

ORDINANCE NO. 1080

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DETERMINING THAT A PUBLIC NECESSITY EXISTS FOR THE ACQUISITION OF AN EASEMENT FOR THE CONSTRUCTION, AND MAINTENANCE OF A SANITARY SEWER OUTFALL LINE ALONG AND NEAR NORTH MESQUITE CREEK, IN AND WITHOUT THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS DESCRIBED HEREIN; AUTHORIZING THE CITY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS; PROVIDING A SEVERABILITY CLAUSE AND DECLARING AN EMERGENCY.

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

SECTION 1. That the City Council of the City of Mesquite, Texas, has and does deem it necessary and expedient and has determined that a public necessity exists for the acquisition of an easement for the construction, and maintenance of a sanitary sewer outfall line and all lawful purposes incident thereto along and near North Mesquite Creek, in and without the corporate limits of the City of Mesquite, and more particularly described in Exhibit "A" attached hereto, the owners or those claiming an interest to said land being:

<u>PARCEL</u>	<u>OWNER</u>
Tract 2	W. T. Hardy
Tract 7	Leroy Stahl
Tract 8	M. H. Parrish
Tract 14	C. D. Copeland
Tract 15	J. L. Anderson
Tract 16	Wilson Properties

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Tract 18	H. M. Cunningham
Tract 22	Ethel Dennis
Tract 23	Jack Ambern
Tracts 24 & 25	Bessie Liebell
Tract 26	B. W. Cruce
Tract 30	Frank Slay
Tract 32	R. J. Reality Corporation
Tract 34	Estate of Joe Riggs
Tract 37	Estate of L. R. Anderson

(or such other owners as may appear)

SECTION 2. That the City Attorney is hereby authorized to institute Eminent Domain proceedings to condemn said property for said use according to law and to obtain fee simple title right-of-way and/or drainage easements to and upon said property for the purposes expressed herein.

SECTION 3. Should any portion of the property described in Exhibit "A", attached hereto, not be subject to legal condemnation by the City of Mesquite, such fact shall not prevent the City from condemning such land which is described in Exhibit "A" and is subject to legal condemnation by the City, and it is the intention of the City of Mesquite to condemn only such territory as may be legally condemned by it within the limits of the land described in Exhibit "A".


SECTION 4. The fact that it is necessary that the property described in Exhibit "A" be acquired for the construction and maintenance of a sanitary sewer outfall line in order to permit

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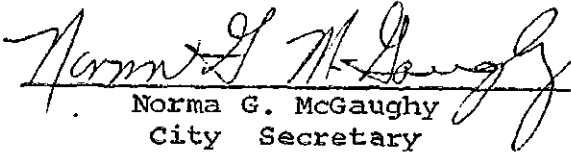
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its proper development and to protect the public interest and general welfare of the City of Mesquite, creates an urgency and an emergency for the preservation of the public interest and welfare and requires that this ordinance shall take effect immediately from and after its passage and publication as the law in such cases provides.

DULY PASSED by the City Council of the City of Mesquite, Texas, on the 6 day of November, A.D., 1972.

  
George Boyce  
Mayor

ATTEST:

  
Norma G. McGaughy  
City Secretary

APPROVED AS TO FORM:

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

00500

EXHIBIT A

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BEING a parcel of land 30 feet wide out of the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, a part of that certain tract of land conveyed to M. H. Parrish et. ux. by Deed dated September 5, 1949 and recorded in Volume 3183, Page 84 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point 118.59 feet North  $44^{\circ}39'55''$  East of the most Westerly corner of said Parrish tract, said point also being in the Southeast line of a tract of land conveyed to Sally Snoeyenbos by Deed dated August 16, 1968 recorded in Volume 68184, Page 1436 of the Dallas County Deed Records;

THENCE, North  $44^{\circ}39'35''$  East a distance of 59.83 feet following the Southeast line of said Snoeyenbos et. al. tract to a point;

THENCE, around a curve to the left having a central angle of  $47^{\circ}10'$ , a radius of 290.0 feet for a distance of 142.32 feet to a point and the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of  $18^{\circ}20'$ , a radius of 509.56 feet for a distance of 163.05 feet to a point;

THENCE, South  $56^{\circ}18'25''$  east for a distance of 134.74 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of  $34^{\circ}00'$ , a radius of 290.0 feet for a distance of 152.75 feet to a point;

THENCE, North  $89^{\circ}41'35''$  East a distance of 89.76 feet to the beginning of a curve to the right;

THENCE, Around a curve to the right having a central angle of  $43^{\circ}04'30''$ , a radius of 225.88 feet for a distance of 92.77 feet to a point in the Southwest line of said Parrish tract. Point also being in the Northeast line of a tract conveyed by Kellie A. Rhine et. ux. to Nelson Monroe et. ux. by Deed dated April 2, 1954 and recorded in Volume 4015, Page 358 of the Dallas County Deed Records; said point being 18.08 feet South  $87^{\circ}11'24''$  West of an inner ell corner in the Southwest line of said Parrish tract;

THENCE, South  $87^{\circ}11'24''$  West with the Southwest line of said Parrish tract a distance of 211.07 feet to a point and the beginning of a curve to the right;

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00504

THENCE, around a curve to the right having a central angle of  $34^{\circ}00'$ , a radius of 320.0 feet for a distance of 160.38 feet to a point;

THENCE, North  $56^{\circ}18'25''$  West a distance of 134.74 feet to the beginning of a curve to the right;

THENCE, Around a curve to the right having a central angle of  $18^{\circ}20'$ , a radius of 539.56 feet for a distance of 172.65 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $47^{\circ}10'$ , a radius of 320.0 feet for a distance of 136.13 feet to the PLACE OF BEGINNING.

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EXHIBIT B

A strip of land 100 feet in width and lying 30 feet to the south and 70 feet to the north of the center line of a permanent easement described in Exhibit A of this instrument and along the entire length of said permanent easement and from property line to property line of grantor.

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00506

EXHIBIT A

BEING a parcel of land 30 feet wide situated in the S.A. and M.G. Railroad Survey, Abstract No. 1400, a part of a tract of land designated as the second tract in a Deed conveyed to L.R. Anderson, dated January 3, 1920 and recorded in Volume 507, Page 576 of the Deed Records of Dallas County, Texas; and being described as 10 feet left and 20 feet right of the following described line:

BEGINNING at a point in the South line of the Anderson Second Tract and in the North line of the Jas. D. Dollins Survey, Abstract No. 423, said point being 1032.0 feet West of the Northeast corner of the said Jas. D. Dollins Survey;

THENCE, North  $2^{\circ}45'30''$  West a distance of 459.23 feet;

THENCE, North  $17^{\circ}17'$  West a distance of 597.27 feet to a point in the present North line of the said Anderson tract and in the South line of a tract of land as designated the Second Tract and conveyed to John A. Maxwell by Deed dated April 27, 1953 and recorded in Volume 3841, Page 255, of the Deed Records of Dallas County, Texas; said point being 276.40 feet East of the Southwest corner of the said Maxwell's tract; said point also being 276.40 feet East of the West line of the S.A. and M.G. Railroad Survey, Abstract No. 1400.

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EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is conterminous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 50 feet to either side of the described line and along the entire length thereof, and from property line to property line of grantor.



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00508

EXHIBIT A

BEING a parcel of land 30 feet wide out of the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, a part of that certain tract of land conveyed to W. T. Hardi by Deed dated March , 1972 and recorded in Volume . Page of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the Northwest line of Lawson Road, said point being the East corner of the 63.14 acre Monroe Tract and the South corner of a 50 acre tract of land conveyed to Nell Francis Day by Deed dated October 24, 1947 and recorded in Volume 2996, Page 388 of the Dallas County Deed Records;

THENCE, North  $63^{\circ}11'55''$  West with the Southwest line of the above-mentioned Day Tract and the Northeast line of said Monroe Tract a distance of 338 feet to a point for corner;

THENCE, North  $47^{\circ}13'55''$  West continuing with the Southwest line of said Day Tract a distance of 314 feet to a point for corner, said point being the east corner of a tract of land conveyed to David C. Cole and B. W. Cruce, Jr. by Deed dated November 15, 1971 and recorded in Volume 71223, Page 2335 of the Dallas County Deed Records;

THENCE, South  $45^{\circ}00'$  West with the Southeast line of said Cole-Cruce tract a distance of 30.03 feet to a point for corner;

THENCE, South  $47^{\circ}13'55''$  East 30 feet from and parallel to the Southwest line of the said Day tract a distance of 319.38 feet to a point for corner;

THENCE, South  $63^{\circ}11'55''$  East 30 feet from and parallel to the Southwest line of the said Day tract a distance of 332.97 feet to a point for corner in the Northwest line of Lawson Road;

THENCE, North  $45^{\circ}00'$  East with the Northwest line of Lawson Road a distance of 31.39 feet to the PLACE OF BEGINNING and containing 0.45 acres of land, more or less.

00509

EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is contiguous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 70 feet southwest of and parallel to said permanent easement and along the entire length thereof, and from property line to property line of grantor.

EXHIBIT A

7-7  
00510

BEING a parcel of land 30 feet wide out of the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, a part of that certain tract of land conveyed to Nelson Monroe et. ux. by Deed dated April 2, 1954 and recorded in Volume 4015, Page 358 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the North corner of a tract of land conveyed from T. L. Hinton et. ux. to Ray Ewing by Deed dated November 11, 1971 and recorded in Volume 71221, Page 1188 of the Dallas County Deed Records; said point also being in the Southwest line of a tract of land conveyed to M. H. Parrish et. ux. by Deed dated September 6, 1949, recorded in Volume 3183, Page 84, Dallas County Deed Records.

THENCE, South  $45^{\circ}00'$  West with the Northwest line of said Ray Ewing Tract a distance of 30.15 feet to a point from corner;

THENCE, around a curve to the right having a radius of 193.88 feet and a central angle of  $43^{\circ}04'30''$ , a distance of 145.99 feet to a point;

THENCE, South  $89^{\circ}41'35''$  West a distance of 89.76 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $34^{\circ}00'$  a radius of 320.0 feet for a distance of 29.51 feet to a point, said point being in the Southwest line of said Parrish tract;

THENCE, North  $87^{\circ}11'24''$  East with the Southwest line of said Parrish Tract a distance of 211.07 feet to a point and corner in said Parrish Tract;

THENCE, South  $47^{\circ}13'55''$  East with the Southwest line of said Parrish Tract a distance of 61.71 feet to the PLACE OF BEGINNING.

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EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is conterminous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 70 feet southwest of and parallel to said permanent easement and along the entire length thereof, and from property line to property line of grantor.

T-15

00512

EXHIBIT A

Being a parcel of land 30 feet wide, situated in the J.P. Anderson survey Abstract No. 1, Dallas County, Texas. Being part of a tract of land conveyed to James Lester Anderson by Deed dated August 30, 1943 and recorded in Volume 2430, Page 559 of the Deed records of Dallas County, Texas and being described as 10 feet left of and 20 feet right of the following described line;

Beginning at a point in the common property line between the said Anderson tract and a tract of land conveyed to Calvin Copeland by deed dated April 19, 1942 and recorded in Volume 2371, Page 333 of the Dallas County Deed of Records. Said point being in the Southwest line of said Anderson Tract No. 5 and the Northwest line of said Copeland tract said point being 495.0 feet South  $44^{\circ}30'$  West from the East corner of the sixth tract as described in said Anderson deed.

Thence around a curve to the left having a central angle of  $12^{\circ}00'$ , a radius of 390.00 feet for a distance of 31.0 feet to a point.

Thence North  $26^{\circ}40'$  West a distance of 176.77 feet to the beginning of a curve to the right.

Thence around a curve to the right having a central angle of  $25^{\circ}30'$  a radius of 210.0 feet, for a distance of 93.46 feet.

Thence North  $1^{\circ}10'$  West a distance of 545.00 feet more or less to a point in the Northeast line of the sixth tract of said Anderson property. Said point being 1712.0 feet South  $44^{\circ}39'$  East from the North corner of the sixth tract of the said Anderson Property and the North Corner of the J.P. Anderson survey.

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T-15

EXHIBIT B

A strip of land 100 feet in width lying 50 feet to either side of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

T-16

00514

EXHIBIT B

A strip of land 100 feet in width lying 50 feet to either side of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

## EXHIBIT A

BEING a parcel of land 30 feet wide, situated in the A. P. Lanier Survey, Abstract No. 1662, Dallas County, Texas. Being part of a tract of land conveyed to Wilson Properties by Deed dated \_\_\_\_\_ and recorded in Volume \_\_\_\_\_, Page \_\_\_\_\_, of the Deed Records of Dallas County, Texas, and being described as 10 feet left of and 20 feet right of the following described line:

BEGINNING at a point in the Southwest line of said Wilson Properties Tract and in the Northeast line of a tract designated the Sixth tract in a Deed to James Lester Anderson recorded in Volume 243, Page 559, of the Dallas County Deed Records; said beginning point being 1547.0 feet South 44°39' East from the North corner of said Sixth tract of the Anderson Tract and the most westerly corner of said Wilson Properties Tract;

THENCE, North 26°01' East a distance of 196.01 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of 27°35', a radius of 200.0 feet for a distance of 96.28 feet to a point;

THENCE, North 1°34' West a distance of 301.12 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of 31°20', a radius of 200.0 feet for a distance of 109.37 feet to a point;

THENCE, North 32°54' West a distance of 613.47 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of 32°25', a radius of 200.0 feet for a distance of 113.16 feet to a point;

THENCE, North 00°29' West a distance of 584.00 feet, more or less, to a point in the Northwest line of said Wilson Properties Tract and in the Southeast line of a tract of land in which a one-half interest was conveyed to Robert F. Shapiro by Deed dated March 11, 1971 and recorded in Volume 71053, Page 1809 of the Dallas County Deed Records; said point being 1130.5 feet North 43°57' East from the most Easterly corner of said Wilson Properties Tract.



## EXHIBIT A

BEING a parcel of land 30 feet wide, situated in the C. Taylor Survey, Abstract No. 1750, Dallas County, Texas. Being part of a tract of land conveyed to Hugh M. Cunningham by Deed dated August 6, 1965 and recorded in Volume 65627, Page 664 of the Deed Records of Dallas County, Texas and being described as 10 feet left of and 20 feet right of the following described line:

BEGINNING at a point in the South line of said Cunningham Tract; said point being 283.5 feet South  $89^{\circ}51'$  West of the Southeast corner of said Cunningham Tract;

THENCE, North  $27^{\circ}49'$  West a distance of 231.0 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of  $35^{\circ}20'$ , a radius of 200.0 feet for a distance of 123.34 feet to a point;

THENCE, North  $63^{\circ}09'$  West a distance of 168.51 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $65^{\circ}19'15''$ , a radius of 300.0 feet, for a distance of 342.02 feet to a point;

THENCE, North  $2^{\circ}10'15''$  East a distance of 92.0 feet, more or less, to a point in the center line of Newsom Road and the North line of said Cunningham Tract as called for in the Deed recorded in Volume 65627, Page 664; said point being 758.5 feet West along the center line of Newsom Road from the Northeast corner of said Cunningham Tract.

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EXHIBIT B

A strip of land 100 feet in width lying 50 feet to either side of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

## EXHIBIT A

00518

BEING a parcel of land 30 feet wide, situated in the Thomas Scott Survey, Abstract No. 1353, Dallas County, Texas. Being a part of a tract of land conveyed to Bessie Liebell by Deed dated July 27, 1950 and recorded in Volume 3349, Page 15, of the Deed Records of Dallas County and a part of a tract of land conveyed to Irving Eugene Liebell and wife Bessie Liebell by Deed dated March 5, 1956 and recorded in Volume 4449, Page 7, of the Deed Records of Dallas County, Texas and being described in two tracts as follows:

## TRACT 1

BEING A parcel of land 15 feet left of and 10 feet right of the following described line:

BEGINNING at a point 25 feet North of the Southeast corner of said Bessie Liebell Tract (Volume 3349, Page 15); said point also being in the East line of said Bessie Liebell Tract and in the West line of a tract of land conveyed to Jack Ambern by Deed dated August 9, 1950 and recorded in Volume 3349, Page 16 of the Dallas County Deed Records; said point also being 25 feet North of the Southwest corner of said Ambern Tract;

THENCE, North  $83^{\circ}30'$  West, 25 feet North of and parallel of the South line of the two Liebell Tracts and the North right of way line of the T & P Railroad a distance of 533.0 feet, more or less, to a point in the West line of said Irving Liebell and Bessie Liebell Tract (Volume 4449, Page 7); said point being 25.22 feet North  $15^{\circ}38'$  East from the Southwest corner of said Irving Liebell and Bessie Liebell Tract (Volume 4449, Page 7).

## TRACT 2

BEING a parcel of land 10 feet left and 20 feet right of the following described line:

BEGINNING at a point 30.26 feet North  $15^{\circ}38'$  East and 10 feet East of the Southwest corner of said Irving Liebell and Bessie Liebell Tract (Volume 4449, Page 7); said point also being 30 feet North of the Texas and Pacific Railroad North right of way;

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THENCE, North  $15^{\circ}38'$  East 10 feet East of and parallel to the West line of the said Irving Liebell and Bessie Liebell Tract (Volume 4449, Page 7) and also 10 feet East of the East line of a tract conveyed to Charles Wagley by Deed dated May 10, 1971 and recorded in Volume 71091, Page 2104 of the Dallas County Deed Records; a distance of 423.92 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of  $11^{\circ}02'$  a radius of 200.0 feet for a distance of 39.50 feet to a point;

THENCE, North  $4^{\circ}36'$  East 10' East of and parallel to the East line of the said Wagley Tract, a distance of 751.82 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $31^{\circ}00'$ , a radius of 200.0 feet for a distance of 108.20 feet to a point;

THENCE, North  $35^{\circ}46'$  East, a distance of 123.52 feet to the beginning of a curve to the left;

THENCE, Around a curve to the left having a central angle of  $75^{\circ}50'$ , a radius of 200.0 feet, for a distance of 264.71 feet to a point;

THENCE, North  $40^{\circ}04'$  West a distance of 111.65 feet to a point in the West line of the Irving Liebell and Bessie Liebell Tract and in the Northeastly line of the said Wagley Tract; said point being 28.0 feet South  $4^{\circ}16'$  West from the most easterly Northeast corner of the said Wagley Tract.

7-24-25-

EXHIBIT B

00520

A strip of land 100 feet in width, of which twenty-five feet of such width is conterminous with the twenty-five foot (25) permanent easement described in Exhibit A of this instrument and extending 75 feet right of and parallel to said permanent easement and along the entire length thereof, and from property line to property line of grantor.

00521

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EXHIBIT A

BEING a parcel of land 25 feet wide, situated in the Thomas Scott Survey, Abstract No. 1353, Dallas County, Texas. Being part of a tract described as Tract 2 in a Deed to Ethel Dennis dated March 21, 1950 and recorded in Volume 3272, Page 208 of the Deed Records of Dallas County, Texas and being described as 15 feet left of and 10 feet right of the following described line;

BEGINNING at a point on the East line of the said Ethel Dennis Tract (Tract 2) and the common line of the said Dennis Tract and the J. B. Reed Tract recorded in Volume 2427, Page 306, Deed Records of Dallas County, Texas in the Samuel Andrews Survey, Abstract 40, said point being located 25.0 feet Northerly from the Southeast corner of the said Dennis Tract and the Southwest corner of the said J. B. Reed Tract;

THENCE, North  $93^{\circ}30'$  West parallel to the South line of the said Dennis Tract, (Tract 2) 188 feet, more or less to the West line of the said Dennis Tract and the common line between the said Dennis Tract and the Jack Ambern Tract recorded in Volume 3349, Page 15, Deed Records of Dallas County, Texas. Said point being 25 feet North of the southwest corner of said Dennis Tract.

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EXHIBIT B

A strip of land 100 feet in width lying 25 feet left and 75 feet right of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

CG523

7-14

EXHIBIT A

BEING a parcel of land 30 feet wide out of the John P. Anderson Survey, Abstract No. 1, Dallas County, Texas, a part of that certain tract of land conveyed to Calvin Copeland by Deed dated April 19, 1942, and recorded in Volume 2371, Page 333 of the Deed Records of Dallas County, Texas, and being 10 feet right and 20 feet left of the following described line:

BEGINNING in the Southeast line of the second described tract in the said Copeland Deed and in the Northwest line of a tract of land conveyed from James McDonald Cole et. ux. to Richard Porter Webb et. ux. by Deed dated July 12, 1966 and recorded in Volume 66861, Page 1091 of the Dallas County Deed Records, said beginning point being 551.5 feet South  $45^{\circ}$  West of the North corner of said Webb Tract;

THENCE, around a curve to the left having a central angle of  $62^{\circ}14'35''$  and a radius of 331.26 feet, a distance of 359.86 feet to a point;

THENCE, North  $73^{\circ}07'35''$  West a distance of 101.24 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $62^{\circ}40'$  a radius of 200.0 feet, a distance of 218.75 feet to a point;

THENCE, North  $10^{\circ}27'35''$  West a distance of 161.44 feet to the beginning of a curve to the right;

THENCE, around a curve to the right having a central angle of  $9^{\circ}02'$ , a radius of 200.0 feet for a distance of 31.53 feet to a point;

THENCE, North  $1^{\circ}25'35''$  West entering the first described tract of land in said Copeland Deed at 55 feet, more or less, and continuing a total distance of 513.33 feet to the beginning of a curve to the left;

THENCE, around a curve to the left having a central angle of  $37^{\circ}14'$  and a radius of 200.0 feet, a distance of 129.97 feet to a point;



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THENCE, North  $38^{\circ}39'35''$  West crossing the center line of Mesquite Valley Road at 1032.63 feet and continuing a total distance of 1139.03 feet to a point in the Northwest line of the first described tract in said Copeland Deed recorded in Volume 2371, Page 333 of the Dallas County Deed Records; said point also being in the Southeast line of a tract of land conveyed from Emory Walker to James Lester Anderson by Deed dated August 8, 1943 and recorded in Volume 2430, Page 559 of the Dallas County Deed Records, said point being 220.00 feet North  $45^{\circ}$  East from the West corner of the first described Copeland Tract and 495.0 feet South  $45^{\circ}$  West from the North corner of said Copeland Tract (first described tract).

EXHIBIT B

7-14

00525A strip of land 100 feet in width lying 50 feet to either side of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

7-26 00526

EXHIBIT A

BEING a parcel of land 30 feet wide, situated in the Thomas Scott Survey, Abstract No. 1353, Dallas County, Texas. Being part of a tract of land conveyed to Charles Wagley by Deed dated May 10, 1971 and recorded in Volume 71091, Page 2104 of the Deed Records of Dallas County, Texas and being described as 10 feet right of and 20 feet left of the following described line:

BEGINNING at a point on the North line of the said Charles Wagley Tract and a common line between the said Wagley Tract and the Irving E. Liebell Tract recorded in Volume 4449, Page 7, Deed Records of Dallas County, Texas, said point being North  $76^{\circ}05'$  East along North line of said Wagley Tract 89.7 feet from an iron rod for corner on the Southeasterly line of State Highway 352, also a common corner of said Wagley Tract and the Irving E. Liebell Tract.

THENCE, South  $40^{\circ}10'$  East 336.0 feet, more or less, to a point on the most Easterly line of the said Wagley Tract, also the common line of the said Wagley Tract and the said Irving E. Liebell Tract. Said point being 29.0 feet South  $4^{\circ}14'$  West from the most Easterly Northeast corner of said Wagley Tract.

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EXHIBIT B

A strip of land 100 feet in width lying 80 feet left and 20 feet right of the center line of a 30 foot permanent easement described in Exhibit A of this instrument and along the entire length thereof and from property line to property line of grantor.

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T-30

EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is conterminous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 50 feet to either side of the described line and along the entire length thereof, and from property line to property line of grantor.

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00529

EXHIBIT A

BEING a parcel of land 30 feet wide, situated in the Solomon W. Caldwell Survey, Abstract No. 337, Dallas County, Texas. Being part of a tract of land conveyed to Frank C. Slay by Deed dated April 27, 1951 and recorded in Volume 3493, Page 512 of the Deed records of Dallas County, Texas and being described as 20 feet left of and 10 feet right of the following described line;

BEGINNING at a point in the West line of the Slay tract and in the East line of Belt Line Road, said beginning point being 1861.55 feet South of the intersection of the South line of Tripp Road (a 60' ROW) and the East line of Belt Line Road (a 100' ROW).

THENCE, South  $45^{\circ}18'$  East a distance of 297.1 feet to a point;

THENCE, South  $72^{\circ}09'$  East a distance of 384.00 feet, more or less, to a point in the East line of the Slay tract, said point being 264.0 feet North of the North ROW line of I.H. 20 (Highway 80), ending point also being in the East line of the Solomon W. Caldwell Survey, Abstract No. 337.

T-32

00530

EXHIBIT A

BEING a parcel of land 30 feet wide situated in the William Harris Survey, Abstract No. 637, a part of a tract of land conveyed to R. J. Realty Corp. by Deed dated December 29, 1970 and recorded in Volume 70249, Page 1515 of the deed records of Dallas County, Texas and being described as 10 feet left and 20 feet right of the following described line;

BEGINNING at a point in the North line of Tripp Road, a 60 foot right-of-way; said point being 349.29 feet South  $89^{\circ}40'$  East of the Southwest corner of the said R. J. Realty Tract;

THENCE, North  $14^{\circ}26'30''$  West a distance of 415.49 feet to a point;

THENCE, North  $57^{\circ}12'30''$  West a distance of 244.41 feet to a point in the North line of the said R. J. Realty Corp. tract; said point also being in the South line of the remainder of a tract of land conveyed to Huey A. Thompson by Deed dated April 27, 1959 and recorded in Volume 5100 page 225, of the Deed Records of Dallas County, Texas; said point being 42.0 feet North  $89^{\circ}43'$  East of the Northwest corner of the said R. J. Realty Corp. tract.

00531

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EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is conterminous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 50 feet to either side of the described line and along the entire length thereof, and from property line to property line of grantor.



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00532

EXHIBIT A

BEING a parcel of land 30 feet wide situated in the Henry Harter Survey, Abstract No. 594, a part of a tract of land conveyed to Robert Joe Riggs, dated July 24, 1959 and recorded in Volume 5154, Page 476 of the Deed Records of Dallas County, Texas and being described as 10 feet left and 20 feet right of the following described line:

BEGINNING at a point in the East line of the Henry Harter Survey, Abstract No. 594 and in the East line of the Riggs Tract, said point being 561.3 feet North of the present North line of Tripp Road, said point also being 28.0 feet North of the Northwest corner of a tract of land conveyed to the R. J. Realty Co. by Deed dated December 29, 1970 and recorded in Volume 70249, Page 1516 of the Dallas County Deed Records;

THENCE, North  $57^{\circ}12'30''$  West a distance of 182.45 feet to a point;

THENCE, South  $72^{\circ}19'30''$  West a distance of 274.55 feet to a point;

THENCE, North  $52^{\circ}09'30''$  West a distance of 117.80 feet to a point;

THENCE, North  $2^{\circ}06'30''$  West a distance of 636.80 feet to a point;

THENCE, North  $27^{\circ}24'30''$  West a distance of 19.0 feet, more or less, to a point in the North line of the said Riggs Tract and in the South line of a tract conveyed to James D. Sims and Glenn Walls, Trustees by Deed dated February 23, 1943 and recorded in Volume 68226, Page 2093 of the Deed Records of Dallas County, Texas, said point being 541.0 feet West of the Northeast corner of the Riggs Tract and 541.0 feet West of the most Southerly Southeast corner of the said Sims, Walls Tract.

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00533

EXHIBIT B

A strip of land 100 feet in width, of which thirty feet of such width is conterminous with the thirty (30) foot permanent easement described in Exhibit A of this instrument and extending 50 feet to either side of the described line and along the entire length thereof, and from property line to property line of grantor.