

153
ORDINANCE/PAGE 2
Case No. ED-5

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the S. W. Caldwell Survey, Abstract No. 337, and being parts of Lots 8, 9, and 10, of East Dallas Estates Addition, an addition to Dallas County, Texas, according to the map thereof recorded in Volume 6 at Page 62 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North right-of-way line of U. S. Highway No. 80, said point being South $77^{\circ} 23' 30''$ East; a distance of 79.03 feet from the Southwest corner of Lot 8;

THENCE North $1^{\circ} 22'$ East parallel with the West line of Lot 8 and 10, a distance of 673 feet crossing the North line of Lot 8 and the South line of Lot 10, in all a distance of 973 feet to a point in the North line of lot 10, said point also being in the South line of Hanby Street;

THENCE South $88^{\circ} 20'$ East with the North line of Lot 10 and the South line of Hanby Street, a distance of 409 feet, a point in the West line of Belt Line Road, a 100 foot right-of-way, as determined by deed to County of Dallas, dated February 23, 1952 and recorded in Volume 3665 at page 252 of the Deed Records of Dallas County, Texas;

THENCE South $1^{\circ} 13' 10''$ West with the West line of Belt Line Road, a distance of 647.96 feet to a point of intersection with the North line of a tract of land conveyed to W. F. Motley by deed dated November 19, 1964, and recorded in Volume 446 at page 0547 of the Deed Records of Dallas County, Texas;

THENCE North $88^{\circ} 39' 10''$ West with the North line of said Motley tract, a distance of 119 feet to its Northwest corner;

THENCE South $2^{\circ} 23' 16''$ East with the West line of said Motley tract, a distance of 2.52 feet, said point being the Northeast corner of a tract of land conveyed to Humble Oil and Refining Company by deed dated November 5, 1970, and recorded in Volume 70217 at page 0110 of the Deed Records of Dallas County, Texas;

ORDINANCE/PAGE 3

Case No. ED-5

THENCE North 88° 57' 40" West with the North line of said Humble Oil and Refining Company tract, a distance of 120 feet to its Northwest corner;

THENCE South 3° 54' 30" West with the West line of said Humble Oil and Refining Company tract, a distance of 351.36 feet to a point in the North line of U. S. Highway No. 80;

THENCE North 77° 23' 30" West with the North line of U. S. Highway No. 80, a distance of 159.27 feet to the PLACE OF BEGINNING and containing 7.392 acres of land.

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 the foregoing zoning change shall be, and it is, 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.

ORDINANCE/PAGE 4
Case No. ED-5

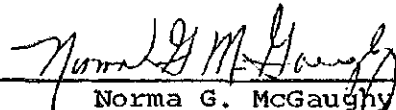
SECTION 7. Whereas, the above-described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, and creates an urgency and an emergency for the preservation 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, Texas, on the 17 day of May, A.D., 1971.


George Boyce
Mayor

ATTEST:

APPROVED AS TO FORM:


Norma G. McGaughy
City Secretary

Elland Archer
City Attorney