

ORDINANCE NO. 936

107

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 CHANGES IN ZONING FROM "R-1" SINGLE-FAMILY DWELLING DISTRICT TO "R-2" SINGLE-FAMILY DWELLING, "R-3" SINGLE-FAMILY DWELLING, "D" DUPLEX DWELLING, "A" MULTIPLE-FAMILY DWELLING, "SP" SPECIAL PERMIT FOR TOWNHOUSES AND MULTIPLE-FAMILY DWELLING, AND "SP" SPECIAL PERMIT FOR LOCAL RETAIL AND HIGH-RISE APARTMENTS, "LR" LOCAL RETAIL DISTRICT, AND "C" COMMERCIAL; SAID PROPERTY BEING IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND GENERALLY BOUNDED BY U.S. HIGHWAY 67, BELT LINE ROAD AND TOWN EAST BOULEVARD, AND FURTHER DESCRIBED IN EXHIBIT "A" AS ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; AND REQUIRING THE DESIGNATION OF A TWENTY-ACRE (20) COMMUNITY PARK SITE AND VARIOUS SCHOOL AND SCHOOL-PARK SITES AND CERTAIN GREEN AREAS; 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 THAT THE FOREGOING ZONING IS GRANTED SUBJECT TO THE DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; 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 Planning 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 changes 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 the changes of zoning as set out below, said property being described in Exhibit "A", attached hereto as a part of this ordinance, and said property being in the City of Mesquite, Dallas County, Texas, and generally bounded by U. S. Highway 67, Belt Line Road and Town East Boulevard, said zoning requiring the designation of a Twenty-Acre (20) Community Park Site and various School and School-Park sites and certain green areas:

TRACT I

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

TRACT II

From "R-1" Single Family Dwelling District to "C" Commercial District.

TRACT III

From "R-1" Single Family Dwelling District to "SP" Special Permit for Local Retail-High Rise Apartments.

TRACT IV

From "R-1" Single Family Dwelling District to "A" Multiple Family Dwelling District.

TRACT V

From "R-1" Single Family Dwelling District to "C" Commercial District.

TRACT VI

FROM "R-1" Single Family Dwelling District to "SP" Special Permit for Townhouses.

TRACT VII

Designated as a School-Park Site.

TRACT VIII

From "R-1" Single Family Dwelling District to "R-3" Single Family Dwelling District.

TRACT IX

From "R-1" Single Family Dwelling District to "LR"  
Local Retail District.

TRACT X

From "R-1" Single Family Dwelling District to "R-2"  
Single Family Dwelling District.

TRACT XI

Designated as a Community-Park Site.

TRACT XII

Designated as a School-Park Site.

TRACT XIII

Will remain "R-1" Single Family Dwelling District as  
presently zoned.

TRACT XIV

From "R-1" Single Family Dwelling District to "R-2"  
Single Family Dwelling District.

TRACT XV

From "R-1" Single Family Dwelling District to "SP"  
Special Permit for Townhouses.

TRACT XVI

From "R-1" Single Family Dwelling District to "LR"  
Local Retail District.

TRACT XVII

From "R-1" Single Family Dwelling District to "SP"  
Special Permit for Local Retail-High Rise Apartments.

TRACT XVIII

From "R-1" Single Family Dwelling District to "SP"  
Special Permit for a Medical Center.

TRACT XIX

From "R-1" Single Family Dwelling District to "SP"  
Special Permit for Local Retail-High Rise Apartments.

TRACT XX

From "R-1" Single Family Dwelling District to "D"  
Duplex District.

TRACT XXI

From "R-1" Single Family Dwelling District to "SP"  
Special Permit for Townhouses.

TRACT XXII

From "R-1" Single Family Dwelling District to "D"  
Duplex District.

TRACT XXIII

Will remain "R-1" Single Family Dwelling District as  
presently zoned.

TRACT XXIV

Designated as a School-Park Site.

TRACT XXV

Designated as a Green Area.

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 tracts of property described in Exhibit "A" of this ordinance shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1964.

SECTION 4. That the foregoing zoning changes shall be, and they are, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 858 of the Mesquite City Code.

SECTION 5. 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.

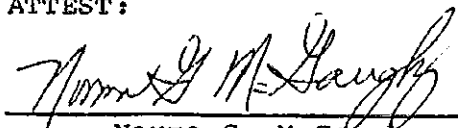
SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, the property described in Exhibit "A" of this ordinance 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, Texas, on the 5 day of April, A.D., 1971.

  
George Boyce  
Mayor

ATTEST:

  
\_\_\_\_\_  
Norma G. McGaughy  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Elland Archer  
City Attorney

EXHIBIT "A"

TR. 1 -

BEING a tract of land and being partly in the THEOPHALUS THOMAS SURVEY ABST. NO. 1461 and partly in the S. A. & M. G. RR. SUR. BAT. NO. 1410 Dallas County Texas.

BEGINNING at the point of intersection of the Southeast line of Hwy. 67 and the Northeast line of the D. P. & L. Co. 125 ft right of way

THENCE in a Northeasterly direction, along the Southeast line of Hwy 67, as follows: 1st. NE 58° 10' 11" - 198.85 ft: 2nd. NE 49° 47' 20" - 300.56 ft:

3rd. Northeasterly, around a curve to the right that has a Radius of 11,269.16 ft, a distance of 666.32 ft: 4th. NE 64° 57' 30" - 418.90 ft

THENCE SW 14° 30' 00" - 603.88 ft to a point in the North line of the D. P. & L. Co. right of way

THENCE in a Westerly direction, along the North line of said D. P. & L. Co. right of way, as follows:

1st. SW 78° 37' 00" - 1170.00 ft

2nd. NW 62° 03' 00" - 84.63 ft to the point of beginning

TR. 2

BEING a tract of land and being partly in the S. A. & M. G. RR SURVEY ABST. NO. 1410, partly in the JOSIAH PHELPS SURVEY ABST. NO. 1157, Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the point of intersection of the Southeast line of U. S. Highway No. 67 with the Northeast line of the D. P. & L. Co.

125 ft wide right of way: Thence in an Northeasterly direction, along the Southeast line of Hwy 67, as follows: 1st. NE 58° 10' 11" - 198.85 ft:

2nd. NE 49° 47' 20" - 300.52 ft: 3rd. Northeasterly, around a curve to the right that has a Radius of 11,269.16 ft, a distance of 666.32 ft:

4th. NE 64° 57' 30" - 418.90 ft to the POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

THENCE in a Northeasterly direction, along the Southeast line of U. S. Hwy 67, as follows: 1st. NE 64. 57' 30" - 102.19 ft:

2nd. NE 67° 01' 06" - 300.25 ft: 3rd. NE 65° 00' 00" - 100.4 ft:

4th. NE 55° 34' 00" - 303.92 ft: 5th. NE 67° 52' 00" - 198.13 ft:

THENCE SE 28° 20' 00" - 844.06 ft to a point in the Northerly line of D. P. & L. Co. right of way

THENCE SW 78° 37' 00", along said D. P. & L. Co. right of way, 1475.0 ft

THENCE NE 14° 30' 00" - 603.88 ft to the point of beginning.

TR. 3 -

BEING a tract of land and being partly in the ELIAS T. MYERS SURVEY ABST. NO. 944 and partly in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and said tract being more particularly described as follows:

COMMENCING at the point of intersection of the Southeast line of U. S. Highway No. 67 with the Northeast line of the D. P. & L. Co. 125 ft wide right of way: Thence in a Northeasterly direction, along the Southeast

line of U. S. Hwy. 67, as follows: 1st. NE 58° 10' 11" - 198.85 ft:

2nd. NE 49° 47' 20" - 300.52 ft: 3rd. Northeasterly, around a curve to the right that has a Radius of 11,269.16 ft, a distance of 666.32 ft:

Exhibit "A", Contd.

TR. 3 - Cont.

4th. NE 64° 57' 30" - 521.09 ft: 5th. NE 67° 01' 06" - 300.25 ft:  
6th. NE 65° 00' 00" - 100.4 ft: 7th. NE 55° 34' 00" - 303.92 ft:  
8th. NE 67° 52' 00" - 198.13 ft to THE POINT OF BEGINNING OF THE TRACT  
DESCRIBED HEREIN.

THENCE in a Northeasterly direction, along the Southeast line of Hwy. 67,  
as follows: 1st. NE 67° 52' 00" - 201.99 ft: 2nd. NE 64° 58' 00" -  
940.63 ft to the centerline of Duck Creek

THENCE Southeasterly, down the center of Duck Creek, to its intersection  
with the North line of said D. P. & L. Co. right of way

THENCE in a Westerly direction, along the North right of way of said  
D. P. & L. Co., as follows: 1st. SW 89° 58' 00" - 1689.97 ft:

2nd. SW 78° 37' 434.18 ft

THENCE NW 28° 20' 00" - 844.06 ft to the point of beginning

TR. 4

BEING A tract of land and being partly in the S. A. & M. G. RR. SURVEY ABST.  
NO. 1410 and partly in the J. R. WARRALL SURVEY ABST. NO. 1606, and partly  
in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and said  
tract being more particularly described as follows:

BEGINNING at the point of intersection of the Southeast right of way line of  
U. S. Highway No. 67 with the Southwest line of the D. P. & L. Co. 125 ft  
right of way

THENCE in an Easterly direction, along the Southwest and South line of said  
D. P. & L. Co. right of way, as follows: 1st. SE 62° 03' 00" - 2nd. NE 78°  
37' 00" - 3014.97 ft to its intersection with the Northwest line of another  
D. P. & L. Co. 125 ft wide tract

THENCE SW 27° 58' 30", along said Northwest line of the D. P. & L. Co. tract,  
78.71 ft

THENCE NE 89° 58' 00" - 141.58 ft to a corner in said D. P. & L. Co. tract

THENCE NE 89° 58' 00", along the South line of the D. P. & L. Co. 215 ft  
wide right of way, 580.0 ft

THENCE SE 00° 02' 00" - 240.0 ft

THENCE SE 67° 30' 00" - 500.0 ft

THENCE Southeasterly around a curve to the right that has a Radius of 1566.0  
ft, a distance of 897.39 ft

THENCE SW 36° 49' 00" - 550.0 ft

THENCE Southwesterly, around a curve to the left that has a Radius of 1334.0  
ft, a distance of 968.29 ft

THENCE in a Southwesterly direction, around a curve to the right that has a  
Radius of 1334.0 ft, a distance of 426.57 ft

THENCE in a Southwesterly direction, around a curve to the left that has a  
Radius of 1434.0 ft, a distance of 393.96 ft to a point in the North line of  
Barnes Bridge Road

THENCE NW 87° 56' 00", along the North line of Barnes Bridge Road, 934.42 ft

THENCE NE 00° 04' 30" - 300.0 ft

THENCE Northwesterly, around a curve to the left that has a Radius of 600.0  
ft, a distance of 450.51 ft

Exhibit "A", Contd.

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TR. 4 - Cont.

THENCE Northeasterly, around a curve to the right that has a Radius of 130.0 ft, a distance of 102.65 ft  
THENCE NE 00° 04' 30" - 700.0 ft to the beginning of a curve to the right in a Northeasterly direction that has a Radius of 300.0 ft  
THENCE Northeasterly, around said curve, 203.90 ft  
THENCE NW 89° 55' 30" - 706.65 ft to a point in the Southeast line D. P. & L. Co. 125 ft wide right of way  
THENCE NE 27° 58' 30", along the Southeast line of said right of way 1050.0 ft to the beginning of a curve to the left in a Southwesterly direction that has a Radius of 864.0 ft  
THENCE Southwesterly, around said curve, 479.03 ft  
THENCE SW 78° 37' 00" - 1515.00 ft to the beginning of a curve to the right that has a Radius of 864.0 ft  
THENCE Northwesterly, around said curve, 479.03 ft  
THENCE SW 50° 35' 00" - 345.0 ft to the beginning of a curve to the left that has a Radius of 400.0 ft  
THENCE Southwesterly, around said curve, 498.65 ft  
THENCE NE 01° 31' 57" - 636.23 ft  
THENCE NE 46° 14' 19" - 155.35 ft to the point of beginning.

TR. 5

Being a tract of land in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and being more particularly described as follows:  
BEGINNING AT the point of intersection of the West line of Belt Line Road with the South line of the D. P. & L. Co. 215 ft wide right of way  
THENCE Southerly, along the West line of the Belt Line Road, as follows:  
1st. SW 01° 21' 30" - 601.33 ft to the beginning of a curve to the left that has a Radius of 5779.65 ft: 2nd. Southeasterly, around said curve, 339.47 ft: 3rd. SE 02° 00' 25" - 1086.25 ft to the beginning of a curve to the right that has a Radius of 1010.0 ft: 4th. Southwesterly, 330.64 ft: 5th. SW 16° 45' 00" - 26.45 ft to the beginning of a curve to the left that has a Radius of 1196.28 ft: 6th. Southeasterly, around said curve, 391.22 ft: 7th. SE 02° 05' 00" - 415.67 ft to its intersection with the North line of the abandoned part of Barnes Bridge Road  
THENCE NW 87° 56' 00", along the North line of the abandoned Barnes Bridge Road, 975.55 ft to the beginning of a curve to the right that has a Radius of 1434.0 ft  
THENCE Northeasterly, around said curve to the right, 393.96 ft to the beginning of a curve to the left that has a Radius of 1434.0 ft  
THENCE Northwesterly, around said curve, 426.57 ft to the beginning of a curve to the right that has a Radius of 1434.0 ft  
THENCE Northeasterly, around said curve, 968.29 ft  
THENCE NE 36° 49' 00" - 550.0 ft to the beginning of a curve to the left that has a Radius of 1556.0 ft  
THENCE Northwesterly, around said curve, 897.39 ft  
THENCE North 67° 30' 00" - 500.0 ft  
THENCE NW 00° 02' 00" - 240.0 ft to a point in the South line of the D. P. & L. Co. 215 ft wide right of way  
THENCE NE 89° 58' 00", along said South line, 1470.76 ft to the point of beginning.



TR. 6

BEING a tract of land being partly in the J. R. WARRALL SURVEY ABST. NO. 1606 and partly in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and being more particularly described as follows:  
 COMMENCING at the point of intersection of the North line of Barnes Bridge Road with the Northwest line of the D. P. & L. Co. right of way (125 ft wide): THENCE NE  $27^{\circ} 58' 30''$ , along the Northwest line of said D. P. & L. Co. tract, 1148.1 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
 THENCE NW  $44^{\circ} 30' 00''$  - 239.79 ft to the beginning of a curve to the left that has a Radius of 300.0 ft  
 THENCE Northwesterly, around said curve to left, 214.54 ft to the beginning of a curve to the right that has a Radius of 130.0 ft  
 THENCE Northwesterly, around said curve, 102.64 ft  
 THENCE NW  $45^{\circ} 30' 00''$  - 150.0 ft to the beginning of a curve to the left that has a Radius of 450.0 ft  
 THENCE Northeasterly and Northwesterly, around said curve, 1043.69 ft  
 THENCE NW  $85^{\circ} 55' 45''$  - 850.0 ft  
 THENCE NE  $50^{\circ} 35' 00''$  - 345.00 ft to the beginning of a curve to the left that has a Radius of 864.0 ft  
 THENCE Northeasterly, around said curve to the left, 479.03 ft  
 THENCE NE  $78^{\circ} 37' 00''$  - 1515.15 ft to the beginning of a curve to the right that has a Radius of 864.0 ft  
 THENCE Northeasterly, around said curve, 372.13 ft to a point in the Northwest line of the D. P. & L. Co. 125 ft wide tract  
 THENCE SW  $27^{\circ} 58' 30''$ , along the Northwest line of said D. P. & L. Co. tract, 1943.88 ft to the point of beginning.

TR. 7

BEING a tract of land in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and being more particularly described as follows:  
 COMMENCING at the point of intersection of the North line of the Barnes Bridge Road with the Southeast line of the D. P. & L. Co. 125 ft wide right of way:  
 THENCE NE  $27^{\circ} 58' 30''$ , along said Southeast line, 832.91 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
 THENCE NE  $27^{\circ} 58' 30''$ , along said Southeast line of D. P. & L. Co. tract, 1079.51 ft  
 THENCE SE  $89^{\circ} 55' 30''$  - 706.65 ft  
 THENCE Southwesterly, around a curve to the left that has a Radius of 300.0 ft, for a distance of 203.90 ft  
 THENCE SW  $00^{\circ} 04' 30''$  - 700.0 ft to the beginning of a curve to the left that has a Radius of 130.0 ft  
 THENCE Southeasterly, around said curve, 68.61 ft  
 THENCE NW  $89^{\circ} 55' 30''$  - 1162.81 ft to the point of beginning.

TR. 8

BEING a tract of land and being partly in the J. R. WARRALL SURVEY ABST. NO. 1606 and partly in the JOSIAH PHELPS SURVEY ABST. NO. 1157 Dallas County, Texas; and being more particularly described as follows:

Exhibit "A", Contd.

TR. 8 - Cont.

BEGINNING at the point of intersection of the North line of Barnes Bridge Road with the Southeast line of the D. P. & L. Co. 125 ft wide right of way  
THENCE NE  $27^{\circ} 58' 30''$ , along the Southeast line of said D. P. & L. Co. right of way, 226.18 ft  
THENCE NW  $89^{\circ} 55' 30''$ , and crossing said right of way, 1394.84 ft to a point in the East line of a Road  
THENCE NE  $01^{\circ} 11' 30''$ , along the East line of said Road, 677.5 ft  
THENCE NW  $88^{\circ} 59' 00''$ , along the North line of said Road, 456.01 ft to a point in the West line of said Warrall Survey  
THENCE NE  $01^{\circ} 31' 57''$ , along said Survey line, 1040.86 ft to the beginning of a curve to the right that has a Radius of 400.0 ft  
THENCE Northeasterly, around said curve, 586.02 ft  
THENCE SE  $85^{\circ} 55' 45''$  - 850.5 ft to the beginning of a curve to the right that has a Radius of 450.0 ft  
THENCE Southeasterly and Southwesterly, around said curve, 1043.69 ft  
THENCE SE  $45^{\circ} 30' 00''$  - 150.0 ft to the beginning of a curve to the left that has a Radius of 130.0 ft  
THENCE Northeasterly, around said curve, 102.64 ft to the beginning of a curve to the right that has a Radius of 300.0 ft  
THENCE Southeasterly, around said curve, 214.54 ft  
THENCE SE  $44^{\circ} 30' 00''$  - 239.79 ft to a point in the Northwest line of the D. P. & L. Co. tract  
THENCE SW  $27^{\circ} 58' 30''$ , along the Northwest line of said D. P. & L. Co. tract, 315.19 ft  
THENCE SE  $89^{\circ} 55' 30''$ , crossing said D. P. & L. Co. tract, 1301.24 ft to the beginning of a curve to the left that has a Radius of 130 ft  
THENCE Southeasterly, around said curve, 34.03 ft to the beginning of a curve to the right that has a Radius of 600.0 ft  
THENCE Southeasterly, around said curve to the right 450.51 ft  
THENCE SW  $00^{\circ} 04' 30''$  - 300.0 ft to a point in the North line of Barnes Bridge Road  
THENCE NW  $89^{\circ} 55' 30''$ , along the North line of Barnes Bridge Road, 1734.48 ft to the point of beginning.

TR. 9

BEING a tract of land and being partly in the J. R. Warrall Survey Abst. No. 1606 and partly in the W. J. LITTLE SURVEY ABST. NO. 809, Dallas, County, Texas; and being more particularly described as follows:  
BEGINNING at the point of intersection of the North line of Barnes Bridge Road with the Northwest line of the D. P. & L. Co.  
125 ft wide tract  
THENCE NE  $27^{\circ} 58' 30''$ , along said Northwest line of the D. P. & L. Co. tract, 226.18 ft  
THENCE NW  $89^{\circ} 55' 30''$  - 1256.42 ft to a point in the East line of a Road  
THENCE SW  $01^{\circ} 11' 30''$ , along the East line of said Road, 200.0 ft to a point in the North line of Barnes Bridge Road  
THENCE NW  $89^{\circ} 55' 30''$ , along the North line of Barnes Bridge Road 50.0 ft to a point in the West line of a certain O. W. Gibbons tract  
THENCE SW  $01^{\circ} 17' 00''$ , along said West line, 400.0 ft  
THENCE SE  $89^{\circ} 55' 30''$ , crossing said D. P. & L. Co. tract, 1565.58 ft  
THENCE NE  $01^{\circ} 27' 00''$  - 300.02 ft to a point in the South line of Barnes Bridge Road

Exhibit "A", Contd.

TR. 9 - Cont.

THENCE NW 89° 55' 30", along the South line of Barnes Bridge Road, 412.84 ft to its intersection with said Northwest line of the D. P. & L. Co. tract  
THENCE NE 27° 58' 30" - 113.21 ft to the point of beginning.

TR. 10

BEING a tract of land and being partly in the W. J. LITTLE SURVEY ABST. NO. 809 and partly in the J. R. WARRALL SURVEY ABST. NO. 1606 and partly in the ADALINE S. WARRALL SURVEY ABST. NO. 1605 Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the point of intersection of the North line of Barnes Bridge Road with the Northwest line of the D. P. & L. Co. tract:

THENCE SW 27° 58' 30" - 113.21 ft to a point in the South line of Barnes Bridge Road: Thence SE 89° 55' 30", along said South line of Barnes Bridge Road, 412.84 ft: Thence SW 01° 27' 30", along the East line of said Warrall Survey, 300.02 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
THENCE SW 01° 27' 00", along the East line of said Warrall Survey, 1426.10 ft to a point in the North line of the T. P. & L. Co.

100 ft wide tract

THENCE SW 86° 08' 30", along the North line of said T. P. & L. Co. tract, 54.42 ft

THENCE NW 89° 01' 30", along the North line of said T. P. & L. Co. tract, 1506.90 ft

THENCE NE 01° 17' 00", along the West line of the O. W. Gibbons tract, 406.06 ft

THENCE SE 89° 55' 30" 1565.58 ft to the point of beginning.

TR. 11

BEING a tract of land in the ADALINE S. WARRALL SURVEY ABST. NO. 1605 Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the point of intersection of the Northwest line of the D. P. & L. Co. 125 ft wide tract with the South line of the T. P. & L. Co. 100 ft wide tract

THENCE SW 27° 58' 30", along the Northwest line of the D. P. & L. Co. tract, 1188.38 ft to a point in the Northeast line of Gus Thomasson Road

THENCE in a Northwesterly direction, along the Northeast line of Gus Thomasson Road, as follows: 1st. Northwesterly, around a curve to the left that has a Radius of 2580.0 ft, for a distance of 64.65 ft: 2nd. NW 44° 16' 32" - 1438.57 ft to its intersection with the South line of said T. P. & L. Co. tract

THENCE SE 89° 01' 30", along the South line of said T. P. & L. Co. tract, 1606.52 ft to the point of beginning.

TR. 12

BEING a tract of land and being partly in the ADALINE S. WARRALL SURVEY ABST. NO. 1605 and partly in the J. R. WARRALL SURVEY ABST. NO. 1606 Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the point of intersection of the Southeast line of the D. P. & L. Co. 125 ft wide tract and the South line of the T. P. & L. Co. 100 ft wide tract

THENCE SE 89° 01' 30", along the South line of said T. P. & L. Co. tract,

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Exhibit "A", Contd.

TR. 12 - Cont.

1136.42 ft

THENCE NE 86° 08' 30", along said South line, 49.43 ft to a point in the East line of said J. R. Warrall Survey  
THENCE SW 1° 23' 11", along said Survey line; 665.00 ft  
THENCE NW 89° 01' 30" - 1504.75 ft to a point in the Southeast line of said D. P. & L. Co. tract  
THENCE NE 27° 58' 30", along said Southeast line, 723.03 ft to the point of beginning.

TR. 13

BEING a tract of land and being partly in the ADALINE S. WARRALL SURVEY ABST. NO. 1605 and partly in the J. S. WARRALL SURVEY ABST. NO. 1606 Dallas County, Texas; and being more particularly described as follows:  
COMMENCING at the point of intersection of the Southeast line of the D. P. & L. Co. 125 ft tract with the South line of the T. P. & L. Co. 100 ft wide tract: Thence SW 27° 58' 30", along said Southeast line of D. P. & L. Co. tract, 723.03 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN

THENCE SE 89° 01' 30" - 1504.75 ft to a point in the East line of the J. R. Warrall Survey  
THENCE SW 01° 23' 11", along said Survey line, 720.0 ft  
THENCE NW 89° 01' 30" - 425.0 ft to the beginning of a curve to the left that has a Radius of 775.0 ft  
THENCE Southwesterly, around said curve, 278.42 ft to the beginning of a curve to the right that has a Radius of 1230.0 ft  
THENCE Southwesterly, around said curve, 327.38 ft to the beginning of a curve to the left that has a Radius of 860.0 ft  
THENCE Southwesterly, around said curve, 451.45 ft to a point in the Northeast line of Gus Thomasson Road  
THENCE Northwesterly, along the Northeast line of Gus Thomasson Road (being in a curve to the left that has a Radius of 2580.0 ft), a distance of 566.29 ft to its intersection with the Southeast line of D. P. & L. Co. tract  
THENCE NE 27° 58' 30", along said Southeast line of D. P. & L. Co. tract, 576.19 ft to the point of beginning.

TR. 14

BEING a tract of land in the ADALINE S. WARRALL SURVEY ABST. NO. 1605 Dallas County, Texas: and being more particularly described as follows:  
BEGINNING at the point of intersection of the Northwest line of the D. P. & L. Co. 125 ft tract with the Southwest line of the Gus Thomasson Road  
THENCE SW 27° 58' 30", along said Northwest line, 1550.50 ft to a point in the South line of said Warrall Survey  
THENCE NW 87° 57' 18", along said South line, 562.19 ft to the Southwest corner of said Warrall Survey  
THENCE NE 00° 50' 39", along said Survey line, 2524.48 ft to a point in the South line of the T. P. & L. Co. 100 ft wide tract  
THENCE SE 89° 01' 30", along said South line, 110.92 ft to its intersection with the Southwest line of Gus Thomasson Road  
THENCE in a Southeasterly direction, along the Southwest line of Gus Thomasson Road, as follows: 1st. SE 44° 16' 32" - 1539.45 ft to the

TR. 14 - Cont.

right that has a Radius of 2480.0 ft: 2nd. Southeasterly, around said curve, 7.03 ft to the point of beginning.

TR. 15

BEING a tract of land and being partly in the ADALINE S. WARRALL SURVEY ANST. NO. 1605 and partly in the J. R. WARRALL SURVEY ABST. NO. 1606 Dallas County, Texas; and being more particularly described as follows:

BEGINNING at the point of intersection of the Southeast line of the D. P. & L. Co. 125 ft tract with the Southwest line of Gus Thomasson Road

THENCE in a Southeasterly direction, along the Southwest line of Gus Thomasson Road (same being in a curve to the right that has a Radius of 2480.0 ft), for a distance of 508.21 ft

THENCE NE 60° 00' 00", corssing Gus Thomasson Road, 100.12 ft to a point in Northeast line of said Road, same point being the beginning of a curve to the right that has a Radius of 860.0 ft

THENCE Northeasterly, around said curve, 451.45 ft to the beginning of a curve to the left that has a Radius of 1230.0 ft

THENCE Northeasterly, around said curve to the left, 327.38 ft to the beginning of a curve to the right that has a Radius of 775.0 ft

THENCE Northeasterly, around said curve, 278.42 ft

THENCE SE 89° 01' 30" - 429.51 ft to a point in the East line of the J. R. Warrall Survey

THENCE SW 01° 23' 11", along said Survey line, 601.50 ft to the beginning of a curve to the left that has a Radius of 1028.53 ft

THENCE Southeasterly, around said curve to the left, 199.90 ft to a point in the Northwest line of Town East Blvd

THENCE SW 57° 07' 00", along the Northwest line of Town East Blvd, 477.57 ft

THENCE NW 42° 00' 00" - 555.00 ft

THENCE SW 57° 07' 00" - 627.49 ft to the beginning of a curve to the right that has a Radius of 451.45 ft

THENCE Southwesterly, around said curve and crossing Gus Thomasson Road, 393.12 ft

THENCE NW 87° 57' 18" - 250.0 ft

THENCE SW 00° 51' 21" - 25.0 ft to a point in the South line of the Adaline S. Warrall Survey

THENCE NW 87° 57' 18", along said South line, 588.41 ft to a point in the Southeast line of the D. P. & L. Co. tract

THENCE NE 27° 58' 30", along said Southeast line of the D. P. & L. Co. tract, 1440.42 ft to the point of beginning.

TR. 16

BEING a tract of land and being partly in the ADALINE S. WARRALL SURVEY ABST. NO. 1605, partly in the J. R. WARRALL SURVEY ABST. NO. 1606 and partly in the JAMES A. COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:

COMMENCING at the point of intersection of the South line of Town East Blvd with the West line of Gus Thomasson Road: Thence Southwesterly, around a curve to the right that has a Radius of 1472.7 ft, (along the South line of Town East Blvd), for a distance of 211.88 ft to THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN

THENCE SW 00° 43' 28" - 200.0 ft

Exhibit "A" Contd.

(20)

TR. 16 - Cont.

THENCE SE  $88^{\circ} 59' 22''$  - 300.00 ft to a point in the East line of Gus Thomasson Road  
THENCE SW  $00^{\circ} 43' 28''$ , along the East line of Gus Thomasson Road, 230.6 ft  
THENCE SE  $88^{\circ} 59' 22''$  - 694.05 ft  
THENCE NE  $01^{\circ} 19' 01''$  - 1011.90 ft to a point in the South line of Town East Blvd.  
THENCE NE  $22^{\circ} 20' 00''$ , crossing Town East Blvd, 140.22 ft to a point in the North line of Town East Blvd  
THENCE NW  $42^{\circ} 00' 00''$  - 555.00 ft  
THENCE SW  $57^{\circ} 07' 00''$  - 519.39 ft to a point in the East line of Gus Thomasson Road, said point being the beginning of a curve to the right that has a Radius of 2580.0 ft  
THENCE Southwesterly, along Gus Thomasson Road, around said curve, for a distance of 523.76 ft  
THENCE NW  $88^{\circ} 59' 22''$ , crossing Gus Thomasson Road, 300.0 ft  
THENCE SW  $00^{\circ} 43' 28''$  - 307.21 ft to the point of beginning.

TR. 17

BEING a tract of land in the JAMES A. COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
COMMENCING at the point of intersection of the West line of Gus Thomasson Road with the North line of Town East Blvd: Thence Southwesterly, along the North line of Town East Blvd (same being in a curve to the right that has a Radius of 1392.7 ft), for a distance of 213.40 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
THENCE Southwesterly, along the North line of Town East Blvd (same being in a curve to the right that has a Radius 1392.7 ft), for a distance of 388.36 ft  
THENCE NW  $89^{\circ} 12' 00''$  - 59.77 ft to the point in the West line of the Coats Survey  
THENCE NE  $00^{\circ} 51' 21''$ , along the West line of said Survey, 589.44 ft  
THENCE SE  $87^{\circ} 57' 18''$  - 250.00 ft to the beginning of a curve to the left that has a Radius of 451.45 ft  
THENCE Northeasterly, around said curve, 393.12 ft to a point in the West Line of Gus Thomasson Road  
THENCE Southeasterly, along the West line of Gus Thomasson Road (same being in a curve to the right that has a Radius of 2480.0 ft), for a distance of 462.52 ft  
THENCE NW  $88^{\circ} 59' 22''$  - 200.00 ft  
THENCE SW  $00^{\circ} 43' 28''$  - 224.24 ft to the point of beginning.

TR. 18

BEING a tract of land in the JAMES A COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
COMMENCING at the point of intersection of the South line of Town East Blvd and the West line of Gus Thomasson Road: Thence Southwesterly, along the South line of Town East Blvd (same being in a curve to the right that has a Radius of 1472.7 ft), for a distance of 211.80 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN.

Exhibit "A", Contd.

R. 18 - Cont.

THENCE SW 00° 43' 28" - 200.0 ft  
 THENCE SE 88° 59' 22" - 200.00 ft to a point in the West line of Gus Thomasson Road  
 THENCE SW 00° 43' 28", along the West line of Gus Thomasson Road, 230.57 ft  
 THENCE NW 88° 59' 22" - 644.38 ft to a point in the West line of said Coats Survey  
 THENCE NE 00° 52' 29", along said Survey line, 379.14 ft to a point in the South line of Town East Blvd  
 THENCE SE 89° 12' 00", along said South line of Town East Blvd, 59.86 ft to the beginning of a curve to the left that has a Radius of 1472.7 ft  
 THENCE Northeasterly, along the South line of Town East Blvd (same being a curve to the left), for a distance of 387.92 ft to the point of beginning.

TR. 19

BEING a tract of land in the J. R. WARRALL SURVEY ABST. NO. 1606 and the JAMES A COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
 BEGINNING at the point of intersection of the East line of said Warrall Survey with the South line of Town East Blvd  
 THENCE SE 01° 19' 01", along the East line of said Warrall Survey and the East line of said Coats Survey, 800.0 ft  
 THENCE NW 88° 59' 22" - 1320.0 ft  
 THENCE NE 01° 19' 01" - 231.90 ft to a point in the South line of Town East Blvd  
 THENCE IN a Northeasterly direction, along the Southerly lines of Town East Blvd, as follows: 1st. NE 57° 07' 00" - 592.74 ft to the beginning of a curve to the right that has a Radius of 1392.7 ft; 2nd. Northeasterly, around said curve, 804.57 ft; 3rd. SE 89° 47' 00" - 73.68 ft to the point of beginning.

TR. 20

BEING a tract of land in the JAMES A. COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
 COMMENCING at the point of intersection of the East line of the J. R. Warrall Survey with the South line of Town East Blvd: Thence SW 01° 19' 01", along the East line of said Warrall Survey and the East line of said Coats Survey, 800.0 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
 THENCE SW 01° 19' 01", along the East line of said Coats Survey, 175.0 ft  
 THENCE NW 88° 59' 22" - 1145.0 ft.  
 THENCE SW 01° 19' 01" - 580.0 ft.  
 THENCE NW 88° 59' 22" - 175.0 ft.  
 THENCE NE 01° 19' 01" - 755.0 ft  
 THENCE SE 88° 59' 22" - 1320.0 ft to the point of beginning.

TR. 21

BEING a tract of land in the JAMES A. COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
 BEGINNING at the Southwest corner of said Coats Survey  
 THENCE NE 00° 52' 29", along the West line of said Coats Survey, 1665.75 ft.

Exhibit "A", Contd.

TR. 21 - Cont.

THENCE SE  $88^{\circ} 59' 22''$ , crossing Gus Thomasson Road, 1438.43 ft.  
THENCE NE  $01^{\circ} 19' 01''$  - 25.0 ft.  
THENCE SE  $88^{\circ} 59' 22''$  - 175.0 ft.  
THENCE SW  $01^{\circ} 19' 01''$  - 370.0 ft.  
THENCE NW  $88^{\circ} 59' 22''$  - 175.0 ft.  
THENCE SW  $01^{\circ} 19' 01''$  - 1320.77 ft to a point in the South line of said Coats Survey  
THENCE NW  $88^{\circ} 59' 22''$ , along said Survey line, 1425.58 ft (crossing Gus Thomasson Road) to the point of beginning.

TR. 22

BEING a tract of land in the JAMES AM COATS SURVEY ABST. NO. 339 Dallas County, Texas; and being more particularly described as follows:  
COMMENCING at the Southwest corner of said Coats Survey; Thence SE  $88^{\circ} 59' 22''$ , along the South line of said Coats Survey, 1425.58 ft TO THE POINT OF BEGINNING OF TRACT DESCRIBED HEREIN  
THENCE NE  $01^{\circ} 19' 01''$  - 1320.76 ft.  
THENCE SE  $88^{\circ} 59' 22''$  - 175.0 ft.  
THENCE SW  $01^{\circ} 19' 01''$  - 1320.76 ft to a point in the South line of said Coats Survey  
THENCE NW  $88^{\circ} 59' 22''$ , along said Survey line, 175.0 ft to the point of beginning.

TR. 23

Being a tract of land and being partly in the JAMES A COATS SURVEY ABST. NO. 339 and partly in the JAMES D. DOLLINS SURVEY ABST. NO. 423 Dallas County, Texas; and being more particularly described as follows:  
COMMENCING at the Southwest corner of said Coats Survey; Thence SE  $88^{\circ} 59' 22''$ , along the South line of said Coats Survey, 1600.58 ft TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN  
THENCE NE  $01^{\circ} 19' 01''$  - 2270.77 ft  
THENCE SE  $88^{\circ} 59' 22''$  - 1145.0 ft to a point in the East line of said Coats Survey  
THENCE SW  $01^{\circ} 19' 01''$ , along said East line, 1312.28 ft.  
THENCE NW  $89^{\circ} 47' 50''$  - 170.0 ft to the beginning of a curve to the left that has a Radius of 225.0 ft.  
THENCE Southwesterly, around said curve, 363.16 ft  
THENCE SW  $01^{\circ} 19' 01''$  - 228.00 ft to the beginning of a curve to the right that has a Radius of 203.0 ft.  
THENCE Southwesterly, around said curve to the right, 153.63 ft  
THENCE Southeasterly, around a curve to the right that has a Radius of 803.0 ft, for a distance of 190.53 ft to the beginning of a curve to the left that has a Radius of 325.0 ft  
THENCE Southeasterly, around said curve, 190.56 ft  
THENCE SE  $89^{\circ} 47' 50''$  - 820.0 ft to a point in a Creek  
THENCE Northwesterly, along the meanders of said Creek, as follows:  
1st. NW  $30^{\circ} 15' 00''$  - 190.00 ft; 2nd. NE  $04^{\circ} 10' 00''$  - 180.00 ft;  
3rd. NW  $36^{\circ} 15' 20''$  - 78.99 ft to a point in the North line of said Dollin Survey  
THENCE SE  $89^{\circ} 47' 50''$ , along said North line, 955.59 ft to the Northeast corner of said Dollin Survey



Exhibit "A", Contd.

23

TR. 23 - cont

THENCE SW 00° 48' 13" - along the East line of said Dollin Survey, 650.19 ft to the Southeast corner of said Dollin Survey  
THENCE NW 88° 59' 22" - along the South line of said Dollin and Coats Surveys, 2689.72 ft to the point of beginning.

TR. 24

Being a tract of land and being partly in the JAMES A. COATS SURVEY ABST. NO. 339 and partly in the JAMES D. DOLLINS SURVEY ABST. 423 Dallas County, Texas; and being more particularly described as follows:  
BEGINNING at the Northwest corner of said Dollins Survey  
THENCE SE 89° 47' 50", along the North line of said Dollin Survey, 583.57 ft to a point in a Creek  
THENCE Southeasterly, along the meanders of said Creek, as follows: 1st. SE 36° 15' 20", - 78.99 ft: 2nd. SW 4° 10' 00" - 180.00 ft: 3rd. SE 30° 15' 00" - 190.00 ft:  
THENCE NW 89° 47' 50" - 820.00 ft to the beginning of a curve to the right that has a Radius of 325.0 ft  
THENCE Northwesterly, around said curve, 190.56 ft to the beginning of a curve to the left that has a Radius of 803.0 ft  
THENCE Northwesterly, around said curve to the left, 190.53 ft  
THENCE Northeasterly, around a curve to the left that has a Radius of 203.0 ft for a distance of 153.63 ft  
THENCE NE 01° 19' 01" - 228.00 ft  
THENCE Northeasterly, around a curve to the left that has a Radius of 225.0 ft., for a distance of 363.16 ft  
THENCE SE 89° 47' 50" - 170.0 ft to a point in the East line of said Coats Survey  
THENCE SW 01° 19' 01", along said East line, 330.0 ft to the point of beginning.

TR. 25

BEING a tract of land Net in the THEOPHALUS THOMAS SURVEY ABST. NO. 1461 and the ELIAS T. MYERS SURVEY ABST. NO. 944 Dallas County, Texas; and being part of the FIRST TRACT as described in deed to Dr. O. W. Gibbons recorded in Vol. 2386 - Pg. 288 Deed Records of Dallas County, Texas; and said tract being more particularly described as follows:  
BEGINNING at the point of intersection of the Northwest line of U. S. Highway No. 67 with the centerline of Duck Creek  
THENCE IN a Southwesterly direction, along the Northwest line of U. S. Highway No. 67, as follows: 1st. SW 63° 16' 00" - 1303.6 ft: 2nd. SW 70° 59' 00" - 303.00 ft: 3rd. SW. 63° 19' 00" - 936.6 ft to its intersection with the Northwest line of said Gibbons tract  
THENCE in a Northeasterly direction, along the Northeast line of said Gibbons tract, a fence line, as follows: 1st. NE 40° 29' 00" - 842.1 ft: 2nd. NE 39° 17' 00" - 735.2 ft to a point in the centerline of Long Branch  
THENCE in an Easterly direction, down the center of Long Branch, as follows: 1st. NE 75° 00' 00" - 101.3 ft: 2nd. SE 72° 43' 00" - 34.5 ft  
THENCE Southerly, leaving said Creek and a long the lines described in Judgement 94-11-C68 DCM as follows: 3rd. SW 81° 08' 00" - 30.2 ft: 4th. SW 46° 04' )- 32.4 ft: 5th. SE 88° 34' 00" - 225.1 ft: 6th. NE 25° 48' 00" - 147.5 ft: 7th. NW 19° 21' 00", - 32.7 ft: 8th. NE 76° 13' 00" - 91.1 ft: 9th. NE 66° 35' 00" - 103.6 ft: 10th. NW 73° 38' 00" - 7.6 ft to a point in the center of Long Branch

Exhibit "A", Contd.

TR. 25 - Cont.

THENCE Southeasterly direction, down the center of Long Branch,  
 as follows: 11th. NE 54° 29' 00" - 67.9 ft: 12th. NE 08° 25' 00" - 123.6 ft:  
 13th. NE 60° 42' 00" - 66.2 ft: 14th. SE 22° 06' 00" - 109.8 ft: 15th. NE  
 62° 26' 00" - 50.0 ft: 16th. SE 81° 39' 00" - 99.2 ft: 17th. SE 5° 43' 00" -  
 15.6 ft: 18th. NE 74° 25' 00" - 66.4 ft to its junction with the centerline  
 of Duck Creek

THENCE in a Southeasterly direction, down the centerline of Duck Creek as  
 follows: 19th. SE 39° 17' 00" - 52.0 ft: 20th. SE 67° 08' 00" - 95.1 ft:  
 21st. NE 65° 15' 00" - 64.7 ft: 22nd. SE 83° 57' 00" - 104.1 ft:  
 23rd. SE 39° 06' 00" - 105.0 ft: 24th. SE 06° 06' 00" - 88.4 ft: 25th.  
 SW 55° 19' 00" - 87.1 ft: 26th. SE 28° 37' 00" - 158.5 ft to the point of  
 beginning.