

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964, DULY PASSED BY THE CITY COUNCIL ON AUGUST 17, 1964, SO AS TO GRANT A CHANGE OF ZONING ON THE HEREINAFTER DESCRIBED TRACTS OF REAL PROPERTY AS FOLLOWS; TO WIT: TRACT NO. 1 FROM "R-2" SINGLE FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT; TRACT NO. 2 FROM "R-2" SINGLE FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT; TRACT NO. 3 FROM "R-2" SINGLE FAMILY DWELLING DISTRICT TO "C" COMMERCIAL DISTRICT; TRACT NO. 4 FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "A" MULTIPLE FAMILY DISTRICT; TRACT NO. 5 FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "A" MULTIPLE FAMILY DISTRICT; TRACT NO. 6 FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "L-R" LOCAL RETAIL DISTRICT AND TRACT NO. 7 FROM "R-3" SINGLE FAMILY DWELLING DISTRICT TO "L-R" LOCAL RETAIL DISTRICT; ALL SAID TRACTS OF PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS: TRACT I (R-2" TO "C") BEGIN AT AN IRON PIN SET AT THE SOUTH CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH 44° 45' 48" EAST 2292.22 FEET WITH THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 635 (I.H. 635); THENCE, NORTH 7° 27' 12" WEST 140.48 FEET WITH THE WEST LINE OF SAID I.H. 635 TO A POINT ON THE NORTH LINE OF A STREET (80' R. O. W.), THE BEGINNING POINT OF THIS DESCRIPTION; THENCE, SOUTH 74° 12' 48" WEST 307.02 FEET WITH THE NORTH LINE OF SAID STREET TO THE INTERSECTION OF THE EAST LINE OF A 60 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, WITH THE EAST LINE OF SAID 60 FOOT STREET, THE FOLLOWING COURSES AND DISTANCES TO WIT: NORTH 15° 47' 12" WEST 38.62 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, NORTHERLY WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 25° 52' 50" A RADIUS OF 500.00 FEET, FOR A DISTANCE OF 225.85 FEET, NORTH 10° 05' 38" EAST 456.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; NORTHERLY WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19° 10' 50", A RADIUS OF 560.00 FEET, FOR A DISTANCE OF 186.01 FEET, NORTH 8° 56' 12" WEST 202.41 FEET TO A POINT IN THE NORTH-WEST LINE OF SAID 74.15 ACRE TRACT; THENCE, NORTH 44° 45' 48" EAST 316.33 FEET; THENCE, NORTH 45° 24' 12" WEST 378.91 FEET; THENCE, NORTH 69° 35' 48" EAST 253.25 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID

I.H. 635; THENCE, SOUTHERLY, WITH THE WEST LINE OF SAID I. H. 635, THE FOLLOWING COURSES AND DISTANCES TO WIT: SOUTH $10^{\circ} 56' 12''$ EAST 352.55 FEET; SOUTH $10^{\circ} 32' 27''$ EAST 104.97 FEET; SOUTH $12^{\circ} 47' 10''$ EAST 102.03 FEET; SOUTH $8^{\circ} 56' 12''$ EAST 330.00 FEET; SOUTH $10^{\circ} 05' 38''$ WEST 582.46 FEET; SOUTH $7^{\circ} 26' 12''$ EAST 142.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.432 ACRES OF LAND MORE OR LESS. TRACT NO. II ("R-2" TO "C") BEGIN AT AN IRON PIN SET FOR THE SOUTH CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH $44^{\circ} 45' 48''$ WEST 1445.16 FEET WITH THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE, NORTH $9^{\circ} 53' 57''$ WEST 468.81 FEET ALONG THE EAST LINE OF A PROPOSED 150 FOOT WIDE DRAINAGE CHANNEL TO A POINT LOCATED IN A CURVE TO THE RIGHT IN THE SOUTH RIGHT-OF-WAY LINE OF A 100 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, EASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTH LINE OF SAID 100 FOOT STREET, HAVING A CENTRAL ANGLE OF $10^{\circ} 10' 29''$, A RADIUS OF 580.00 FEET, FOR A DISTANCE OF 103.00 FEET; THENCE, NORTH $74^{\circ} 12' 48''$ EAST 595.94 FEET WITH THE SOUTHLINE OF SAID 100 FOOT STREET TO A POINT LOCATED IN THE WEST LINE OF INTERSTATE HIGHWAY 635 (I.H.635); THENCE, SOUTH $7^{\circ} 26' 12''$ EAST 59.62 FEET WITH THE WEST LINE OF SAID I.H. 635 TO A POINT IN THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT; THENCE, SOUTH $44^{\circ} 45' 48''$ WEST 847.06 FEET WITH THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 4.256 ACRES OF LAND, MORE OR LESS. TRACT III ("R-2" TO "C") BEGIN AT AN IRON PIN SET FOR THE WEST CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH $44^{\circ} 45' 48''$ EAST 2162.62 FEET WITH THE NORTHWEST LINE OF SAID 74.15 ACRE TRACT TO THE BEGINNING POINT OF THIS DESCRIPTION, SAID POINT ALSO BEING AT THE INTERSECTION OF THE SAID NORTHWEST LINE OF THE 74.15 ACRE TRACT AND THE EAST LINE OF A PROPOSED 150 FOOT WIDE DRAINAGE CHANNEL; THENCE, NORTH $44^{\circ} 45' 48''$ EAST 671.06 FEET WITH THE NORTHWEST LINE OF SAID 74.15 ACRE TRACT TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF A 60 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, SOUTHERLY WITH THE WEST LINE OF SAID 60 FOOT STREET THE FOLLOWING COURSES AND DISTANCES TO WIT: SOUTH $8^{\circ} 56' 12''$ EAST 158.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SOUTHERLY WITH SAID CURVE TO THE RIGHT; HAVING A CENTRAL ANGLE OF $19^{\circ} 10' 50''$, A RADIUS OF 500.00 FEET, FOR A DISTANCE OF 166.08 FEET; SOUTH 10°

05' 38" WEST 456.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SOUTHERLY WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 25° 52' 50", A RADIUS OF 560.00 FEET, FOR A DISTANCE OF 252.96 FEET; SOUTH 15° 47' 12" EAST 18.62 FEET TO THE INTERSECTION OF THE NORTH LINE OF A 100 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, SOUTH 74° 12' 48" WEST 240.40 FEET WITH THE NORTH LINE OF SAID 100 FOOT STREET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, WESTERLY WITH SAID CURVE TO THE LEFT AND THE NORTH LINE OF SAID 100 FOOT STREET, HAVING A CENTRAL ANGLE OF 7° 45' 46", A RADIUS OF 680.00 FEET, FOR A DISTANCE OF 92.13 FEET TO THE INTERSECTION OF THE EAST LINE OF A PROPOSED 150 FOOT WIDE DRAINAGE CHANNEL; THENCE, NORTH 9° 53' 57" WEST 668.31 FEET WITH THE EAST LINE OF SAID PROPOSED DRAINAGE CHANNEL TO THE PLACE OF BEGINNING AND CONTAINING 8.008 ACRES OF LAND, MORE OR LESS. TRACT IV ("R-3" TO "A") BEGINNING AT AN IRON PIN SET FOR THE SOUTH CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH 45° 13' 52" WEST 423.33 FEET WITH THE SOUTHWEST LINE OF SAID 74.15 ACRE TRACT TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF A 120 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, NORTH 4° 44' 08" EAST 140.31 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET; THENCE, SOUTH 85° 15' 52" EAST 150.00 FEET; THENCE, NORTH 83° 55' 13" EAST 172.75 FEET; THENCE, NORTH 44° 45' 48" EAST 180.00 FEET; THENCE, NORTH 45° 14' 12" WEST 150.00 FEET TO A POINT LOCATED IN A CURVE TO THE LEFT IN THE SOUTHERLY RIGHT-OF-WAY OF A 60 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, NORTHEASTERLY WITH SAID CURVE TO THE LEFT AND THE SOUTHERLY LINE OF SAID 60 FOOT STREET, HAVING A CENTRAL ANGLE OF 8° 12' 01", a RADIUS OF 459.23 FEET, FOR A DISTANCE OF 65.72 FEET; THENCE, NORTH 44° 45' 48" EAST 941.44 FEET WITH THE SOUTHERLY LINE OF SAID 60 FOOT STREET TO AN OFFSET IN SAID RIGHT-OF-WAY LINE; THENCE, SOUTH 45° 14' 12" EAST 20.00 FEET WITH SAID OFFSET TO A POINT LOCATED IN A CURVE TO THE RIGHT IN THE SOUTHERLY LINE OF SAID STREET; THENCE, NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2° 58' 22", A RADIUS OF 580.00 FEET, FOR A DISTANCE OF 30.09 FEET TO THE INTERSECTION OF THE WEST LINE OF A PROPOSED 150 FOOT WIDE DRAINAGE CHANNEL; THENCE, SOUTH 9° 53' 57" EAST 507.71 FEET WITH THE WEST LINE OF SAID 150 FOOT WIDE DRAINAGE CHANNEL TO A POINT IN THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT; THENCE, SOUTH 44° 45' 48" WEST 1261.28 FEET

WITH THE SOUTHEAST LINE OF SAID 74.15 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 13.368 ACRES OF LAND MORE OR LESS. TRACT V ("R-3 TO "A") BEGIN AT AN IRON PIN SET FOR THE WEST CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH 44° 45' 48" EAST 700.83 FEET WITH THE NORTHWEST LINE OF SAID 74.15 ACRE TRACT TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE, NORTH 44° 45' 48" EAST 502.75 FEET WITH THE NORTHWEST LINE OF SAID 74.15 ACRE TRACT TO THE INTERSECTION OF THE SOUTH LINE OF A PROPOSED 100 FOOT WIDE DRAINAGE CHANNEL; THENCE, NORTH 80° 06' 03" EAST 632.34 FEET WITH THE SOUTH LINE OF SAID 100 FOOT WIDE DRAINAGE CHANNEL TO THE INTERSECTION OF THE WESTERLY LINE OF A PROPOSED 150 FOOT WIDE DRAINAGE CHANNEL; THENCE SOUTH 9° 53' 57" EAST 169.43 FEET WITH THE WESTERLY LINE OF SAID 150 FOOT WIDE DRAINAGE CHANNEL TO A POINT LOCATED IN A CURVE TO THE LEFT IN THE NORTH RIGHT-OF-WAY LINE OF A 100 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, SOUTHWESTERLY WITH SAID CURVE TO THE LEFT AND THE NORTH LINE OF SAID 100 FOOT STREET, HAVING A CENTRAL ANGLE OF 8° 10' 14", A RADIUS OF 680.00 FEET, FOR A DISTANCE OF 96.97 FEET TO AN OFFSET IN SAID NORTH RIGHT-OF-WAY LINE; THENCE, SOUTH 45° 14' 12" EAST 20.00 FEET WITH SAID OFFSET; THENCE, SOUTH 44° 45' 48" WEST 941.44 FEET WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STREET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE, SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT AND THE NORTHERLY LINE OF SAID STREET, HAVING A CENTRAL ANGLE OF 9° 26' 36", A RADIUS OF 399.23 FEET, FOR A DISTANCE OF 65.79 FEET; THENCE, NORTH 45° 14' 12" WEST 162.06 FEET; THENCE, NORTH 85° 15' 52" WEST 150.00 FEET TO A POINT IN THE EAST LINE OF A 120 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, NORTH 4° 44' 08" EAST 364.20 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET TO THE PLACE OF BEGINNING AND CONTAINING 11.764 ACRES OF LAND, MORE OR LESS. TRACT VI ("R-3" TO "LR") BEGIN AT AN IRON PIN SET FOR THE SOUTH CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH 45° 13' 52" WEST 423.33 FEET WITH THE SOUTHWEST LINE OF SAID TRACT TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF A 120 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, NORTH 4° 44' 08" EAST 140.31 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE, NORTH 4° 44' 08" EAST 150.00 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED

RECORDS; THENCE, SOUTH 85° 15' 52" EAST 14.70 FEET WITH THE SOUTHERLY LINE OF SAID 60 FOOT STREET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE, NORTHEASTERLY WITH SAID CURVE TO THE LEFT AND THE SOUTHERLY LINE OF SAID 60 FOOT STREET, HAVING A CENTRAL ANGLE OF 41° 46' 19", A RADIUS OF 459.23 FEET, FOR A DISTANCE OF 334.76 FEET; THENCE, SOUTH 45° 14' 12" EAST 150.00 FEET; THENCE, SOUTH 44° 45' 48" WEST 180.00 FEET; THENCE, SOUTH 83° 55' 13" WEST 172.75 FEET; THENCE, NORTH 85° 15' 52" WEST 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.605 ACRES OF LAND, MORE OR LESS. TRACT VII ("R-3" TO "LR") BEGIN AT AN IRON PIN SET FOR THE WEST CORNER OF SAID 74.15 ACRE TRACT; THENCE, NORTH 44° 45' 48" EAST 700.83 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF A 120 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, SOUTH 4° 44' 08" WEST 364.20 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE, SOUTH 85° 15' 52" EAST 150.00 FEET; THENCE, SOUTH 45° 14' 12" EAST 162.06 FEET TO A POINT LOCATED IN A CURVE TO THE RIGHT IN THE NORTHERLY RIGHT-OF-WAY LINE OF A 60 FOOT STREET CONVEYED TO THE CITY OF MESQUITE BY DEED RECORDED IN VOLUME 68177, PAGE 0357, DALLAS COUNTY DEED RECORDS; THENCE, WESTERLY WITH SAID CURVE TO THE RIGHT AND THE NORTHERLY LINE OF SAID 60 FOOT STREET, HAVING A CENTRAL ANGLE OF 40° 31' 44" A RADIUS OF 399.23 FEET, FOR A DISTANCE OF 282.36 FEET; THENCE, NORTH 85° 15' 52" WEST 14.70 FEET WITH THE NORTHERLY LINE OF SAID 60 FOOT STREET TO THE INTERSECTION OF THE EAST LINE OF SAID 120 FOOT STREET; THENCE, NORTH 4° 44' 08" EAST 200.00 FEET WITH THE EAST LINE OF SAID 120 FOOT STREET TO THE PLACE OF BEGINNING AND CONTAINING 0.930 ACRES OF LAND, MORE OR LESS. BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF THE 1964 ZONING ORDINANCE NOT IN CONFLICT HEREWITH; BY MAKING APPLICABLE ALL REGULATIONS OF THE 1964 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE, AND DECLARING AN EMERGENCY.

WHEREAS, the City Plan Commission of the City of Mesquite and the governing body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and State Laws with reference to granting of zoning changes under the zoning ordinance regulations

and Zoning Map, have given the requisite notices by publication and otherwise and, after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Mesquite is of the opinion that the said change of zoning should be granted herein:

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

SECTION 1. That the Comprehensive Zoning Ordinance of 1964 duly passed by the City Council of the City of Mesquite, Texas on the 17th day of August, 1964, be, and the same is, hereby amended by amending the Zoning Map of the City of Mesquite so as to grant a change of zoning on the hereinafter described tracts of real property as follows; to wit: Tract No. 1 from "R-2" Single-family Dwelling District to "C" Commercial District; Tract No. 2 from "R-2" Single-family Dwelling District to "C" Commercial District; Tract No. 3 from "R-2" Single-Family Dwelling District to "C" Commercial District; Tract No. 4 from "R-3" Single-family Dwelling District to "A" Multiple-family District; Tract No. 5 from "R-3" Single-family Dwelling District to "A" Multiple-family District; Tract No. 6 from "R-3" Single-family Dwelling District to "LR" Local Retail District and Tract No. 7 from "R-3" Single-family Dwelling District to "LR" Local Retail District; all of said tracts of real property being in the City of Mesquite, Dallas County, Texas, and described as follows:

TRACT I
("R-2 TO "C")

BEGIN at an iron pin set at the South corner of said 74.15 acre tract; Thence, North $44^{\circ} 45' 48''$ East 2292.22 feet with the southeast line of said 74.15 acre tract to a point in the West right-of-way line of Interstate Highway 635 (I.H.635); Thence, North $7^{\circ} 27' 12''$ West 140.48 feet with the West line of said I.H. 635 to a point on the North line of a street (80' R. O. W.), to the Beginning Point of this description;

THENCE, South $74^{\circ} 12' 48''$ West 307.02 feet with the North line of said street to the intersection of the East line of a 60 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, with the East line of said 60 foot street, the following courses and distances to wit:

North $15^{\circ} 47' 12''$ West 38.62 feet to the beginning of a curve to the right,

Northerly with said curve to the right, having a Central Angle of $25^{\circ} 52' 50''$, a Radius of 500.00 feet, for a distance of 225.85 feet,
North $10^{\circ} 05' 38''$ East 456.19 feet to the beginning of a curve to the left;

Northerly with said curve to the left, having a Central Angle of $19^{\circ} 10' 50''$, a Radius of 560.00 feet, for a distance of 186.01 feet,
North $8^{\circ} 56' 12''$ West 202.41 feet to a point in the Northwest line of said 74.15 acre tract;

THENCE, North $44^{\circ} 45' 48''$ East 316.33 feet;

THENCE, North $45^{\circ} 24' 12''$ West 378.91 feet;

THENCE, North $69^{\circ} 35' 48''$ East 253.25 feet to a point in the West right-of way line of said I.H. 635;

THENCE, Southerly, with the West line of said I. H. 635, the following courses and distances to wit:

South $10^{\circ} 56' 12''$ East 352.55 feet;

South $10^{\circ} 32' 27''$ East 104.97 feet;

South $12^{\circ} 47' 10''$ East 102.03 feet;

South $8^{\circ} 56' 12''$ East 330.00 feet;

South $10^{\circ} 05' 38''$ West 582.46 feet;

South $7^{\circ} 26' 12''$ East 142.52 feet to the place of beginning and containing 9.432 acres of land, more or less.

TRACT II
("R-2" TO "C")

BEGIN at an iron pin set for the South corner of said 74.15 feet acre tract; Thence, North $44^{\circ} 45' 48''$ West 1445.16 feet with the Southeast line of said 74.15 acre tract to the Beginning Point of this description;

THENCE, North $9^{\circ} 53' 57''$ West 468.81 feet along the East line of a proposed 150 foot wide drainage channel to a point located in a curve to the right in the South right-of-way line of a 100 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, Easterly with said curve to the right and the South line of said 100 foot street, having a Central Angle of $10^{\circ} 10' 29''$, a Radius of 580.00 feet, for a distance of 103.00 feet;

THENCE, North $74^{\circ} 12' 48''$ East 595.94 feet with the South line of said 100 foot street to a point located in the West line of Interstate Highway 635 (I.H. 635);

THENCE, South $7^{\circ} 26' 12''$ East 59.62 feet with the West line of said I. H. 635 to a point in the Southeast line of said 74.15 acre tract;

THENCE, South $44^{\circ} 45' 48''$ West 847.06 feet with the Southeast line of said 74.15 acre tract to the place of beginning and containing 4.256 acres of land, more or less.

TRACT III
("R-2" TO "C")

BEGIN at an iron pin set for the West corner of said 74.15 acre tract; Thence, North $44^{\circ} 45' 48''$ East 2162.62 feet with the Northwest line of said 74.15 acre tract to the Beginning Point of this description, said point also being at the intersection of the said Northwest line of the 74.15 acre tract and the East line of a proposed 150 foot wide drainage channel;

THENCE, North $44^{\circ} 45' 48''$ East 671.06 feet with the Northwest line of said 74.15 acre tract to the intersection of the West right-of-way line of a 60 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, Southerly with the West line of said 60 foot street the following courses and distances to wit:

SOUTH $8^{\circ} 56' 12''$ East 158.33 feet to the beginning of a curve to the right;
Southerly with said curve to the right; having a Central Angle of $19^{\circ} 10' 50''$, A Radius of 500.00 feet, for a distance of 166.08 feet;
South $10^{\circ} 05' 38''$ West 456.19 feet to the beginning of a curve to the left;
Southerly with said curve to the left, having a Central Angle of $25^{\circ} 52' 50''$, a Radius of 560.00 feet, for a distance of 252.96 feet;
South $15^{\circ} 47' 12''$ East 18.62 feet to the intersection of the North line of a 100 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, South $74^{\circ} 12' 48''$ West 240.40 feet with the North line of said 100 foot street to the beginning of a curve to the left;

THENCE, Westerly with said curve to the left and the North line of said 100 foot street, having a Central Angle of $7^{\circ} 45' 46''$, a Radius of 680.00 feet, for a distance of 92.13 feet to the intersection of the East line of a proposed 150 foot wide drainage channel;

THENCE, North $9^{\circ} 53' 57''$ West 668.31 feet with the East line of said proposed drainage channel to the place of beginning and containing 8.008 acres of land, more or less.

TRACT IV
("R-3" TO "A")

BEGINNING at an iron pin set for the South corner of said 74.15 acre tract;

THENCE, North $45^{\circ} 13' 52''$ West 423.33 feet with the southwest line of said 74.15 acre tract to the intersection of the East right-of-way line of a 120 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, North $4^{\circ} 44' 08''$ East 140.31 feet with the East line of said 120 foot street;

THENCE, South $85^{\circ} 15' 52''$ East 150.00 feet;

THENCE, North $83^{\circ} 55' 13''$ East 172.75 feet;

THENCE, North $44^{\circ} 45' 48''$ East 180.00 feet;

THENCE, North $45^{\circ} 14' 12''$ West 150.00 feet to a point located in a curve to the left in the Southerly right-of-way of a 60 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, Northeasterly with said curve to the left and the Southerly line of said 60 foot street, having a Central Angle of $8^{\circ} 12' 01''$, a Radius of 459.23 feet, for a distance of 65.72 feet;

THENCE, North $44^{\circ} 45' 48''$ East 941.44 feet with the Southerly line of said 60 foot street to an offset in said right-of-way line;

THENCE, South $45^{\circ} 14' 12''$ East 20.00 feet with said offset to a point located in a curve to the right in the Southerly line of said street;

THENCE, Northeasterly with said curve to the right, having a Central Angle of $2^{\circ} 58' 22''$, a Radius of 580.00 feet, for a distance of 30.09 feet to the intersection of the West line of a proposed 150 foot wide drainage channel;

THENCE, South $9^{\circ} 53' 57''$ East 507.71 feet with the West line of said 150 foot wide drainage channel to a point in the Southeast line of said 74.15 acre tract;

THENCE, South $44^{\circ} 45' 48''$ West 1261.28 feet with the Southeast line of

said 74.15 acre tract to the place of beginning and containing 13.368 acres of land, more or less.

TRACT V
("R-3" TO "A")

BEGIN at an iron pin set for the West corner of said 74.15 acre tract; Thence, North $44^{\circ} 45' 48''$ East 700.83 feet with the Northwest line of said 74.15 acre tract to the Beginning Point of this description;

THENCE, North $44^{\circ} 45' 48''$ East 502.75 feet with the Northwest line of said 74.15 acre tract to the intersection of the South line of a proposed 100 foot wide drainage channel;

THENCE, North $80^{\circ} 06' 03''$ East 632.34 feet with the South line of said 100 foot wide drainage channel to the intersection of the Westerly line of a proposed 150 foot wide drainage channel;

THENCE, South $9^{\circ} 53' 57''$ East 169.43 feet with the Westerly line of said 150 foot wide drainage channel to a point located in a curve to the left in the North right-of-way line of a 100 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, Southwesterly with said curve to the left and the North line of said 100 foot street, having a Central Angle of $8^{\circ} 10' 14''$, a Radius of 680.00 feet, for a distance of 96.97 feet to an offset in said North right-of-way line;

THENCE, South $45^{\circ} 14' 12''$ East 20.00 feet with said offset;

THENCE, South $44^{\circ} 45' 48''$ West 941.44 feet with the Northerly right-of-way line of said street to the beginning of a curve to the right;

THENCE, Southwesterly with said curve to the right and the Northerly line of said street, having a central angle of $9^{\circ} 26' 36''$, a Radius of 399.23 feet, for a distance of 65.79 feet;

THENCE, North $45^{\circ} 14' 12''$ West 162.06 feet;

THENCE, North $85^{\circ} 15' 52''$ West 150.00 feet to a point in the East line of a 120 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, North $4^{\circ} 44' 08''$ East 364.20 feet with the East line of said 120 foot street to the place of beginning and containing 11.764 acres of land, more or less.

TRACT VI
("R-3" TO "L-R")

BEGIN at an iron pin set for the South corner of said 74.15 acre tract; Thence, North $45^{\circ} 13' 52''$ West 423.33 feet with the Southwest line of said tract to the intersection of the East right-of-way line of a 120 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records; Thence, North $4^{\circ} 44' 08''$ East 140.31 feet with the East line of said 120 foot street to the Beginning Point of this description;

THENCE, North $4^{\circ} 44' 08''$ East 150.00 feet with the East line of said 120 foot street to the intersection of the Southerly right-of-way line of a 60 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, South $85^{\circ} 15' 52''$ East 14.70 feet with the Southerly line of said 60 foot street to the beginning of a curve to the left;

THENCE, Northeasterly with said curve to the left and the Southerly line of said 60 foot street, having a Central Angle of $41^{\circ} 46' 19''$, a Radius of 459.23 feet, for a distance of 334.76 feet;

THENCE, South $45^{\circ} 14' 12''$ East 150.00 feet;

THENCE, South $44^{\circ} 45' 48''$ West 180.00 feet;

THENCE, South $83^{\circ} 55' 13''$ West 172.75 feet;

THENCE, North $85^{\circ} 15' 52''$ West 150.00 feet to the place of beginning and containing 1.605 acres of land, more or less.

TRACT VII
("R-3" TO "L-R")

BEGIN at an iron pin set for the West corner of said 74.15 acre tract; Thence, North $44^{\circ} 45' 48''$ East 700.83 feet to the intersection of the East right-of-way line of a 120 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records; Thence, South $4^{\circ} 44' 08''$ West 364.20 feet with the East line of said 120 foot street to the Beginning Point of this description;

THENCE, South $85^{\circ} 15' 52''$ East 150.00 feet;

THENCE, South $45^{\circ} 14' 12''$ East 162.06 feet to a point located in a curve to the right in the Northerly right-of-way line of a 60 foot street conveyed to the City of Mesquite by deed recorded in Volume 68177, Page 0357, Dallas County Deed Records;

THENCE, Westerly with said curve to the right and the Northerly line of said 60 foot street, having a Central Angle of $40^{\circ} 31' 44''$ a Radius of 399.23 feet, for a distance of 282.36 feet;

THENCE, North $85^{\circ} 15' 52''$ West 14.70 feet with the Northerly line of said 60 foot street to the intersection of the East line of said 120 foot street;

THENCE, North $4^{\circ} 44' 08''$ East 200.00 feet with the East line of said 120 foot street to the place of beginning and containing 0.930 acres of land, more or less.

SECTION 2. That all ordinances of the City of Mesquite in conflict with the provisions of this ordinance be, and the same are, hereby repealed, and all other ordinances of the City of Mesquite not in conflict with the provisions of this ordinance shall remain in full force and effect.

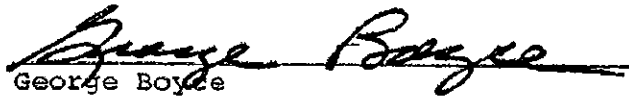
SECTION 3. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1964.

SECTION 4. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.


SECTION 5. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 6. Whereas, the above-described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, and creates an urgency and an emergency for the preservation of the public health, safety, and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such cases provides.

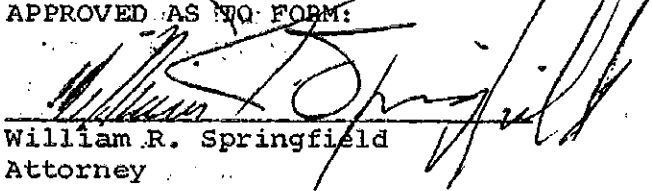
DULY PASSED by the City Council of the City of Mesquite on the
16 day of December, 1968.


George Boyce
Mayor

ATTEST:


Norma G. McGaughey
City Secretary

APPROVED AS TO FORM:


William R. Springfield
Attorney

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