



DALLAS COUNTY
PUBLIC WORKS

February 26, 2021

Mr. John Mears
City of Mesquite
P.O. Box 850137
Mesquite, TX 75185-0137

Reference: Conveyance to the City of Mesquite, Dallas County's Interest in Specific Right of Way and Easement acquired for the Scyene Road Relocation Project from Pioneer Road to Berry Road (this portion is now known as East Glen Blvd.), in Conjunction with the 1977 Bond Program, County Project No. 494-466

Dear John:

Please find attached Dallas County Commissioners Court Order No. 2021-0176, approved on February 19, 2021 and the original executed and recorded Quitclaim Deed conveying to the City of Mesquite any and all property rights Dallas County acquired in Parcel 8 & 8E, and the exchanged property on East Glen Boulevard, Mesquite, Texas.

Should you have any questions regarding the attached, please contact us.

Sincerely,

A handwritten signature in blue ink that reads "Molita Powell".

Molita Powell
Foreclosed Property Supervisor

Attachments: Court Order; Original Quitclaim Deed, Location Map & Briefing

c: Carter Ferguson, Chief Real Estate Manager
Les St. John, Assistant Director

/mp



COURT ORDER 2021-0176

Conveyance to the City of Mesquite, Dallas County's Interest in Specific Right of Way and Easement acquired for the Scyene Road Relocation Project from Pioneer Road to Berry Road (this portion is now known as East Glen Blvd.), in Conjunction with the 1977 Bond Program, County Project No. 494-466

On a motion made by Commissioner Dr. Elba Garcia, and seconded by Commissioner John Wiley Price, the following order was passed and adopted by the Commissioners Court of Dallas County, State of Texas:

BRIEFING DATE: February 19, 2021

FUNDING SOURCE: N/A

Be it resolved and ordered that the Dallas County Commissioners Court does hereby Approve a Quitclaim Deed to the City of Mesquite, without compensation, conveying any and all property rights Dallas County acquired for roadway purposes via Special Warranty Deed from Gertrude Kenney Hudson, a widow, dated March 26, 1975, recorded on June 9, 1975 in Volume 75112, Page 1271, in exchange for a portion of the Old Terrell Interurban right of way, and a Right of Way Deed from Florence Reagin, a single woman, dated February 27, 1984, recorded on April 17, 1984 in Volume 84076, Page 1952, along with an Easement dated February 27, 1984, recorded on April 17, 1984 in Volume 84076, Page 1950, for the Scyene Road Relocation project, in conjunction with the 1977 Bond Program, Project No. 494-466.

It is further recommended the Commissioners Court declare that said right of ways and easement are not needed by Dallas County for the purposes of transportation, communication, travel, and authorize the County Judge to execute the attached Quitclaim Deed conveying Dallas County's rights, title and interest, if any, in the properties to the City of Mesquite.

Done in open Court February 19, 2021 by the following vote:

IN FAVOR:	County Judge Clay Jenkins, Commissioner Dr. Theresa Daniel, Commissioner JJ Koch, Commissioner John Wiley Price, and Commissioner Dr. Elba Garcia
OPPOSED:	None
ABSTAINED:	None



VG-364-2021-202100054586

Dallas County
John F. Warren
Dallas County Clerk

Instrument Number: 202100054586

Real Property Recordings

Recorded On: February 26, 2021 11:43 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$0.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202100054586
Receipt Number: 20210226000668
Recorded Date/Time: February 26, 2021 11:43 AM
User: Destinee C
Station: CC41

Record and Return To:

Public works
411 Elm St

DALLAS TX 75202



STATE OF TEXAS

Dallas County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Dallas County, Texas

John F. Warren
Dallas County Clerk
Dallas County, TX

Quitclaim Deed

Date: February 24th, 2021

Grantor: **COUNTY OF DALLAS**, a political subdivision of the State of Texas, hereinafter "Grantor" and by virtue of duly executed Commissioners Court Order No. 2021-0176 dated February 19, 2021.

Grantor's Mailing Address:

411 Elm Street, Suite 300
Dallas, Texas 75202
Attn: Assistant Director, Property Division

Grantee: **CITY OF MESQUITE**, a Texas municipal corporation

Grantee's Mailing Address:

1515 N. Galloway Avenue
Mesquite, TX 75149

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property, including any improvements:

Those certain tracts or parcels of land situated in the City of Mesquite, Dallas County, Texas, and being the same tracts or parcels conveyed to the County of Dallas for paving and drainage for the Scylene Road relocation, Project No. 494-466, in conjunction with the 1977 Bond Program, and land exchange (the "Project"), referenced herein by the table of recorded documents filed in the Official Public Records of Dallas County, Texas, and more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein for all purposes ("Property").

It is the intent of Grantor to convey to Grantee the remainder of all Grantor's right, title, and interest in the following Property, which Grantor acquired for the Project:

Conveyances to the County of Dallas				
No.	Original Grantors	Instrument / Date of Execution	Volume / Page	Date of Filing / Recording
Property Exchange with Old Terrell Interurban Right of Way Tract				
1.	Gertrude Kenney Hudson, a widow	Special Warranty Deed (Property Exchange) 3/26/1975	75112 / 1271	6/6/1975 6/9/1975

Scyene Road Project No. 494-466 in Conjunction with the 1977 Bond Program				
2.	Mrs. Florence Reagin, a single woman	Right of Way Deed (Parcel-8) 2/27/1984	84076 / 1952	4/16/1984 4/17/1984
3.	Mrs. Florence Reagin, a single woman	Easement (Parcel 8E-1) 2/27/1984	84076 / 1950	4/16/1984 4/17/1984

This conveyance is executed and delivered subject to all easements, reservations, conditions, covenants, and restrictive covenants, as the same appear of record in the Official Public Records of Dallas County, Texas, or apparent on the ground, and to all encroachments, zoning, regulations, and ordinances of municipal and/or other governmental authorities, if any, which affect the Property herein conveyed, to the extent they are valid and subsisting and are enforceable against a political subdivision of the State of Texas.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the aforesaid Property, unto the said Grantee and Grantee's heirs, successors, and assigns forever. Grantor's heirs, successors, and assigns will not have, claim, or demand any right, title or interest to Property or any part thereof, subject to the exceptions and reservations stated.

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

*Approved as to Form:

COUNTY OF DALLAS

JOHN CREUZOT
DALLAS COUNTY DISTRICT ATTORNEY

By: **Sherri Turner**
Sherri L. Turner
Assistant District Attorney

Digitally signed by Sherri Turner
DN: cn=Sherri Turner, o=Dallas County District
Attorney's Office, ou=Civil Division,
email=s.turner@dallascounty.org, c=US
Date: 2021.02.09 09:47:51 -06'00'

By: Jheison Romain
Jheison Romain for Clay Lewis Jenkins
Dallas County Judge

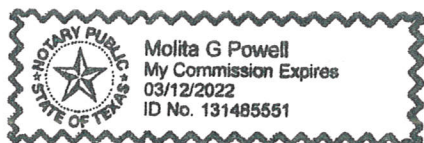
*By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our review of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval, and should seek review and approval by their own respective attorney(s).

ACKNOWLEDGMENT

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24th day of February, 2021, by Jheison Romain, Policy Advisor & Office Manager for Clay Lewis Jenkins, County Judge for the County of Dallas, on behalf of the County of Dallas, a political subdivision of the State of Texas.



Melita Powell
Notary Public, State of Texas
My Commission Expires 3/12/2022

EXHIBIT "A"

Tract 1 [Right of Way Deed-Volume 75112 Page 1271]

BEING a lot, tract or parcel of land situated in the City of Mesquite, Dallas County, Texas; being a part of the JAMES M. SEWELL SURVEY, A-1358 and the THOS. J. SEWELL SURVEY, A-1359, also being part of a certain 98.67 acre tract of land to Phil L. Hudson by deed dated January 10, 1942;

COMMENCING at the intersection of the north right-of-way line of Newsom Road (a 40.0 foot right-of-way) with the east line of Clay Road (a 50 foot right-of-way);

THENCE north 2°00' east with said east right-of-way line of Clay Road 700.43 feet to a point;

THENCE east 1052.9 feet more or less to a point in the west line of said Phil Hudson 98.67 acre tract, said point being 700 feet north of the north right-of-way line of Newsom Road (a 40 foot right-of-way), also said point being the place of beginning for the following described tract of land;

THENCE east 2931.36 feet more or less to a point in the east line of said Phil Hudson 98.67 acre tract, said point being 700 feet north of the said Newsom Road (a 40-foot right-of-way);

THENCE north with the east line of said Phil Hudson 98.67 acre tract 100 feet to a point;

THENCE west 2931.36 feet more or less to a point;

THENCE south 100 feet to the place of beginning, containing 6.73 acres more or less.

Tract 2 [Right of Way Deed-Volume 84076 Page 1952]

BEING a tract of land out of the James M. Sewell Survey, Abstract 1358, situated in Dallas County, Texas, and being part of a tract of land as conveyed to Florence Reagin by deed recorded in Volume 66761, Page 264 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a point on the south line of the present Scyene Road (a 60 foot R.O.W.), said point being the northwest corner of the aforementioned Florence Reagin Tract and being the northeast corner of a tract of land conveyed to Phil Hudson by deed dated January 10, 1942, and recorded in the Deed Records of Dallas County, Texas;

THENCE S 00°38'48" W along the common line being the west line of the Reagin Tract and the east line of the Hudson Tract, 661.56 feet to a ½ inch iron rod set for corner, being the POINT OF BEGINNING of this tract;

THENCE N 89°51'11" E crossing the said Reagin tract, 802.92 feet to a ½ inch iron rod set for a corner being on the common line between the west R.O.W. line of Berry Road (an 85 foot R.O.W.) and the east line of the said Reagin Tract;

THENCE S 00°24'49" E along the aforementioned common line being the west R.O.W. of Berry Road and the east line of the Reagin Tract, 100.00 feet to a ½ inch iron rod set for corner;

THENCE S 89°51'11" W leaving the aforementioned east line of said Reagin Tract, and crossing said Reagin Tract, 804.77 feet to a ½ inch iron rod set for corner on the common line being the west line of the said Reagin Tract and the east line of the aforementioned Hudson Tract;

THENCE N 00°38'48" E along said common line being the west line of the said Reagin Tract and the east line of the said Hudson Tract, 100.01 feet to the POINT OF BEGINNING and CONTAINING 80,380 square feet or 1.845 acres of land,

LESS AND EXCEPT the entire mineral estate which is reserved and not conveyed hereby.

Tract 2E [EASEMENT-Volume 84076 Page 1950]

BEING a tract of land out of the James M. Sewell Survey, Abstract 1358, situated in Dallas County, Texas, and being part of the tract of land conveyed to Florence Reagin by Deed recorded in Volume 66761, Page 264, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the west R.O.W. line of Berry Road (85 feet R.O.W.), said point being at the intersection of the said west R.O.W. line of Berry Road with the north R.O.W. line of the proposed Scyene Road relocation (a 100 foot R.O.W.);

THENCE S 89°51'11" W along said north R.O.W. line, 25.00 feet to a point for corner;

THENCE N 00°24'49" W parallel to the west R.O.W. line of Berry Road, 40.00 feet to a point for corner;

THENCE N 89°51'11" E parallel to the said north R.O.W. line of the proposed Scyene Road relocation, 25.00 feet to a point for corner in the west line of Berry Road;

THENCE S 00°24'49" E along said west R.O.W. line, 40.00 feet to the POINT OF BEGINNING and CONTAINING 1,000 square feet of land,

LESS AND EXCEPT the entire mineral estate which is reserved and not conveyed hereby.

This easement and right of way, together with all rights and privileges hereby granted may be used by Grantee for the purpose of a drainage easement consisting of an open ditch and headwall.

RETURN TO:

County of Dallas
Public Works Department
411 Elm Street, Suite 300
Dallas, Texas 75202
Attn: Assistant Director
Property Management & Utility Coordination Division