

## ORDINANCE NO. 469

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS LEVYING ASSESSMENTS AGAINST THE VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREET AND HIGHWAY IN THE CITY OF MESQUITE, TEXAS, TO-WIT: GUS THOMASSON ROAD FROM U. S. HIGHWAY 80 TO BELT LINE ROAD WYE; PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A LIEN AND CHARGE AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREET AND HIGHWAY, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvement of Gus Thomasson Road from U. S. Highway 80 to Belt Line Road wye by excavating or filling so as to bring the same to grade; by paving with 6 inch thick reinforced concrete with an average 2 inch overlay of hot mix asphaltic concrete over the new and old existing roadway surface; with 6 inch height roll-type integral curbs; with 6 inch reinforced 2,500 P.S.I. concrete driveway approaches and alley returns; and standard 4 inch thickness concrete sidewalks where specified, so that the roadway width shall be 62 feet from back of curb to back of curbline, except where left turn lanes are specified, and then said roadway width shall be 72 feet; and by constructing all necessary drains, sewers and culverts where specified. Any existing curbs and gutters in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments; and

WHEREAS, pursuant to said resolution, specifications were prepared for said work by the Director of Public Works, filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, thereafter in compliance with the law, the Director of Public Works prepared his statements or lists showing the names of property owners upon said street and highway, the description of their property, the total cost of the said improvements, the cost thereof per front foot and the cost of each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property and fixing a time and providing for a hearing to such

property owners, their agents or attorneys, all in accordance with the terms of applicable law, at which hearing said owners were to be heard as to the benefits of said improvements to their property, as to any error or invalidity in said proceedings or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvements of said streets and highways was duly adopted in compliance with the law on the 4th day of June, 1962;

WHEREAS, thereafter, in accordance with the terms of the law, the City Secretary of the City of Mesquite gave notice to the property owners on said street and highway, their agents and attorneys, of said hearing, by publishing a copy of said resolution one time in the Texas Mesquiter, a weekly paper of general circulation in the City of Mesquite ten days prior to the days set for the hearing, to-wit, the 2nd day of July, 1962; and the City Secretary also gave notice of said hearing by posting letters containing the same to the property owners, their agents and attorneys, ten days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate those proceedings; and

WHEREAS, said hearing was had at the time and place mentioned in the said resolution and notice, to-wit, on the 2nd day of July, 1962, at 2:30 o'clock p.m. at the Council Chamber in the City Hall of the City of Mesquite, Texas, which hearing was continued from day to day, and time to time, until the 16th day of July, 1962, and was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner to be heard concerning the benefits thereof, or in any other matter, were heard, and error and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected;

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

SECTION 1. That the action of the City Council dosing the hearing and overruling the protests at the public hearing on the 16th day of July, 1962, in these proceedings is hereby ratified and confirmed by this ordinance; that the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the street and highway hereinbelow mentioned and against the owners thereof, and that such assessments and changes are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice and equality and

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uniformity among the respective owners of the respective properties and among all parties concerned, considering the benefits received and burdens imposed, and further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance, and further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and the proceedings of the City heretofore had with reference to said improvements and is in all respects valid and regular.

SECTION 2. There shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same, and the owners thereof, as far as such owners are known, being as follows:

SECTION 3. Where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable only for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. The several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of six per centum (6%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied and shall be a first and paramount lien thereon, superior to all other liens and claims except State, School, County and City ad valorem taxes.

The sums so assessed against the abutting property and the owners thereof shall be and become due and payable as follows, to-wit: In sixty (60) equal installments, the first payment on or before thirty (30) days from the completion and acceptance of the improvements in the unit or district upon which the property abuts, and one (1) payment each month thereafter until the total amount is paid; deferred payments shall bear interest from the date of such completion and acceptance at the rate

of six per centum (6%) per annum, payable monthly with each installment, so that upon the completion and acceptance of the improvements in a particular unit or district, assessments against such completed and accepted unit or district shall be and become due and payable in such installments, and with interest from the date of such completion and acceptance. Provided, however, that any owner shall have the right to pay the entire assessment, or any installment thereof, before maturity by payment of principal and accrued interest, and further provided that, if default shall be made in the payment of any installment of principal or interest promptly as the same matures, then the entire amount of the assessment upon which such default is made shall, at the option of the said City of Mesquite, or its assigns, be and become immediately due and payable, and shall be collectible, together with reasonable attorney's fees and costs of collection, if incurred.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by the sale of the said property by the Assessor and Collector of Taxes of the City of Mesquite as near as possible in the manner provided for the sale of property for non-payment of ad valorem taxes; or at the option of the said City of Mesquite the payment of the said sums shall be enforced by suit in any court having jurisdiction.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates shall be issued by the City of Mesquite upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Mesquite or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number or front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Mesquite being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced either by sale of the property by the Tax Collector of the City of Mesquite, as above recited, or by suit in any court having jurisdiction.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly had in compliance with the terms of the applicable law, and that all pre-requisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide the amounts payable thereunder shall be paid to the Assessor and Collector of Taxes of the City of Mesquite, who shall credit said payments upon the said certificates and shall immediately deposit the amounts so collected with the City Treasurer of the City of Mesquite, to be kept and held by him in a special fund, and which payments shall be by the Treasurer paid to the said City of Mesquite or other holder of the said certificates, on presentation thereof to him, duly credited by Assessor and Collector of Taxes, the said credit by said Assessor and Collector of Taxes, being the Treasurer's Warranty for making such payment and the said City of Mesquite or other holder of said certificate, shall deliver receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And the said certificates shall further provide that the City of Mesquite shall exercise all legal power, when requested to do so by the holder of said certificates, to aid in the collection thereof; but the City of Mesquite shall in no wise be liable to the holder of said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidities or irregularities, either in the assessment or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. The assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Article 1105b of Vernon's Texas Civil Statutes, which said law has been adopted as an alternative method for the construction of street and alley improvements in the City of Mesquite, Texas,

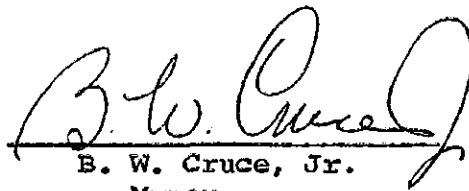
and Section 12 of Article III of the Charter of Mesquite:

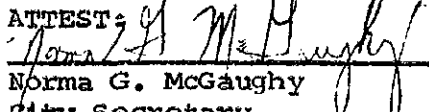
Section 12. The act by the Legislature of the State of Texas in 1927 and shown as Chapter 106, Acts of the First Called Session of the Fortieth Legislature, together with all amendments thereof, said Act with amendments being shown as Article 1105b, Vernon's Annotated Revised Civil Statutes of the State of Texas, is hereby embraced in and made a part of this Charter.

SECTION 9. The assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. The fact that in order to finance these improvements in an expeditious manner creates an urgency and an emergency in the immediate preservation of public peace, health, and safety and required that the rules providing for ordinances to be read more than one time, or at more than one meeting, be suspended, and that this ordinance be passed as and take effect as an emergency measure, and such rules are accordingly suspended and this ordinance is passed as and shall take effect and be in force as an emergency measure, and shall be in force and effect immediately from and after its passage.

PASSED by the City Council of the City of Mesquite, Texas, on the 4th day of March, 1963.

  
B. W. Cruce, Jr.  
Mayor

ATTEST:   
Norma G. McGaughy  
City Secretary

5-19

ASSESSMENT LIST - IMPROVEMENT OF GUS THOMASSON ROAD FROM U. S. HIGHWAY 80 TO  
BELT LINE ROAD WYE



NO. 1

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
First National Bank in Dallas, Trustee	Gus Thomasson Rd.	515.28	\$ 1,646.93

PROPERTY DESCRIPTION

Being a tract of land situated in the County of Dallas, State of Texas, and being in the City of Mesquite, out of the M. L. SWING SURVEY, Abstract No. 1397 deeded to First National Bank in Dallas, Trustee by O. L. Nelms by deed dated November 7, 1961, recorded Dallas County Deed Records and described by mates and bounds as follows:

BEGINNING at a point in the Easterly right-of-way line of Gus Thomasson Road, said point being 50 feet at right angles from the centerline of Gus Thomasson Road and said point also being the Northeast corner of a tract of land deeded to the City of Mesquite for right-of-way for Gus Thomasson Road by John J. McGlothlin et ux, Minello McGlothlin and filed for record March 14, 1958 in Vol. 4860, Pg. 646 of the Deed Records of Dallas County, Texas:

THENCE North 85 deg. 00 min. East along the North line of that certain tract of land deeded to John J. McGlothlin and filed for record June 13, 1949, in Vol. 3144, Page 311 of the Deed Records of Dallas County, Texas, a distance of 343.54 feet and continuing across that certain tract of land deeded to Ruth L. Hanby and filed for record in Vol. 2612, Page 511 of the Deed Records of Dallas County, Texas, a distance of 134.80 feet, in all a distance of 478.34 feet to the Northwesterly right-of-way line of Belt Line Road, a point for corner;

THENCE South 23 deg. 34 min. West along the Northwesterly right-of-way line of Belt Line Road a distance of 585.62 feet, a point for corner;

THENCE Southwesterly a distance of 125.54 feet to the Easterly right-of-way line of Gus Thomasson Road, a point for corner;

THENCE North 13 deg. 34 min. West along the Easterly right-of-way line of Gus Thomasson Road a distance of 515.28 feet to the place of beginning.



NO. 2

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
BUCK FRANK and wife, HATTIE FRANK	Gus Thomasson Rd.	166	\$ 806.76

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in Dallas County, Texas, to-wit: Being two tracts of land out of the HANBY HEIGHTS ADDITION of the M. L. SWING SURVEY, Abstract No. 1397, and ROBERT BETHRUM SURVEY, Abstract No. 170;

FIRST TRACT: Being Lot 2 Block "B" - BEGINNING in the East line of the present Belt Line Road, and in the North line of the Vanston tract;  
THENCE Easterly along the North line of the Vanston tract, 164 feet to corner;  
THENCE Northerly 83 feet corner parallel with the Belt Line Road;  
THENCE Westerly 164 feet corner;  
THENCE Southerly 83 feet to the place of beginning;

SECOND TRACT: Being Lot 1 Block "B" - BEGINNING in the East line of the present Belt Line Road, and 83 feet North of the North line of the Vanston tract;  
THENCE Easterly 164 feet corner being the Northeast corner of the above described tract;  
THENCE Northerly 83 feet corner parallel with the East line of the Belt Line Road;  
THENCE Westerly 164 feet corner parallel with the first call;  
THENCE Southerly 83 feet to the place of beginning.

NO. 3

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
ROGER R. ARNOLD	Gus Thomasson Rd.	168.1	\$ 807.13

PROPERTY DESCRIPTION

Being that lot, tract or parcel of land situated in Dallas County, Texas, to-wit: Being two tracts of land situated in the City of Mesquite, Dallas County, Texas, deeded to Roger R. Arnold by deed dated November 30, 1960 recorded Dallas County Deed Records and being described as follows:

FIRST TRACT: Being out of the M. L. SWING SURVEY, Abstract 1397 and also being out of that tract conveyed by Florence Hanby, O. C. Hanby and others to Mrs. Ruth L. Hanby, by Deed dated January 27, 1947, recorded in Volume 2826 page 176, Deed Records of Dallas County, Texas; and the tract conveyed herein being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Gus Thomasson Road, said point of beginning being 84 feet South of the intersection of the East line of Gus Thomasson Road, with the North line of said Hanby tract;

THENCE East parallel with the North line of said Hanby tract, 170 feet to point for corner;

THENCE Southerly parallel to the East line of Gus Thomasson Road, 84.1 feet to point for corner in the North line of Park Avenue;

THENCE Westerly along the North line of Park Avenue, 170 feet to point for corner in the East line of Gus Thomasson Road, said point being the intersection of the East line of Gus Thomasson Road, and the North line of Park Avenue;

THENCE Northerly along the East line of Gus Thomasson Road 84.1 feet, more or less, to the place of beginning; and being the same property conveyed to Robert M. Yarbrough, Jr. et ux by deed records Vol. 4074 page 125 Deed Records of Dallas County, Texas;

SECOND TRACT: Being out of the M. L. SWING SURVEY, Abstract No. 170 and also being out of that tract conveyed by Florence Hanby, O. C. Hanby, and others to Mrs. Ruth L. Hanby by Deed dated January 27, 1947 recorded in Volume 2826 page 176 Deed Records of Dallas County, Texas, and the tract conveyed herein being more particularly described by metes and bounds as follows:

BEGINNING at a point on the East line of Gus Thomasson Road, said point also being the intersection of the East line of the said Gus Thomasson Road with the North line of the said Hanby tract;

THENCE East along the North line of the said Hanby tract, a distance of 170 feet to a point for corner;

THENCE Southerly parallel to the East line of the said Gus Thomasson Road, 84 feet to a point for corner;

THENCE Westerly parallel with the North line of said Hanby tract, 170 feet, more or less to a point for corner and the East line of Gus Thomasson Road;

NO. 4

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
Fidelity Engineering Co.	Gus Thomasson Rd.	204.71	\$ 1,596.92

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land lying and being situated in Dallas County, Texas, to-wit:  
BEING out of the Robert Bethurum Survey, Abstract No. 170, Dallas County, Texas, and being more particularly described by metes and bounds as follows, to-wit:  
BEGINNING at the intersection of the Southeast right of way line of Range (Mesquite-New Hope) Rd. with the Northeast right of way line of Gus Thomasson (Dallas-Mesquite) Rd., said point being the Westerly corner of the following described property;  
THENCE North 45 deg. East along the Southeast line of Range Road, 133.71 feet to a stake for corner;  
THENCE South 45 deg. East and parallel with the Southwest line of said Robert Bethurum Survey, Abstract No. 170, 204.71 feet to a stake for corner, said point being the East corner of said tract;  
THENCE South 45 deg. West and parallel with the Southeast line of Range Road, 188.71 feet to a point for corner about 210 feet North 45 deg. West from an angle in Gus Thomasson Road where it deflects Southwesterly from the Southwest line of said Bethurum Survey;  
THENCE North 45 deg. West along the Northeast line of Gus Thomasson Road, 204.71 feet to the PLACE OF BEGINNING, and containing 1.00 acre of land; and being the same property conveyed to the Grantor herein by Woodrow A. Sprowl and wife, LaVerne Sprowl, by deed dated June 24, 1949, recorded in Volume 3153, Page 273 of the Deed Records of Dallas County, Texas.

NO. 5

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
WILLIAM H. DAVIS	Gus Thomasson Road	150	\$ 729.00

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in Dallas County, Texas, and being a part of a 40 acre tract of land out of the MCKINNEY & WILLIAMS SURVEY, Abstract No. 1028, conveyed by Dr. A. J. Hart et ux to I. N. Range et ux October 17, 1900 as recorded in Volume 263, page 89 of Deed Records, Dallas County, Texas and more particularly described as follows:  
BEGINNING at a  $\frac{1}{2}$ " rod at the intersection of the Northeast line of Gus Thomasson Road with the Northwest line of Range Drive, said point being North 56 feet of the South corner of the McKinney & Williams Survey, Abstract No. 1028;  
THENCE along the Northeast line of Gus Thomasson Road North 45 deg. 0' West 150 feet a  $\frac{1}{2}$ " rod for corner;  
THENCE North 45 deg. 18 min. East 150 feet a  $\frac{1}{2}$ " rod for corner;  
THENCE South 45 deg. 0 min. East 150 feet a  $\frac{1}{2}$ " rod for corner in the Northwest right of way line of Range Drive;  
THENCE along the Northwest line of Range Drive South 45 deg. 18 min. West 150 feet to BEGINNING and containing 0.516 acres of land.

NO. 6  
NO. 6A

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
NO. 6 REX RANGE	Gus Thomasson Road	283	\$ 1,375.38
NO. 6A REX RANGE	Gus Thomasson Road	362.02	\$ 1,759.42
		<i>C+S.</i>	\$ 3,134.80

PROPERTY DESCRIPTION - NO. 6

Being that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the McKinney and Williams Survey, Abstract No. 1028 conveyed to Rex Range by will filed with Dallas County Court January 29, 1931, Q/431, and being more particularly described as follows:

BEGINNING at a point in the Northeast right of way line of Gus Thomasson Road 1525.5 feet Northwest of the intersection of Range Drive and Gus Thomasson Road; THENCE South 45 deg. 00 min. East along the Northeast right of way line of Gus Thomasson Road a distance of 1375.5 feet to a point for corner; THENCE in a Northeasterly direction at right angles to Gus Thomasson Road a distance of 150 feet to a point for corner; THENCE in a Southeasterly direction at right angles to the point a distance of 150 feet to a point for corner in the Northwest right of way line of Range Drive; THENCE North 45 deg. 00 min. East along the Northwest right of way line of Range Drive a distance of 920 feet to a point for corner; THENCE North 45 deg. 00 min. West a distance of 1525.5 feet; THENCE South 45 deg. 00 min. West a distance of 1070 feet to the place of beginning.

PROPERTY DESCRIPTION - NO. 6-A

Being that certain tract, lot or parcel of land situated in Dallas County, Texas, out of the Daniel Tanner Survey, Abstract No. 1462, conveyed to Rex Range by will filed with Dallas County Court January 29, 1931, Q/431, and being more particularly described as follows:

BEGINNING at a point 70.1 feet Southeast of the intersection of Summit Street and Gus Thomasson Road; THENCE Southeast along the Southwest right of way line of Gus Thomasson Road a distance of 362.02 feet to point for corner, said point being the intersection of a 10 ft. alley with Gus Thomasson Road; THENCE Southwest along the North line of said 10 ft. alley a distance of 342 feet to point for corner, said point being the East corner of Lot 7, Block 1, Northridge Estates No. 1, an addition to the City of Mesquite; THENCE North 45 deg. 30 min. West a distance of 362 feet to point for corner; THENCE North 44 deg. 30 min. East a distance of 342 feet to the place of beginning.

NO. 7

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
DOUGLAS E. CITY and wife, ILA LUCILLE SMITH CITY	Gus Thomasson Rd.	130	\$ 45.50

PROPERTY DESCRIPTION

Being a part of that 0.46 acre tract of land out of the William Foreman Survey, Abstract No. 486, deeded to DOUGLAS E. CITY and wife, ILA LUCILLE SMITH CITY, by deed dated April 4, 1962 and recorded in the Deed Records of Dallas County, Texas, being described as follows:  
BEGINNING at the Southwest corner of said tract, said corner being in the East right of way line of Gus Thomasson Road;  
THENCE North 45 deg. West along the Easterly right of way line of Gus Thomasson Road 130 feet to the Northwest corner of the said 0.46 acre tract;  
THENCE North 45 degrees East a distance of 121.3 feet along the Northerly line of said tract;  
THENCE South 45 degrees East a distance of 130 feet to point for corner;  
THENCE South 45 degrees West a distance of 104 feet to the East right of way of Gus Thomasson Road and the place of beginning.

NO. 8

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
E.C. COGBURN and wife CORNELIA COGBURN	Gus Thomasson Road	282	\$ 1,817.51

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in Dallas County, City of Mesquite, Texas, and being that certain tract deeded to E. C. Cogburn by deed dated May 8, 1940 recorded Dallas County Texas Deed Records and being in the William Foreman Survey, Abstract No. 486 and being more particularly described as follows:

BEGINNING at a point in the South right of way line of U. S. Highway 80, said point being the Northeast corner of a 50 ft. x 38.5 ft. triangular shaped tract deeded to Dallas County, Texas for U. S. Highway 80 right of way by E. C. Cogburn by deed recorded in Volume 4056, Pages 483 and 487, Dallas County Deed Records; THENCE Southwesterly along the Southeasterly line of the said 50 ft. x 38.5 ft. triangular tract 16.2 feet to a point for corner, said point being located in the East right of way line of Gus Thomasson Road; THENCE South 45 deg. East 282 feet, more or less, to a point for corner, said point being the Northwest corner of a tract deeded to Fred O. Smith by deed dated April 7, 1953 recorded Dallas County Deed Records; THENCE North 45 deg. East 121.3 feet to a point for corner; THENCE Northwesterly 186.5 feet to point for corner, said point being located in the South right of way line of U. S. Highway 80; THENCE Westerly along the South right of way line of U. S. Highway 80 to the place of beginning.

NO. 9

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
INEZ HOPKINS	Gus Thomasson Road	408.23	\$ 1963.62

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, and being out of the Daniel Tanner Survey, Abstract No. 1462, deeded to Inez Hopkins by deeds dated October 19, 1948 and January 20, 1960, recorded Dallas County Deed Records and being more particularly described as follows:

BEGINNING at the intersection of the East right of way line of Crest Park Drive and the South right of way line of U. S. Highway 80;

THENCE in an Easterly direction along the South right of way line of U. S. Highway 80 a distance of 370 feet to a point for corner which is the intersection of the South right of way line of U. S. Highway 80 and the Southwest right of way line of Gus Thomasson Road;

THENCE in a Southeasterly direction along the Southwest right of way line of Gus Thomasson Road a distance of 41.9 feet to a point for corner;

THENCE in a Northwesterly direction a distance of 22.67 feet to a point for corner;

THENCE in a Southeasterly direction along the Southwest right of way line of Gus Thomasson Road a distance of 366.33 feet to a point for corner;

THENCE in a Southwesterly direction at right angles to the centerline of Gus Thomasson Road a distance of 505.01 feet to a point for corner in the Northeast right of way line of Crest Park Drive;

THENCE in a Northwesterly direction and around a curve to the right and along the Northeast and East right of way line of Crest Park Drive a distance of 760.14 feet to the place of beginning.



NO. 10

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
H. E. ENLOW	Gus Thomasson Road	153.47	\$ 745.86

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in the County of Dallas, City of Mesquite, State of Texas, and being a tract of land situated in the Daniel Tanner Survey, Abstract No. 1462, deeded to H. E. Enlow by deeds dated January 31, 1955 and April 6, 1955, recorded Dallas County Deed Records and being more particularly described as follows:

BEGINNING at a point in the Southwesterly right of way line of Gus Thomasson Road a distance of 125 feet North of the intersection of Ridgeview Street and Gus Thomasson Road;

THENCE Northerly along the Southwesterly right of way line of Gus Thomasson a distance of 153.47 feet to point for corner;

THENCE South 44 deg. 48 min. West a distance of 505.01 feet to point for corner;

THENCE South 45 deg. 30 min. East along the Easterly right of way line of Crest Park Drive a distance of 281.11 to point for corner, said point being the North corner of the intersection of Crest Park Drive and Ridgeview Street;

THENCE Northeasterly along the Northerly right of way line of Ridgeview Street a distance of 290 feet to point for corner, said point being the South corner of a 0.287 acre tract presently owned by Leonard C. Nystrom and R. L. Moore;

THENCE Northwesterly along the Westerly right of way line of said 0.287 acre tract a distance of 125 feet to point for corner;

THENCE Easterly along the Northerly right of way line of said 0.287 acre tract and continuing along the Northerly right of way line of a 0.33 acre tract presently owned by C. E. Kennemer, Jr. a distance of 215 feet to the Southwesterly right of way line of Gus Thomasson Road and the place of beginning.

NO. 11  
NO. 11-A

	<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
NO. 11	G. E. KENNEMER, JR. and wife, LUCILE C. KENNEMER	Gus Thomasson Rd.	125	\$ 607.50
NO. 11-A	G. E. KENNEMER, JR. and wife, LUCILE C. KENNEMER	Gus Thomasson Rd.	121.53	\$ 590.64 \$1198.14

PROPERTY DESCRIPTION - NO. 11

Being that certain lot, tract or parcel of land situated in the County of Dallas, State of Texas, and being a tract of land out of BLOCK 53, NORTHRIDGE ESTATES NO. 4, an Addition to the City of Mesquite, Texas, and being in the Daniel Tanner Survey, Abstract No. 1462, Dallas County, Texas, deeded to G. E. Kennemer, Jr. and wife, Lucile C. Kennemer by deed dated July 11, 1961, and being more particularly described as follows:

BEGINNING at a point on the Southwesterly line of Gus Thomasson Road and on the Northwesterly line of Ridgeview Street, an iron stake for corner;  
THENCE South 44 deg. 30 min. West along the Northwesterly line of Ridgeview Street 115.0 feet, an iron stake for corner;  
THENCE North 45 deg. 30 min. West 125.0 feet, an iron stake for corner;  
THENCE North 44 deg. 30 min. East 115.0 feet to a point on the Southwesterly line of Gus Thomasson Road, an iron stake for corner;  
THENCE South 45 deg. 30 min. East along the Southwesterly line of Gus Thomasson Road, 125.0 feet to the place of beginning and containing 0.33 acres of land.

PROPERTY DESCRIPTION - NO. 11-A

Being that certain lot, tract or parcel of land situated in the County of Dallas, State of Texas, and being the Northeast 115.0 feet of BLOCK 52 of NORTHRIDGE ESTATES NO. 4, an Addition to the City of Mesquite, Texas, according to the plat recorded in Volume 26 at page 7 of the Map Records of Dallas County, Texas, and being that certain tract deeded to G. E. Kennemer, Jr. and wife, Lucile C. Kennemer by deed dated July 11, 1961, recorded Dallas County Deed Records and being more particularly described as follows:

BEGINNING at the intersection of the Southeast line of Ridgeview Street with the Southwest line of Gus Thomasson Road, said point being the North corner of said Block 52;  
THENCE South 45 deg. 30 min. East 121.53 feet along said Southwest line of Gus Thomasson Road to the East corner of said Block 52;  
THENCE South 44 deg. 48 min. West 115.0 feet along said Southeast line of Block 52;  
THENCE North 45 deg. 30 min. West 120.93 feet parallel to said Southwest line of Gus Thomasson Road to a point in said Southeast line of Ridgeview Street;  
THENCE North 44 deg. 30 min. East 115.0 feet along said Southeast line of Ridgeview Street to the place of beginning.

No. 12

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
I. S. FONVILLE & ROY R. DIXON	Gus Thomasson Road	125	\$ 607.50

PROPERTY DESCRIPTION

Being a tract of land situated in the City of Mesquite, Dallas County, Texas, out of the Daniel Tanner Survey, Abstract No. 1462, and being part of Lot 20, Block 30, Northridge Estates No. 2, an Addition to the City of Mesquite, Texas, deeded to I. S. Fonville and Roy R. Dixon by deed recorded Dallas County Deed Records and being more particularly described as follows:

BEGINNING at the Northwest corner of the intersection of Crestridge Street and Gus Thomasson Road;

THENCE Westerly along the Northerly right of way line of Crestridge Street a distance of 125 feet to point for corner;

THENCE Northerly and parallel to the Westerly right of way line of Gus Thomasson Road an distance of 125 feet to point for corner;

THENCE Easterly a distance of 125 feet to a point for corner, said point being in the Westerly right of way line of Gus Thomasson Road;

THENCE Southerly along the Westerly right of way line of Gus Thomasson Road a distance of 125 feet to the place of beginning.

NO. 13

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
ANDREWS-DILLINGHAM PROPERTIES	Gus Thomasson Road	130	\$ 631.80

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in Dallas County, Texas, and being the Northwesterly 130 feet of Lot 2, Block 23, of NORTHBRIDGE ESTATES #2, REVISED, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 31, page 221, Map Records of Dallas County, Texas. Being the same property conveyed to White's Food Stores, Inc., a Texas Corporation, by Deed dated March 25, 1957, by I. S. Fonville and Roy R. Dixon, recorded in Volume 4676, page 80, Deed Records of Dallas County, Texas.

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
ALSEY NORTHRIDGE REALTY, INC.	Gus Thomasson Road	295	\$ 1433.70

PROPERTY DESCRIPTION

Being a part of Lots 2/23 and 3/23 of the replat of Lots 3 and 4 in Block 23 of NORTHRIDGE ESTATES #1, and Lots 1 and 2 in Block 23 of NORTHRIDGE ESTATES #2, an Addition to the City of Mesquite, as shown by Map of said replat recorded in volume 31, page 221, Map Records, Dallas County, Texas and being described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of Gus Thomasson Road, 125 feet Northwesterly from the intersection of the Northwest line of Hillcrest and the Southwest line of Gus Thomasson Road, said point being the North corner of a tract conveyed by Northridge Development Company to Magnolia Petroleum Company by Deed dated June 30, 1955, recorded in Volume 4296, page 293, Deed Records, Dallas County, Texas;

THENCE Northwesterly with the Southwest line of Gus Thomasson Road, 295 feet to the East corner of a tract of land conveyed by I. S. Fonville, et al to White's Food Stores, Inc. by Deed dated March 25, 1957, recorded in Volume 4676, page 80 of the Deed Records, Dallas County, Texas;

THENCE Southwesterly along the Southeast line of the tract so conveyed to White Food Stores, Inc. 330 feet to its South corner;

THENCE Southeasterly parallel with Gus Thomasson Road 420 feet to a point for corner in the Northwest line of Hillcrest;

THENCE Northeasterly with the Northwest line of Hillcrest 230 feet to the South corner of the tract conveyed to Magnolia Petroleum Company, 230 feet to its South corner;

THENCE Northwesterly with the Southwest line of said Magnolia Petroleum Company tract 125 feet to its West corner;

THENCE Northeasterly with the Northwest line of said Magnolia Petroleum Company tract, 100 feet to the place of beginning.

NO. 15

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
MAGNOLIA PETROLEUM COMPANY	Gus Thomasson Road	125	\$ 617.50

PROPERTY DESCRIPTION

Being a part of Lot 3, Block 23, Northridge Estates No. 1, City of Mesquite, according to map of plat records in Volume 24, Page 109 of said Dallas County, and being more particularly described as follows, to-wit:  
BEGINNING at a "T" bar set at the most Eastern corner of Lot 3, said corner being the intersection of the Southwest property line of Gus Thomasson Road and the Northwest property line of Hillcrest Street;  
THENCE South 44 deg. 30 min. West 100.0 feet with the Northwest line of Hillcrest Street to a "T" bar for corner;  
THENCE North 45 deg. 30 min. West 125.0 feet to a "T" bar for corner;  
THENCE North 44 deg. 30 min. East 100.0 feet to a "T" bar for corner on the Southwest property line of Gus Thomasson Road;  
THENCE South 45 deg. 30 min. East 125.0 feet to the place of beginning.

No. 16

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
CONTINENTAL OIL COMPANY	Gus Thomasson Rd.	125	\$ 617.50

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in Dallas County, Texas, and being a portion of Lot 16, Block 22, of Northridge Estates No. 1, City of Mesquite, County of Dallas, State of Texas, out of the Daniel Tanner Survey, Abstract No. 1462 deeded to Continental Oil Company by deed dated June 14, 1955, and being more particularly described as follows:

BEGINNING at the North corner of said Lot 16, Block 22 of said Northridge Estates No. 1, said corner being the Southwesterly corner of the intersection of Gus Thomasson Road and Hillcrest Street for corner;

THENCE South 45 deg. 30 min. East along the Southwesterly line of Gus Thomasson Road 125' to the East corner of said Lot 16, Block 22, for corner;

THENCE South 44 deg. 30 min. West along the Southeasterly line of said Lot 16, Block 22 of Northridge Estates No. 1, said line being the center line of a 15' utility easement, 125.0 ft. for corner;

THENCE North 45 deg. 30 min. West 125 ft. to a point on the Southeasterly line of Hillcrest Street for corner;

THENCE North 44 deg. 30 min. East along the Southeasterly line of said Hillcrest Street 125.0 ft. to the place of beginning and containing 15,625 square feet of land.

No. 17

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
Randolph R. Gillum	Gus Thomasson Rd.	70.10	\$ 340.68

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, and being out of the Daniel Tanner Survey, Abstract No. 1462, deeded by Bayard M. Smith to Randolph R. Gillum by deed dated 10-15-62, recorded Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the South corner of the intersection of Summit Street and Gus Thomasson Road;

THENCE Southeast along the Southwest right of way line of Gus Thomasson Road a distance of 70.1 feet to point for corner, said point being the North corner of a 2.84 acre tract owned by Rex Range;

THENCE South 44 deg. 34 min. West a distance of 200 feet to point for corner;

THENCE North 45 deg. 30 min. East a distance of 70.1 feet to a point for corner in the Southeasterly line of Summit Street;

THENCE North 44 deg. 34 min. East along the Southeasterly line of Summit Street a distance of 200 feet to the place of beginning.



NO. 18

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
BOB DAY, INC.	Gus Thomasson Road	419.72	\$ 2039.84

PROPERTY DESCRIPTION

Being that certain lot, tract or parcel of land out of the M. L. SWING SURVEY, ABSTRACT NO. 1397, and being the "Shopping Center" as shown on the plat of HILLVIEW ADDITION to the Town of Mesquite, according to the plat recorded in Volume 21, page 191, as corrected by correction certificate dated August 26th, 1955, executed by B. S. Hyden and Bailey C. Johnson, BEGINNING at a point in the Southwest line of Gus Thomasson Road, said point being South 44 deg. 59 min. East 10 feet from the North corner of Hillview Addition as corrected by said certificate;  
THENCE South 44 deg. 59 min. East along the Southwest line of Gus Thomasson Road a distance of 305.4 feet to a rod;  
THENCE Southeasterly along the curved Southwest line of Gus Thomasson Road a distance of 114.32 feet to a rod at the East corner of said "Shopping Center",  
THENCE South 76 deg. 04 min. West 492 feet to a pipe;  
THENCE along the curved North line of Willowbrook Drive a distance of 92.94 feet to a pipe;  
THENCE North 45 deg. 3 min. West along the Northeast line of Crest Park Drive a distance of 74.2 feet to a rod at the West corner of said "Shopping Center";  
THENCE North 44 deg. 57 min. East along the Northwest line of said "Shopping Center" a distance of 475 feet to the place of beginning.

NO. 19

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
JAMES F. RIGGS AND W. WESLEY HARRIS	Gus Thomasson Road	307.2	\$ 1492.99

PROPERTY DESCRIPTION

Being Block 22 out of El ROSA ADDITION, an Addition to the City of Mesquite, Dallas County, Texas.

NO. 20

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENT</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
GLENNA JO WALLACE BROOKS	Gus Thomasson Road	150.5	\$ 687.51

PROPERTY DESCRIPTION

Being Block 23 out of EL ROSA ADDITION, an addition to the City of Mesquite, Dallas County, Texas.

NO. 21

<u>OWNER</u>	<u>Location of Improvements</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
GLENN L. GRUBB	Gus Thomasson Road	60	\$ 291.60

PROPERTY DESCRIPTION

Being Block 24 out of EL ROSA ADDITION, an Addition to the City of Mesquite,  
Dallas County, Texas.

NO. 22

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONT FOOTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
Frank Nick	Gus Thomasson Road	196.79	\$ 956.40

PROPERTY DESCRIPTION

Being a part of a 16.7 acre tract of land situated in the M. L. Swing Survey, Abstract No. 1397 in Mesquite, Dallas County, Texas, and deeded to Frank Nick by deed dated April 25, 1955, and being more fully described as follows: Beginning at a point in the most Easterly Northeast corner of the said 16.7 acre Frank Nick tract, said point being situated in the Westerly right of way line of Gus Thomasson Road and being also the Southeast corner of that certain 105 ft. by 390 ft. tract deeded to Jesse A. Allen by deed dated September 17, 1958; Thence South 2 degrees 38 minutes East a distance of 196.79 feet to a point for corner; Thence South 88 degrees 58 minutes West a distance of 182 feet to a point for corner; Thence South 5 degrees 34 minutes West a distance of 157.45 feet to a point for corner; Thence North 79 degrees 21 minutes West a distance of 555 feet to a point for corner; Thence North 10 degrees 39 minutes East a distance of 428.70 feet to a point for corner; Thence South 84 degrees 30 minutes East a distance of 250 feet to a point for corner; Thence South 2 degrees 38 minutes a distance of 105 feet to a point for corner; Thence South 84 degrees 30 minutes East a distance of 390 feet to the place of beginning.