

PARCEL E-479
CITY OF DALLAS RIGHT-OF-WAY
18.93 ACRE TRACT
WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
WM. S. ROBINSON SURVEY, ABSTRACT NUMBER 1262
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

TRACT 1

BEING a tract of land situated in the William S. Long Survey, Abstract No. 825, the Thomas F. McKinney & Samuel M. Williams Survey, Abstract No. 1026, and the Wm. S. Robinson Survey, Abstract No. 1262, City of Mesquite, Dallas County, Texas, and being part of a called 248.634 acre tract of land described as Tract 3 in the Special Warranty Deed dated March 28, 2017, Ashley Furniture Industries, Inc., as recorded in Instrument Number 201700087295 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING a 5/8-inch found iron rod for the most southerly corner of said 248.634 acre tract, said point being in the northwesterly line of a tract of land described in deed to Charles D. Blakely as recorded in Volume 80159, Page 2308 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and on the northeasterly right-of-way line of Berry Road (a variable width right-of-way), said point also being the beginning of a circular curve to the right having a radius of 5,729.56 feet whose chord bears North 43 degrees 22 minutes 13 seconds West, a distance of 325.25 feet;

THENCE Northwesterly, with the common southwesterly line of said 248.634 acre tract, said northeasterly right-of-way line of Berry Road and with said curve, through a central angle of 03 degrees 15 minutes 11 seconds, an arc distance of 325.30 feet to a 1/2-inch found iron rod for the point of tangency;

THENCE North 45 degrees 14 minutes 53 seconds West, continuing with said common line, a distance of 2,115.73 feet to a 1/2-inch found iron rod stamped "RPLS 5129" for the beginning of a non-tangent circular curve to the right, having a radius of 686.37 feet whose chord bears North 22 degrees 59 minutes 35 seconds West, a distance of 501.75 feet;

THENCE Northwesterly, continuing with said common line and with said curve, through a central angle of 42 degrees 52 minutes 40 seconds, an arc distance of 513.65 feet to a 1/2-inch found iron rod with cap stamped "RPLS 5129" for the end of said curve in the common west line of said 248.634 acre tract and the east right-of-way line of Faithon P. Lucas Sr. Blvd. (a variable width right-of-way);

THENCE North 00 degrees 43 minutes 37 seconds West, with said common line, a distance of 2,568.21 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the northwest corner of said 248.634 acre tract and the southwest corner of a called 0.3525 acre tract of land described in deed to City of Mesquite as recorded in Instrument Number 201600026524, O.P.R.D.C.T.;



FIELD NOTES APPROVED:

RJR 12/13/18

Page 1 of 6
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**PARCEL E-479
CITY OF DALLAS RIGHT-OF-WAY
18.93 ACRE TRACT
WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
WM. S. ROBINSON SURVEY, ABSTRACT NUMBER 1262
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

TRACT 1

THENCE South 78 degrees 23 minutes 16 seconds East, departing said east right-of-way line and with the south line of said 0.3525 acre tract and with the north line of said 248.634 acre tract, a distance of 153.77 feet to a 1/2-inch found iron rod with cap for the southeast corner of said 0.3525 acre tract;

THENCE South 00 degrees 44 minutes 03 seconds East, departing said north line of 248.634 acre tract and over and across said 248.634 acre tract, a distance of 1,729.61 feet to a point for corner;**

THENCE North 89 degrees 00 minutes 27 seconds East, continuing over and across said 248.634 acre tract, with the projected north right-of-way line of Creek Crossing (a 60 foot wide right-of-way as shown on the plat of CREEK CROSSING ESTATES NO. 13(A), AN AMENDING PLAT OF CREEK CROSSING ESTATES NO. 13, an addition to the City of Mesquite, Dallas County, Texas, as recorded in Volume 94006, Page 2489, D.R.D.C.T.), a distance of 2.64 feet to a point for corner;**

THENCE South 00 degrees 59 minutes 33 seconds East, departing said projected right-of-way line, continuing over and across said 248.634 acre tract, a distance of 732.41 feet to the point of curvature of a tangent circular curve to the right, having a radius of 1,200.00 feet whose chord bears South 01 degree 33 minutes 22 seconds West, a distance of 106.72 feet;**

THENCE Southerly, continuing over and across said 248.634 acre tract, and with said curve, through a central angle of 05 degrees 05 minutes 49 seconds, an arc distance of 106.75 feet to a point for the beginning of a non-tangent circular curve to the left, having a radius of 536.37 feet whose chord bears South 24 degrees 50 minutes 46 seconds East, a distance of 357.85 feet;**

THENCE Southeasterly, continuing over and across said 248.634 acre tract, and with said curve, through a central angle of 38 degrees 58 minutes 24 seconds, an arc distance of 364.84 feet to a point for the end of said curve;**

THENCE South 45 degrees 15 minutes 21 seconds East, continuing over and across said 248.634 acre tract, a distance of 2,116.32 feet to the beginning of a non-tangent circular curve to the left, having a radius of 5,579.58 feet whose chord bears South 45 degrees 35 minutes 15 seconds East, a distance of 323.48 feet;**

Exhibit A

**PARCEL E-479
CITY OF DALLAS RIGHT-OF-WAY
18.93 ACRE TRACT
WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
WM. S. ROBINSON SURVEY, ABSTRACT NUMBER 1262
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS**

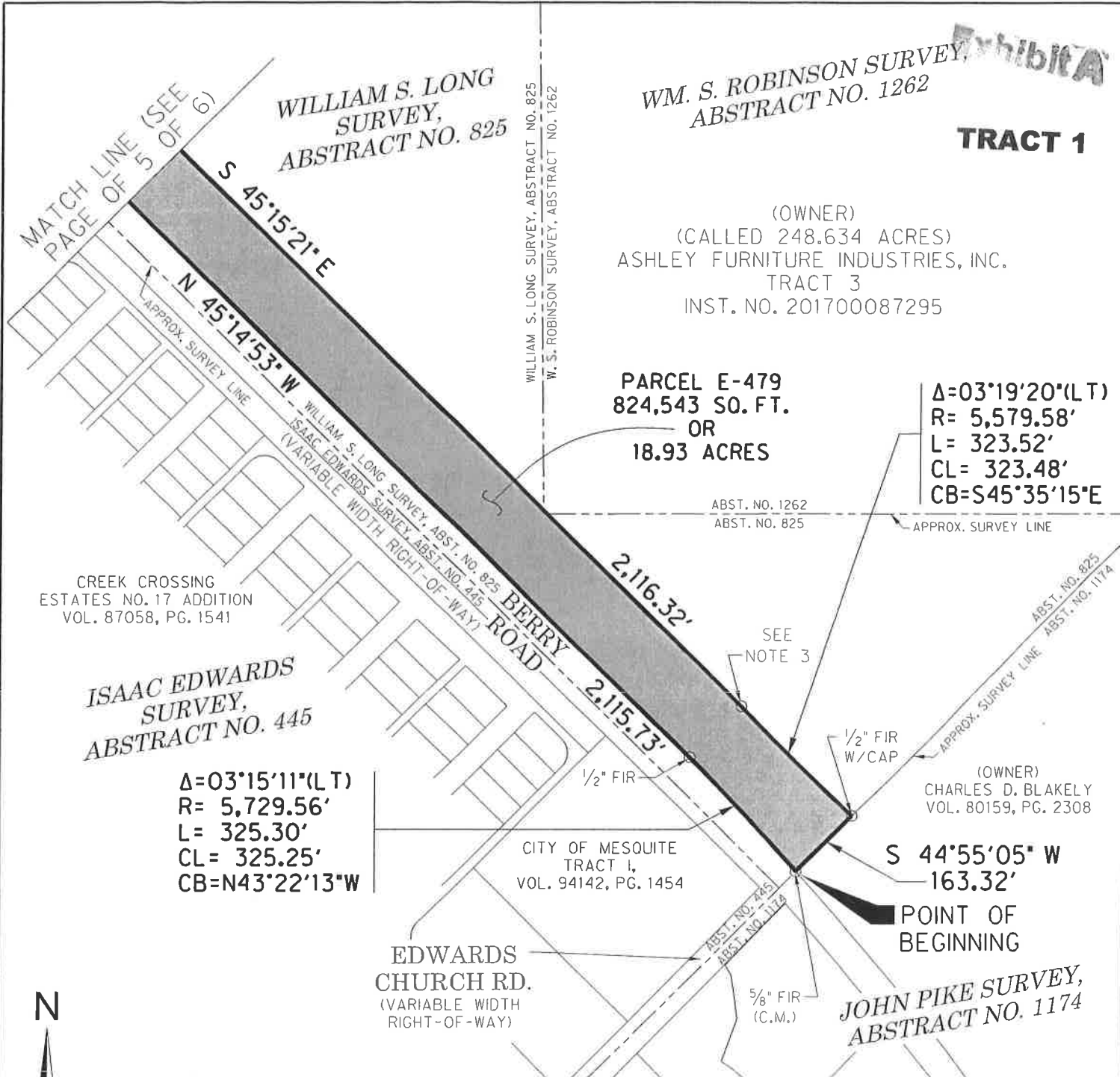
TRACT 1

THENCE Southeasterly, continuing over and across said 248.634 acre, and with said curve, through a central angle of 03 degrees 19 minutes 20 seconds, an arc distance of 323.52 feet to a 1/2-inch found iron rod with cap for the end of said curve in the common southeasterly line of said 248.634 acre tract and the aforementioned northwesterly line of said Blakely tract;

THENCE South 44 degrees 55 minutes 05 seconds West, with said common line, a distance of 163.32 feet to the POINT OF BEGINNING and containing 824,543 square feet or 18.93 acres of land, more or less.

****NOTE:** Corner monumentation was not set for this point because right of entry was denied.

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.



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 tract shown hereon was prepared of even date.
3. Corner monumentation was not set for this point because right of entry was denied.

PARCEL E-479
CITY OF DALLAS RIGHT-OF-WAY 18.93 ACRE TRACT
WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
WM. S. ROBINSON SURVEY, ABSTRACT NO. 1262
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



HALFF

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

DATE: NOVEMBER, 2018

AVO.: 25143

PAGE 4 OF 6

0 150 300 450 600

SCALE: 1"=300'

Exhibit A

TRACT 1WILLIAM S. LONG
SURVEY,
ABSTRACT NO. 825
 $\Delta = 05^{\circ}05'49''(\text{RT})$
 $R = 1,200.00'$
 $L = 106.75'$
 $CL = 106.72'$
 $CB = S01^{\circ}33'22''W$

 (OWNER)
 (CALLED 248.634 ACRES)
 ASHLEY FURNITURE
 INDUSTRIES, INC.
 TRACT 3
 INST. NO. 201700087295

 $\Delta = 38^{\circ}58'24''(\text{LT})$
 $R = 536.37'$
 $L = 364.84'$
 $CL = 357.85'$
 $CB = S24^{\circ}50'46''E$
 $S 45^{\circ}15'21''E$
 2,116.32'

MATCH LINE (SEE PAGE OF 6 OF 6)

**CREEK
CROSSING**(60' RIGHT-OF-WAY)
VOL. 94006, PG. 2489
 $699.66'$
 $N89^{\circ}00'27''E$
 $5/8"$ FIR
 (C.M.)
 FND. "X" CUT
 (C.M.)
HEIRS OF SAMUEL
HOUSTON SURVEY,
ABSTRACT NO. 1661CREEK CROSSING
ESTATES NO. 13(A),
AN AMENDING PLAT OF
CREEK CROSSING
ESTATES NO. 13 ADDITION
VOL. 94006, PG. 2489
 $N 00^{\circ}43'37''W$
 2,568.21'

 $1/2"$ FIR
 W/CAP
 stamped
 "RPLS 5129"
 (C.M.)

 $\Delta = 42^{\circ}52'40''(\text{RT})$
 $R = 686.37'$
 $L = 513.65'$
 $CL = 501.75'$
 $CB = N22^{\circ}59'35''W$
 $\Delta = 45^{\circ}55'36''(\text{RT})$
 $R = 950.00'$
 $L = 761.49'$
 $CL = 741.27'$
 $CB = S21^{\circ}58'15''W$
 $N 45^{\circ}14'53''W$
 2,115.73'
ISAAC EDWARDS SURVEY,
ABSTRACT NO. 445CREEK CROSSING
ESTATES NO. 19,
ADDITION
VOL. 96206, PG. 2353

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 tract shown hereon was prepared of even date.
3. Corner monumentation was not set for this point because right of entry was denied.

PARCEL E-479

 CITY OF DALLAS RIGHT-OF-WAY 18.93 ACRE TRACT
 WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
 WM. S. ROBINSON SURVEY, ABSTRACT NO. 1262
 THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
 ABSTRACT NO. 1026
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

LEGEND

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

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

DATE: NOVEMBER, 2010

AV0.: 25143

PAGE 5 OF 6

0 150 300 450 600

SCALE: 1"=300'



Exhibit A

TRACT 1

(OWNER)
(CALLED 90.908 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 2
INST. NO. 201700087295

(OWNER)
(CALLED 0.3525 ACRES)
CITY OF MESQUITE
INST. NO. 201600026524

(OWNER)
CITY OF MESQUITE
INST. NO. 201700096415

REUBEN W. ROWE SURVEY
ABSTRACT NO. 1631

PHASE B
CREEK CROSSING ESTATES
NO. 16 ADDITION
VOL. 99167, PG. 915

THOMAS F. McKINNEY &
SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026

PARCEL E-479
824,543 SQ. FT.
OR
18.93 ACRES

(OWNER)
(CALLED 248.634 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 3
INST. NO. 201700087295

WILLIAM S. LONG SURVEY,
ABSTRACT NO. 825

MATCH LINE (SEE PAGE OF 5 OF 6)



LEGEND

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

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 tract shown hereon was prepared of even date.
3. Corner monumentation was not set for this point because right of entry was denied.

PARCEL E-479
CITY OF DALLAS RIGHT-OF-WAY 18.93 ACRE TRACT
WILLIAM S. LONG SURVEY, ABSTRACT NO. 825
WM. S. ROBINSON SURVEY, ABSTRACT NO. 1262
THOMAS F. McKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



HALFF

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

DATE: NOVEMBER, 2018

AVO.: 25143

PAGE 6 OF 6

Exhibit A

PARCEL E-007
CITY OF DALLAS RIGHT-OF-WAY
3.945 ACRE TRACT
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

TRACT 2

BEING a tract of land situated in the Thomas F. McKinney & Samuel M. Williams Survey, Abstract No. 1026, City of Mesquite, Dallas County, Texas, and being part of a called 90.908 acre tract of land described as Tract 2 in the Special Warranty Deed to Ashley Furniture Industries, Inc. as recorded in Instrument Number 201700087295 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 5/8-inch found iron rod for the northwest corner of a called 8.152 acre tract of land described as Tract 1 of said Ashley Furniture Industries, Inc. deed, and at the intersection of the southerly right-of-way line of Scyene Road (60 foot wide roadway by usage) with the east right-of-way line of Faithon P. Lucas Sr. Boulevard (a variable width right-of-way);

THENCE South 00 degrees 48 minutes 57 seconds East, with the common west line of said Tract 1 and said east right-of-way line of Faithon P. Lucas Boulevard, at a distance of 501.75 feet passing a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the southwest corner of said Tract 1 and the northwest corner of a called 0.3936 acre tract of land described in deed to City of Mesquite, as recorded in Instrument Number 201600026525, O.P.R.D.C.T., continuing with the common west line of said 0.3936 acre tract and said east right-of-way line of Faithon P. Lucas Boulevard, in all a total distance of 601.75 feet to a 1/2-inch found iron rod with cap for the southwest corner of said 0.3936 acre tract, the northwest corner of said 90.908 acre tract, and for the POINT OF BEGINNING;

THENCE North 89 degrees 04 minutes 51 seconds East, departing said common line, with the south line of said 0.3936 acre tract, and the north line of said 90.908 acre tract, a distance of 171.43 feet to a 1/2-inch found iron rod with cap for the southeast corner of said 0.3936 acre tract;

THENCE South 00 degrees 44 minutes 03 seconds East, departing said north line of 90.908 acre tract, and over and across said 90.908 acre tract, a distance of 1,128.59 feet to a 1/2-inch found iron rod with cap for the northeast corner of a called 0.3525 acre tract of land described in deed to City of Mesquite, as recorded in Instrument Number 201600026524, O.P.R.D.C.T.;

THENCE North 78 degrees 23 minutes 16 seconds West, with the north line of said 0.3525 acre tract and the south line of said 90.908 acre tract, a distance of 153.75 feet to a 1/2-inch found iron rod with cap for the northwest corner of said 0.3525 acre tract and the southwest corner of said 90.908 acre tract, said corner being on said east right-of-way line of Faithon P. Lucas Sr. Boulevard;



FIELD NOTES APPROVED:

DL 12/13/18

PARCEL E-007
CITY OF DALLAS RIGHT-OF-WAY
3.945 ACRE TRACT
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026,
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

Exhibit A
TRACT 2

THENCE North 00 degrees 43 minutes 37 seconds West, with the common west line of said 90.908 acre tract and said east right-of-way line of Faithon P. Lucas Sr., a distance of 370.13 feet to a 1/2-inch found iron rod stamped "RPLS 5129" for corner;

THENCE North 00 degrees 50 minutes 13 seconds West, continuing with said common line, a distance of 354.00 feet to a 1/2-inch found iron rod stamped "RPLS 5129" for corner;

THENCE North 04 degrees 39 minutes 13 seconds West, continuing with said common line, a distance of 300.48 feet to a found "X" cut in concrete for corner;

THENCE North 00 degrees 48 minutes 57 seconds West, continuing with said common line, a distance of 71.25 feet to the POINT OF BEGINNING and containing 171,858 square feet or 3.945 acres 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.

JAMES M. SEWELL SURVEY,
ABSTRACT NO. 1358

POINT OF COMMENCING

(OWNER)
LAURA JERNIGAN ESPENSEN
AND
JAMES WILLIAM JERNIGAN
TRACT TWO
VOL. 2004172, PG. 10588

POINT OF
BEGINNING

EASTGLEN BLVD.
(100' R.O.W.)

N 00°48'57" W
71.25'
N 04°39'13" W
300.48'

(OWNER)
LAURA JERNIGAN ESPENSEN
AND
JAMES WILLIAM JERNIGAN
TRACT THREE
VOL. 2004172, PG. 10588

FAITHON P. LUCAS, SR. BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)

N 00°50'13" W
354.00'

NEWSOM ROAD (VARIABLE R.O.W.)

N 00°43'37" W
370.13'

0 150 300 450 600

SCALE: 1"=300'

N 78°23'16" W
153.75'



LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY

JAMES M. BENNETT SURVEY,
ABSTRACT NO. 85

TRACT 2

UNION PACIFIC RAILROAD
(200' WIDE RIGHT-OF-WAY) (VOL. 5, PG. 410)

(OWNER)
(CALLED 8,152 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 1
INST. NO. 201700087295

ABST. NO. 85
ABST. NO. 1026

APPROX. SURVEY LINE

100' RIGHT-OF-WAY
STATE OF TEXAS
VOL. 84076, PG. 1954

N 89°04'51" E
171.43'

1/2" FIR
W/CAP

FAITHON P.
LUCAS, SR. BLVD.

FND. "X"
(C.M.)

5/8" FIR
W/CAP
"RPLS 5129"

1/2" FIR
W/CAP
"RPLS 5129"

PARCEL E-007
171,858 SQ. FT.
OR
3.945 ACRES

(Basis of Bearing rotated
00°15'15" counter clockwise
from deed bearing of
N00°34'10"W)

THOMAS F. McKINNEY &
SAMUEL M. WILLIAMS
SURVEY,
ABSTRACT NO. 1026

(OWNER)
(CALLED 90.908 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 2
INST. NO. 201700087295

(OWNER)
CITY OF MESQUITE
INST. NO. 201700096415

(OWNER)
(CALLED 0.3525 ACRES)
CITY OF MESQUITE
INST. NO. 201600026524

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 date accompanies this survey exhibit.

PARCEL E-007
CITY OF DALLAS RIGHT-OF-WAY
3.945 ACRE TRACT

THOMAS F. McKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



HALFF

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

DATE: NOVEMBER, 2018

AVO.: 25143

PAGE 3 OF 3

Exhibit A

TRACT 3

PARCEL E-006
CITY OF DALLAS RIGHT-OF-WAY
1.862 ACRE TRACT
JAMES M. BENNETT SURVEY, ABSTRACT NUMBER 85
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the Thomas F. McKinney & Samuel M. Williams Survey, Abstract No. 1026, and the James Bennett Survey, Abstract No. 85, City of Mesquite, Dallas County, Texas, and being a part of a called 8.152-acre tract of land described as Tract 1 in the Special Warranty Deed to Ashley Furniture Industries, Inc., recorded in Instrument Number 201700087295 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod for the northwest corner of said Tract 1 at the intersection of the southerly right-of-way line of said Scylene Road (a 60-foot wide right-of-way) with the east right-of-way line of Berry Road (also known as Faithon P. Lucas Boulevard, a variable width right-of-way);

THENCE South 71 degrees 47 minutes 49 seconds East, with the north line of said Tract 1 and the south right-of-way of said Scylene Road, a distance of 182.15 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for corner;

THENCE South 00 degrees 44 minutes 03 seconds East, departing the north line of said Tract 1 and the said south right-of-way line, and over and across said Tract 1, a distance of 442.08 feet to a 1/2-inch found iron rod with cap for the northeast corner of a called 0.3936-acre tract of land described in deed to City of Mesquite, recorded in Instrument Number 201600026525, O.P.R.D.C.T., and on the south line of said Tract 1;

THENCE South 89 degrees 04 minutes 51 seconds West, with the north line of said 0.3936-acre tract, and the south line of said Tract 1, a distance of 171.57 feet to a 1/2-inch found iron rod with cap for the southwest corner of said Tract 1 and northwest corner of said 0.3936-acre tract, said point also being on the east right-of-way line of said Berry Road;

THENCE North 00 degrees 48 minutes 57 seconds West, with the common west line of said Tract 1 and the east right-of-way line of said Berry Road, a distance of 501.75 feet to the POINT OF BEGINNING and containing 1.862 acres (81,126 square feet) of land, more or less.



FIELD NOTES APPROVED:

10/22 12/13/18

Exhibit A

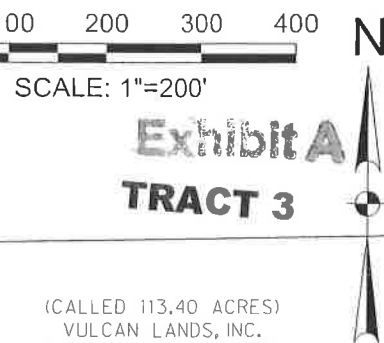
PARCEL E-006
CITY OF DALLAS RIGHT-OF-WAY
1.862 ACRE TRACT
JAMES M. BENNETT SURVEY, ABSTRACT NUMBER 85
THOMAS F. MCKINNEY & SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

TRACT 3

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.

**JAMES M. SEWELL
SURVEY,
ABSTRACT NO. 1358**

**JAMES M. BENNETT
SURVEY,
ABSTRACT NO. 85**



(CALLED 113.40 ACRES)
VULCAN LANDS, INC.
(INST. NO. 20080386981)

PARCEL E-006
1.862 ACRES
(81,126 SQ. FT.)

S 71°47'49" E
182.15'

SOUTHWESTERN BELL
TELEPHONE COMPANY ESMT.
(VOL. 704, PG. 2332)

UNION PACIFIC RAILROAD
(200' WIDE RIGHT-OF-WAY)
VOL. 5, PG. 410
VOL. 97018, PG. 4979

POINT OF BEGINNING

LAURA JERNIGAN ESPENSEN
&
JAMES WILLIAM JERNIGAN
TRACT TWO
VOL. 2004172, PG. 10588

5/8" FIR
(C.M.)

N 00°48'57" W
501.75'

(Basis of Bearing
rotated counterclockwise
00°17'49" from deed
bearing of N00°31'08"W)

1/2" FIR
W/CAP

EASTGLEN BLVD.
(100' R.O.W.)

S 00°48'57" E
171.25'

FND."X" CUT
(C.M.)

LAURA JERNIGAN ESPENSEN
&
JAMES WILLIAM JERNIGAN
TRACT THREE
(VOL. 2004172, PG. 10588)

BERRY ROAD

(ALSO KNOWN AS FAITHON P. LUCAS SR. BOULEVARD)
(VARIABLE WIDTH RIGHT-OF-WAY)

(VARIABLE WIDTH RIGHT-OF-WAY)
ABSTRACT NO. 1358
ABSTRACT NO. 85

APPROX. SURVEY LINE

S 00°44'03" E
442.08'

1/2" FIR
W/CAP

(CALLED 8.152 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 1
INST. NO. 201700087295

ABST. NO. 85
ABST. NO. 1026

APPROX. SURVEY LINE

(CALLED 0.3936 ACRES)
CITY OF MESQUITE
INST. NO. 201600026525

100' RIGHT-OF-WAY
STATE OF TEXAS
VOL. 84076, PG. 1954

S 89°04'51" W
171.57'

(CALLED 90.908 ACRES)
ASHLEY FURNITURE INDUSTRIES, INC.
TRACT 2
INST. NO. 201700087295

**THOMAS F. McKINNEY &
SAMUEL M. WILLIAMS SURVEY,
ABSTRACT NO. 1026**

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. Meas and Bounds description of even date accompanies this survey exhibit.

PARCEL E-006
CITY OF DALLAS RIGHT-OF-WAY
1.862 ACRE TRACT

JAMES M. BENNETT SURVEY, ABSTRACT NO. 85,
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1026
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



HALFF

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

DATE: NOVEMBER, 2018

AVO.: 25143

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LEGEND

FIR	FOUND IRON ROD
SIR	SET IRON ROD
W/CAP	WITH YELLOW PLASTIC CAP STAMPED "HALFF"
(C.M.)	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY

