corner of that certain tract of land described as Tract 2 in deed to James William Jernigan and Laura Jernigan Espensen (Jernigan and Espensen) recorded in Volume 2004172, Page 10588 of the Deed Records of Dallas County, Texas, said point being on the west right-of-way line of Faithon P. Lucas Boulevard, formerly Berry Road (85' R.O.W.);

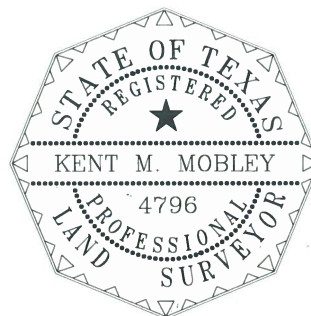
THENCE S 00°50'32" E, 100.00 feet, along the west right-of-way line of Faithon P. Lucas Boulevard and the east line of said ROW tract, to a ½" capped iron rod (G&A) set at the southeast corner thereof, being the northeast corner of that certain tract of land described as Tract 3 in deed to Jernigan and Espensen cited above;

THENCE S 89°18'19" W, 785.26 feet, along the south line of said ROW tract and the north line of said Jernigan and Espensen Tract 3, to a ½" capped iron rod set (G&A), being the northeast corner of that certain tract of land described as Tract 3 in deed to the City of Mesquite recorded in Volume 95083, Page 253 of the Deed Records of Dallas County, Texas, being the southeast corner of that certain ROW tract described in Volume 75112, Page 1271 of said Dallas County Deed Records;

THENCE N 00°37'37" W, 100.00 feet, along the east line of said ROW tract recorded in Volume 75112, Page 1271, to a 1/2" iron rod found at the northwest corner thereof, being the southwest corner of said Jernigan and Espensen Tract 2 and the southeast corner of that certain tract of land described as Tract 2 in deed to the City of Mesquite cited above;

THENCE N 89°18'19" E, 784.88 feet, along the north line of said ROW tract and the south line of said Jernigan and Espensen Tract 2, to the POINT OF BEGINNING and containing approximately 1.802 acres or 78,507 square feet of land.

Kent M. Mobley 12-15-2020
Kent M. Mobley, RPLS
Texas Registration No. 4796



Bearings herein are referred to the Texas Coordinate System, North Central Zone, No. 4202
NAD '83

JAMES M. SEWELL SURVEY
ABSTRACT NUMBER 1358

JAMES WILLIAM JERNIGAN AND
LAURA JERNIGAN ESPENSEN
TRACT 2
VOL. 2004172 PG. 10588
D.R.D.C.T.

CITY OF MESQUITE
TRACT 2
VOL. 95083 PG. 253
D.R.D.C.T.

ROW
VOL. 75112 PG. 1271
D.R.D.C.T.

CITY OF MESQUITE
TRACT 3
VOL. 95083 PG. 253
D.R.D.C.T.

EXIST.
R.O.W.

1/2" IRF

N 00°37'37" W
100.00'

N 89°18'19" E 784.88'

ROW PARCEL 8
DALLAS COUNTY
VOL. 84076 PG. 1952
D.R.D.C.T.

EAST GLEN BLVD.

S 89°18'19" W 785.26'

EXIST.
R.O.W.

JAMES WILLIAM JERNIGAN AND
LAURA JERNIGAN ESPENSEN
TRACT 3
VOL. 2004172 PG. 10588
D.R.D.C.T.

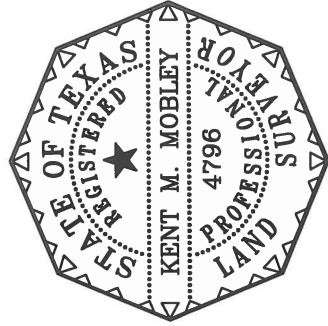
S 00°52'37" E 717.86'

1/2" IRF

LEGEND:

- = R.O.W. ABANDONMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS
- = MONUMENT FOUND
- = MONUMENT SET

NOTE:
THE BEARINGS & COORDINATES SHOWN ON
THIS PLAT ARE BASED ON THE TEXAS
COORDINATE SYSTEM, NORTH CENTRAL
ZONE, NO. 4202 NAD '83.



Kent M. Mobley
KENT M. MOBLEY R.P.L.S. NO. 4796



scale
50 0 50 100
feet
1" = 100'

FAITHON P. LUCAS BLVD.
(BERRY ROAD
85' R.O.W.)

EXIST.
R.O.W.


P.O.B.
1/2" IRF

S 00°50'32" E
100.00'

R.O.W. ABANDONMENT
1.802 ACRES
78,507 SQ. FT.

1/2" IRF

F-10127900

 Grantham & Associates, Inc. Civil Engineering & Surveying	
6570 NAAMAN FOREST BLVD., SUITE 200, L.B. 2 GARLAND, TEXAS 75044 (972) 864-2333 (TEL) (972) 864-2334 (FAX)	
EAST GLEN VACATION JAMES WILLIAM JERNIGAN AND LAURA JERNIGAN ESPENSEN	
EXHIBIT "A" PAGE 2 OF 2	
DALLAS COUNTY, TEXAS	
12/15/2020	1403JERNIGAN