

ORDINANCE NO. 488

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 STREETS IN THE CITY OF MESQUITE, TEXAS, TO-WIT: NORTH EBRITE STREET FROM KEARNEY STREET TO GRUBB DRIVE AND MUNICIPAL WAY FROM ITS EXISTING DEAD END WEST TO NORTH EBRITE STREET; 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 STREETS, 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 North Ebrite Street from Kearney Street to Grubb Drive and Municipal Way from its existing dead end West to North Ebrite Street by excavating or filling so as to bring the same to grade; by paving with 6-inch thick 3,000 P.S.I. Reinforced Concrete Pavement meeting the City's Standard Specifications; with 4-inch thick concrete sidewalks, where specified; so that the roadway width on North Ebrite Street shall be 37 feet from back of curb to back of curblin and the roadway width on Municipal Way shall be 27 feet from back of curb to back of curblin; 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 streets, 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 invalidity or error 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 was duly adopted in compliance with the law on the 3rd day of June, 1963; and

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 streets, 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 day set for the hearing, to-wit; the 1st day of July, 1963; 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 1st day of July, 1963, 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 1st day of July, 1963, 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 closing the hearing and overruling the protests at the public hearing on the 1st day of July, 1963, 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 streets 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 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:

ASSESSMENT LISTIMPROVEMENT OF EBRITE STREET FROM KEARNEY STREET TO GRUBB DRIVE AND MUNICIPAL WAY FROM ITS EXISTING DEAD END TO EBRITE STREET IN THE CITY OF MESQUITE, TEXAS

<u>Owner</u>	<u>Location of Improvements</u>	<u>Property Description</u>	<u>Front Footage</u>	<u>Total Assessment</u>
Richard P. Webb and Mary Anita Webb 809 Gus Thomasson Rd. Mesquite, Texas	Ebrite Street	Item #1 Attached	387.9'	\$3,945.99
Jean F. McCullough Box 116 Mesquite, Texas	Ebrite Street Municipal Way	Item #2 Attached Item #2 Attached	1116.33' 217.5'	\$10,130.69 <u>\$ 1,567.53</u> \$11,698.22
Tynes & Burch 2631 S. Garland Ave. Garland, Texas	Ebrite Street	Item #3 Attached	342.57'	\$ 2,050.66
<b>TOTALS</b>			<b>2,064.30'</b>	<b>\$17,694.87</b>

OWNERLOCATION OF  
IMPROVEMENTSFRONTAGEAMOUNT OF  
ASSESSMENT

NO. 1

Richard P. Webb and wife, No. Ebrite St.  
Mary Anita Webb

\$3,945.99

PROPERTY DESCRIPTION

Being a part of the Jacob Lakey Survey, Pat. No. 287, Volume 27, Abstract No. 810, and being a part of a tract of 80 acres, more or less, described in Deed from I. N. Range et ux to E. A. Grubb, dated August 7, 1926, recorded in Volume 1344, page 489, Deed Records of Dallas County, Texas, and being the same property conveyed by Deed from E. A. Grubb and wife, Rosie Grubb, to M. E. Moyer, dated December 10, 1945, of record in Volume 2615, page 193, Deed Records of Dallas County, Texas, and being that certain tract conveyed to Richard P. Webb and wife, Mary Anita Webb by Modine Moyer by Deed dated May 12, 1953, recorded in Volume 3851, page 564, Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a point in the West line of Gus Thomasson Road, and on the south line of the tract of 3 acres deeded by E. A. Grubb to the County of Dallas on August 15, 1935;

**THENCE** South on the West line of Gus Thomasson Road, 384 feet, more or less, to a point on the North line of a 6 acre tract deeded by E. A. Grubb and wife, to S. C. Hass on December 8, 1926;

**THENCE** West on the North line of said S. C. Hass 6 acre tract a distance of 587 feet to a point thereof;

**THENCE** in a Northeasterly direction 386 feet, more or less, to a point on a continuation of the South line of said County of Dallas 3 acre tract which is 547 feet from the place of beginning;

**THENCE** East passing through the Southwest corner of said County of Dallas 3 acre tract and continuing East on the South line thereof, a distance of 547 ft. to the place of **BEGINNING** and containing approximately 5 acres, more or less.

OWNER	LOCATION OF IMPROVEMENTS	FRONTAGE	AMOUNT OF ASSESSMENT
NO. 2	Ebrite Street	1,116.33 ft.	\$ 10,130.69
	Municipal Way	217.5 ft.	\$ 1,567.53
			\$ 11,698.22

PROPERTY DESCRIPTION

Being two tracts of land situated in the City of Mesquite, Dallas County, Texas, and being part of the Jacob Lakey Survey, Abstract No. 810 and further being out of that certain 10 acre tract deeded to Jean F. McCullough by R. N. Kearney and Lillie Kearney by deed dated March 23, 1955, recorded Volume 4251 Page 604 Dallas County Deed Records and being more particularly described as follows:

TRACT I - BEGINNING at the intersection of the West right of way line of Gus Thomasson Road and the South right of way line of Municipal Way;

THENCE Southerly along said West right of way line of Gus Thomasson Road 10.5 feet to point for corner;

THENCE Westerly to the East right of way line of Ebrite Street a distance of 178.55 feet to point for corner, said point being the beginning of a curve to the left having an angle of 35 deg. 49 min. and a radius of 325 feet;

THENCE Northerly along said East right of way line of Ebrite Street and said curve 200.98 feet to the end of said curve to a point for corner;

THENCE Northerly along said East right of way line of Ebrite Street to the intersection of the South right of way line of above-mentioned Municipal Way and said East right of way line of Ebrite Street 345.06 feet to point for corner;

THENCE Easterly along said South right of way line of Municipal Way to the point of beginning, a distance of 617.5 feet.

TRACT II - BEGINNING at the Southwest corner of a 10 acre tract as deeded to Jean F. McCullough by deed dated March 23, 1955, recorded in Volume 4251 Page 604 Dallas County Deed Records;

THENCE Northerly along the West line of said 10 acre tract to the Northwest corner of said 10 acre tract, 560.5 feet to point for corner;

THENCE Easterly along the North line of said 10 acre tract to the intersection of the West right of way line of Ebrite Street and said North line of said 10 acre tract a distance of 125.0 feet to point for corner;

THENCE Southerly along said West right of way line of Ebrite Street to the beginning of a curve to the right having an angle of 35 deg. 49 min. and a radius of 275 feet, a distance of 365.05 feet, a point for corner;

THENCE Southerly along said West right of way line of Ebrite Street and said curve, 170.96 feet to the end of said curve, a point for corner;

THENCE Southerly along said West right of way line of Ebrite Street to the intersection of the South line of above-mentioned 10 acre tract and said West right of way of Ebrite Street a distance of 34.28 feet, a point for corner;

2

Jean F. McCullough

THENCE Westerly along said South line of said 10 acre tract to the place of beginning, a distance of 52.88 feet.

<u>OWNER</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>FRONTAGE</u>	<u>AMOUNT OF ASSESSMENT</u>
No. 3 Jack Tynes, 1/4 interest Riley Burch, 1/4 interest O. L. Nelms, 1/2 interest	Ebrite St.	342.57 ft.	\$ 2,056.66

PROPERTY DESCRIPTION

Being two tracts of land in the City of Mesquite, Dallas County Texas and being out of the Jacob Lakey Survey, Abstract No. 810 and being out of that certain tract deeded to Jack Tynes, Riley Burch and O. L. Nelms, Trustee, by Howard D. Brown, Herschel G. Brown, Corinne Brown Walton and husband David Walton by deed dated June 23, 1955, recorded Volume 4292 Page 473 Dallas County Deed Records and being more particularly described as follows:  
TRACT I - BEGINNING at the intersection of the North right of way line of Kearney Street and the West property line of a tract deeded to Humble Oil & Refining Company by deed dated September 1, 1959, recorded Volume 5198 Page 104 Dallas County Deed Records;

THENCE Westerly along said North right of way line of Kearney Street to the intersection of the East right of way line of Ebrite Street and the North right of way line of Kearney Street, same being the beginning of a curve to the right having an angle of 35 deg. 37 min. and a tangent of 6.22, a distance of 759.44 feet to point for corner;  
 THENCE Northerly along said East right of way line of Ebrite Street and said curve 10.77 feet to the end of said curve, a point for corner;  
 THENCE Northerly along said East right of way line of Ebrite Street 164.5 feet to point for corner;  
 THENCE Easterly to a point in the above-mentioned West property line of said Humble Oil & Refining Company tract a distance of 678.66 feet, a point for corner;  
 THENCE Southerly along the said West property line of said Humble Oil & Refining Company tract a distance of 146.72 feet.

TRACT II - BEGINNING at the intersection of the North right of way line of Kearney Street and the West right of way line of Ebrite Street;  
 THENCE Westerly along said North right of way line of Kearney Street 46.90 feet to point for corner;  
 THENCE in a Northwesterly direction 35.5 feet to point for corner;  
 THENCE in a Northeasterly direction 169.17 feet to point for corner;  
 THENCE Easterly to a point in above-mentioned West right of way line of Ebrite Street a distance of 52.88 feet, a point for corner;  
 THENCE in a Southwesterly direction along said West right of way line of Ebrite Street to the beginning of a curve to the left having an angle of 35 deg. 37 min. and a tangent of 22.28, a distance of 128.7 feet for corner;  
 THENCE Southerly along said West right of way line of Ebrite Street and said curve, to the place of beginning, a distance of 38.6 feet.



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, County, School District 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 be 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 be at once 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 Assessor and 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 prerequisites 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 certificate, 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 assessments 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 the City 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 1st day of July, 1963.

  
\_\_\_\_\_  
MAYOR

ATTEST:  
  
\_\_\_\_\_  
CITY SECRETARY