

**PARCEL E-24  
CITY OF DALLAS RIGHT-OF-WAY  
0.6378 ACRE TRACT  
JOHN P. ANDERSON SURVEY, ABSTRACT NUMBER 1  
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

BEING a tract of land situated in the John P. Anderson Survey, Abstract Number 1, City of Mesquite, Dallas County, Texas, and being a part of that tract of land described in Warranty Deed dated May 15, 1991, to Paul E. Wainwright and wife, Ruby Lee Wainwright as recorded in Volume 91101, Page 2724 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), said tract also being part of Wainwright Addition, Lot 1, Block 1, an addition to the City of Mesquite, Dallas County, Texas, as recorded in Volume 93033, Page 0707, D.R.D.C.T., and being more particularly described as follows:

BEGINNING at a point for the common west corner of said Lot 1 and the north corner of that tract of land described as Tract 2 in deed to City of Mesquite, Texas as recorded in Volume 93248, Page 2192, D.R.D.C.T., said point being on the southeasterly right-of-way line of Lawson Road (a 100 foot wide right-of-way as described in deed to the City of Mesquite as recorded in Volume 87250, Page 1864, D.R.D.C.T.), and from which a 1/2-inch found iron rod bears South 28 degrees 01 minute 45 seconds West, a distance of 0.25 feet;

THENCE North 75 degrees 28 minutes 11 seconds East, with the common northwest line of said Lot 1 and said southeasterly right-of-way line of Lawson Road, a distance of 783.80 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the north corner of said Lot 1 on the southwest line of that tract of land described in deed to Dennis Rogers and wife, Linda Rogers as recorded in Volume 82023, Page 1930, D.R.D.C.T., an from which a 4-inch metal fence corner post bears South 34 degrees 41 minutes 56 seconds East, a distance of 2.01 feet;

THENCE South 44 degrees 47 minutes 21 seconds East, departing said common line, with the common northeast line of said Lot 1 and said southwest line of said Rogers tract, a distance of 28.94 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 75 degrees 28 minutes 11 seconds West, departing said common line, with a line offset 25 feet southerly from and parallel to said southeasterly right-of-way line of Lawson Road, and over and across said Lot 1, a distance of 621.05 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 30 degrees 28 minutes 11 seconds West, departing said parallel offset line, continuing over and across said Lot 1, a distance of 142.89 feet to a 1/2-inch set iron rod with cap for corner on the common southwest line of said Lot 1 and the northeast line of the aforementioned Tract 2;

# Exhibit A

**PARCEL E-24  
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THENCE North 45 degrees 43 minutes 05 seconds West, with said common line, a distance of 147.33 feet to the POINT OF BEGINNING and containing 27,782 square feet or 0.6378 of an acre of land, more or less.

The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



*Andrew J. Shafer*  
8/16/2019

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# JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1

Exhibit A

PARCEL E-24  
27,782 SQ. FT.  
OR  
0.6378 ACRE

Basis of Bearing rotated  
counter-clockwise 00°32'50"  
from plat bearing of  
N76°01'01"E

DENNIS ROGERS AND WIFE,  
LINDA ROGERS  
(VOL. 82023, PG. 1930)

0 100 200 300 400  
SCALE: 1"=200'

POINT OF BEGINNING

1/2" FIR  
Bears=S28°01'45"W  
0.25'

LAWSON ROAD  
(100' RIGHT-OF-WAY)  
(VOL. 87250, PG. 1864)

1/2" SIR W/CAP  
(4" METAL FENCE  
CORNER POST BEARS  
S34°41'56"E  
2.01')

S44°47'21"E  
28.94'

1/2" SIR  
W/CAP

S75°28'11"W  
256.19'

N45°43'05"W  
116.89'

1/2" FIR  
(C.M.)

N45°43'05"W  
147.33'

1/2" SIR  
W/CAP

DRAINAGE ESMT.  
(VOL. 93033, PG. 0707)

DRAINAGE EASEMENT  
(TRACT IV (DE 1.4),  
VOL. 88023, PG. 2327)

S30°28'11"W  
142.89'

CITY OF MESQUITE, TEXAS  
(TRACT 2, VOL. 93248, PG. 2192)

JOHN P. ANDERSON SURVEY,  
ABSTRACT NO. 1



NOTE:

Corners labeled hereon as 1/2" SIR W/CAP, and described as "set" in the corresponding metes and bounds description were set in December, 2010, and field verified in August, 2019.

## LEGEND

1/2" SIR 1/2-INCH SET IRON ROD WITH YELLOW  
W/CAP PLASTIC CAP STAMPED "HALFF"  
(C.M.) CONTROL MONUMENT  
FIR FOUND IRON ROD

APPROX. C  
TEXAS POWER &  
LIGHT CO. ESMT.  
(VOL. 3892, PG. 367)

JOHN P. ANDERSON SURVEY,  
ABSTRACT NO. 1

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

JOHN M. HARDING SURVEY,  
ABSTRACT NO. 569

## NOTES:

1. The Basis of Bearing is the North American Datum of 1983, Texas State Plane Coordinate System, North Central Zone 4202. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

2. Metes and Bounds description of even data accompanies this survey exhibit.

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CITY OF MESQUITE, DALLAS COUNTY, TEXAS



1201 N. BOWSER ROAD RICHARDSON, TEXAS 75081  
TELE. (214)346-6200 FAX (214)739-0095  
TBPLS FIRM NO. 10029600

DATE: AUG., 2019

AVO.: 25143

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