

## ORDINANCE NO. 1630

Appl. No. 1095-16

0069

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1973, DULY PASSED BY THE CITY COUNCIL ON SEPTEMBER 4, 1973, SO AS TO GRANT A CHANGE OF ZONING FROM PLANNED DEVELOPMENT SINGLE FAMILY TO PLANNED DEVELOPMENT MULTIFAMILY WITH 30 UNITS PER ACRE (3.92 ACRES) ON TRACT 1, FROM PLANNED DEVELOPMENT GENERAL RETAIL TO PLANNED DEVELOPMENT SINGLE FAMILY WITH AN AVERAGE OF 1500 SQUARE FEET LIVING AREA, R-3 LOT SIZES, A 25 FOOT BUILDING LINE AND A WAIVER OF THE PLANNED DEVELOPMENT SITE PLAN REVIEW REQUIREMENT (2.3 ACRES) ON TRACT 2, FROM PLANNED DEVELOPMENT GENERAL RETAIL TO PLANNED DEVELOPMENT MULTIFAMILY WITH 30 UNITS PER ACRES (5.14 ACRES) ON TRACT 3, FROM PLANNED DEVELOPMENT GENERAL RETAIL TO COMMERCIAL (1.82 ACRES) ON TACT 4, FROM PLANNED DEVELOPMENT MULTIFAMILY TO OFFICE (4.861 Acres) ON TRACT 5, FROM PLANNED DEVELOPMENT GENERAL RETAIL TO COMMERCIAL (3.3 ACRES) ON TRACT 6, FROM OFFICE TO GENERAL RETAIL (.5 ACRE) ON TRACT 7, FROM OFFICE TO COMMERCIAL (1.35 ACRES) ON TRACT 8, FROM PLANNED DEVELOPMENT MULTIFAMILY TO COMMERCIAL (.9 ACRE) ON TRACT 9, FROM COMMERCIAL TO PLANNED DEVELOPMENT MULTIFAMILY WITH 30 UNITS PER ACRE (3.65 ACRES) ON TRACT 10, FROM PLANNED DEVELOPMENT GENERAL RETAIL TO GENERAL RETAIL (18.9 ACRES) ON TRACT 11, AND PROPERTY BEING LOCATED GENERALLY SOUTH OF TOWN EAST BOULEVARD AND WEST OF NORTH GALLOWAY AVENUE, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS OF THE 1973 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING THAT THE FOREGOING CHANGES ARE GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING FOR 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 change 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 change of zoning may 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 1973, duly passed by the City Council of the City of Mesquite, Texas, on the 4th day of September, 1973, 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 from Planned Development Single Family to Planned Development Multifamily with 30 Units per Acre (3.92 Acres) on Tract 1, from Planned Development General Retail to Planned Development Single Family with an average of 1500 Square Feet living area, R-3 Lot Sizes, a 25 foot building line and a waiver of the Planned Development site plan review requirement (2.3 Acres) on tract 2, from Planned Development General Retail to Planned Development Multifamily with 30 Units per acres (5.14 Acres) on Tract 3, from Planned Development General Retail to Commercial (1.82 Acres) on Tract 4, from Planned Development Multifamily to Office (4.861 Acres) on Tract 5, from Planned Development General Retail to Commercial (3.3 Acres) on Tract 6, from Office to General Retail (.5 Acre) on Tract 7, from Office to Commercial (1.35 Acres) on Tract 8, from Planned Development Multifamily to Commercial (.9 Acre) on Tract 9, from Commercial to Planned Development Multifamily with 30 units per acre (3.65 Acres) on Tract 10, from Planned Development General Retail to General Retail (18.9 Acres) on Tract 11 and property being located generally south of Town East Boulevard and West of North Galloway Avenue, City of Mesquite, Dallas County, Texas.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1973.

SECTION 4. That the foregoing 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. 1249 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 of 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 deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above 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, 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 said ordinance, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 29th day of September, A.D., 1980.

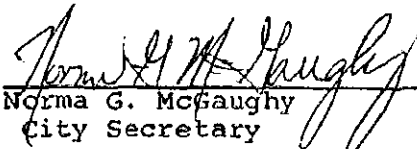


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B. J. SMITH  
MAYOR

ATTEST:

APPROVED AS TO FORM:



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Norma G. McLaughly  
City Secretary

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Elland Archer  
City Attorney

00072

FIELD NOTES  
Tract 1

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of a 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Vol. 5629, Pg. 404 of the Deed Records of Dallas County, Texas; Thence South  $27^{\circ} 24' 15''$  West a distance of 1450.10 ft. to a point for a corner; Thence South  $62^{\circ} 35' 45''$  East a distance of 234.57 ft. to a point for the beginning of a circular curve to the right; Thence along said circular curve to the right having a central angle of  $8^{\circ} 10' 55''$ , a radius of 700.0 ft., a tangent length of 50.07 ft., and an arc length of 99.96 ft. to the end of said circular curve to the right; Thence South  $27^{\circ} 48' 49''$  West a distance of 597.48 ft. to the POINT OF BEGINNING;

THENCE South  $44^{\circ} 53' 37''$  East a distance of 565.28 ft. to a point for a corner;

THENCE North  $89^{\circ} 50' 46''$  West a distance of 112.47 ft. to a point for a corner;

THENCE South  $27^{\circ} 18' 12''$  West a distance of 165.10 ft. to a point in a circular curve to the left;

THENCE along said circular curve to the left having a central angle of  $3^{\circ} 10' 26''$ , a radius of 2385.0 ft., a beginning tangent bearing of North  $62^{\circ} 41' 49''$  West, a tangent length of 66.08 ft., and an arc length of 132.12 ft. to the point of tangency;

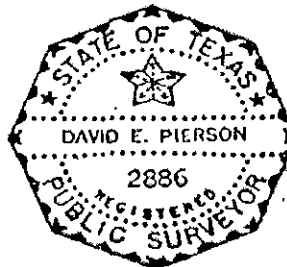
THENCE North  $65^{\circ} 52' 15''$  West a distance of 294.84 ft. to a point for the beginning of a circular curve to the right;

THENCE along said circular curve to the right having a central angle of  $17^{\circ} 04' 23''$ , a radius of 470.0 ft., a tangent length of 70.55 ft., and an arc length of 140.05 ft. to the end of said circular curve to the right;

THENCE North  $45^{\circ} 06' 23''$  East a distance of 416.13 ft. to the POINT OF BEGINNING and containing 3.9995 Acres (174,218 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

David E. Pierson  
Registered Professional Engineer  
Registered Public Surveyor

FIELD NOTES  
Tract 2

00073

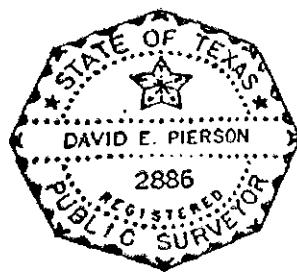
Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of a 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Vol. 5629, Pg. 404 of the Deed Records of Dallas County, Texas; Thence South  $27^{\circ} 24' 15''$  West a distance of 2233.25 ft. to a point for a corner; Thence South  $45^{\circ} 06' 23''$  West a distance of 120.73 ft. to the POINT OF BEGINNING;

THENCE South  $44^{\circ} 53' 37''$  East a distance of 193.0 ft. to a point for a corner;  
THENCE South  $45^{\circ} 06' 23''$  West a distance of 26.06 ft. to a point for a corner;  
THENCE South  $44^{\circ} 53' 37''$  East a distance of 35.0 ft. to a point for the beginning of a circular curve to the left;  
THENCE along said circular curve to the left having a central angle of  $3^{\circ} 54' 14''$ , a radius of 470.0 ft., a tangent length of 16.02 ft., and an arc length of 32.03 ft. to the end of said circular curve to the left;  
THENCE South  $45^{\circ} 06' 23''$  West a distance of 388.87 ft. to a point for a corner;  
THENCE North  $44^{\circ} 53' 37''$  West a distance of 260.0 ft. to a point for a corner;  
THENCE North  $45^{\circ} 06' 23''$  East a distance of 413.85 ft. to the POINT OF BEGINNING and containing 2.4303 Acres (105,865 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

David E. Pierson  
Registered Professional Engineer  
Registered Public Surveyor

00074

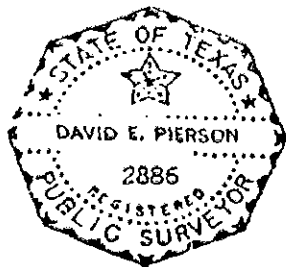
FIELD NOTES  
TRACT 3

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Volume 5629 at Page 404 of the Deed Records of 5629 at Page 404 of the Deed Records of Dallas County, Texas; Thence South  $27^{\circ} 24' 15''$  West a distance of 1690.10 ft. to the Point of Beginning;  
THENCE South  $62^{\circ} 35' 45''$  East a distance of 235.64 ft. to a point for the beginning of a circular curve to the left;  
THENCE along said circular curve to the left having a central angle of  $6^{\circ} 00' 05''$  a radius of 640.00 ft. a tangent length of 33.55 ft.,  
, and an arc length of 67.04 ft. to the end of said circular curve to the left;  
THENCE South  $27^{\circ} 48' 49''$  West a distance of 368.11 ft. to a point for a corner;  
THENCE South  $45^{\circ} 06' 23''$  West a distance of 416.13 ft. to a point in a circular curve to the right;  
THENCE along said circular curve to the right having a central angle of  $3^{\circ} 54' 14''$ , a radius of 470.0 ft., a beginning tangent bearing of North  $48^{\circ} 47' 51''$  West a tangent length of 16.02 ft. and an arc length of 32.03 ft. to the point of tangency;  
THENCE North  $44^{\circ} 53' 37''$  West a distance of 35.0 ft. to a point for a corner;  
THENCE North  $45^{\circ} 06' 23''$  East a distance of 26.06 ft. to a point for a corner;  
THENCE North  $44^{\circ} 53' 37''$  West a distance of 193.0 ft. to a point for a corner;  
THENCE North  $45^{\circ} 06' 23''$  East a distance of 120.73 ft. to a point for a corner;  
THENCE North  $27^{\circ} 24' 15''$  East a distance of 543.15 ft. to the POINT OF BEGINNING and containing 5.0177 Acres (218,573 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACIMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*  
David E. Pierson  
Registered Public Surveyor

0075

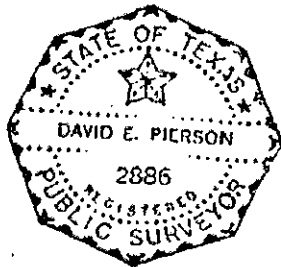
FIELD NOTES  
TRACT 4

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of a 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Volume 5629, at Page 404 of the Deed Records of Dallas County, Texas; Thence South  $27^{\circ} 24' 15''$  West a distance of 1450.10 ft. to the POINT OF BEGINNING;  
THENCE South  $62^{\circ} 35' 45''$  East a distance of 234.57 ft. to a point for the beginning of a circular curve to the right;  
THENCE along said circular curve to the right having a central angle of  $8^{\circ} 10' 55''$  a radius of 700.0 ft. a tangent length of 50.07 ft., and an arc length of 99.96 ft. to the end of said circular curve to the right;  
THENCE South  $27^{\circ} 48' 49''$  West a distance of 229.37 ft. to a point in a circular curve to the right;  
THENCE along said circular curve to the right having a central angle of  $6^{\circ} 00' 05''$  a radius of 640.0 ft. a beginning tangent bearing of North  $68^{\circ} 35' 50''$  West, a tangent length of 33.55 ft., and an arc length of 67.04 ft. to the point of tangency;  
THENCE North  $62^{\circ} 35' 45''$  West a distance of 235.64 ft. to a point for a corner;  
THENCE North  $27^{\circ} 24' 15''$  East a distance of 240.0 ft. to the POINT OF BEGINNING and containing 1.8296 acres (79,697 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*  
David E. Pierson  
Registered Public Surveyor

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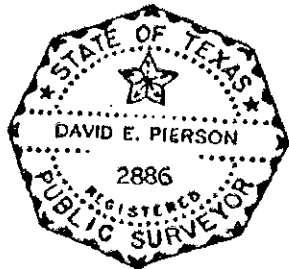
FIELD NOTES  
Tract 5

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 and the J. A. Coats Survey, Abstract No. 339 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the West line of Galloway Avenue (100 ft. R.O.W.) with the North line of the H. Harter Survey, Abstract No. 594; Thence North  $89^{\circ} 35' 32''$  West a distance of 1178.52 ft. to a point for a corner; Thence North  $0^{\circ} 08' 33''$  West a distance of 350.0 ft. to the POINT OF BEGINNING; THENCE North  $0^{\circ} 08' 33''$  West a distance of 325.22 ft. to a point in a circular curve to the left; THENCE along said circular curve to the left having a central angle of  $4^{\circ} 33' 05''$ , a radius of 670.0 ft., a beginning tangent bearing of North  $61^{\circ} 11' 39''$  East, a tangent length of 26.63 ft., and an arc length of 53.22 ft. to the point of tangency; THENCE North  $56^{\circ} 38' 33''$  East a distance of 97.68 ft. to a point for a corner; THENCE South  $89^{\circ} 51' 27''$  East a distance of 713.03 ft. to a point for a corner; THENCE South  $56^{\circ} 38' 33''$  West a distance of 738.78 ft. to a point for a corner; THENCE North  $89^{\circ} 35' 32''$  West a distance of 223.93 ft. to the POINT OF BEGINNING and containing 4.8554 Acres (211,501 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

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Registered Public Surveyor



00077

FIELD NOTES  
Tract 6

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of a 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Vol. 5629, Pg. 404 of the Deed Records of Dallas County, Texas; Thence South  $89^{\circ} 36' 35''$  East a distance of 449.95 ft. to the POINT OF BEGINNING;

THENCE South  $89^{\circ} 36' 35''$  East along said South line of Town East Blvd. a distance of 125.0 ft. to a point for a corner;

THENCE South  $0^{\circ} 23' 25''$  West a distance of 941.37 ft. to a point for the beginning of a circular curve to the left;

THENCE along said circular curve to the left having a central angle of  $15^{\circ} 46' 41''$ , a radius of 340.0 ft., a tangent length of 47.11 ft., and an arc length of 93.63 ft. to the end of said circular curve to the left;

THENCE North  $89^{\circ} 51' 27''$  West a distance of 180.42 ft. to a point in a circular curve to the right;

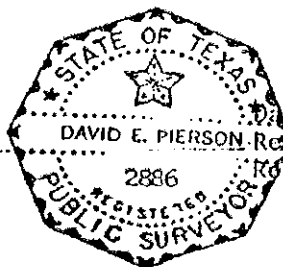
THENCE along said circular curve to the right having a central angle of  $2^{\circ} 53' 02''$ , a radius of 2000.0 ft., a beginning tangent bearing of North  $7^{\circ} 08' 52''$  East, a tangent length of 50.35 ft., and an arc length of 100.67 ft. to a point for reverse curvature to the left;

THENCE along said reverse curve to the left having a central angle of  $9^{\circ} 38' 29''$ , a radius of 2000.0 ft., a beginning tangent bearing of North  $10^{\circ} 01' 54''$  East, a tangent length of 168.67 ft., and an arc length of 336.55 ft. to the point of tangency;

THENCE North  $0^{\circ} 23' 25''$  East a distance of 600.0 ft. to the POINT OF BEGINNING and containing 3.1307 Acres (136,373 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and demensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

David E. Pierson  
Registered Professional Engineer  
Registered Public Surveyor

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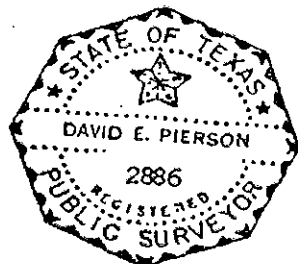
FIELD NOTES  
Tract 7

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the West line of Galloway Avenue (100 ft. R.O.W.) with the North line of the H. Harter Survey, Abstract No. 594; Thence South  $89^{\circ} 35' 32''$  West a distance of 225.0 ft. to a point for a corner; Thence North  $0^{\circ} 08' 33''$  East a distance of 1016.15 ft. to a point for a corner; Thence North  $89^{\circ} 51' 27''$  West a distance of 442.16 ft. to the POINT OF BEGINNING; THENCE South  $56^{\circ} 38' 33''$  West a distance of 280.82 ft. to a point for a corner; THENCE North  $33^{\circ} 21' 27''$  West a distance of 70.0 ft. to a point for the beginning of a circular curve to the right; THENCE along said circular curve to the right having a central angle of  $17^{\circ} 58' 11''$ , a radius of 340.0 ft., a tangent length of 53.76 ft., and an arc length 106.64 ft. to the end of said circular curve to the right; THENCE South  $89^{\circ} 51' 27''$  East a distance of 316.88 ft. to the POINT OF BEGINNING and containing 0.5839 Acres (25,434 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

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Registered Public Surveyor

## FIELD NOTES

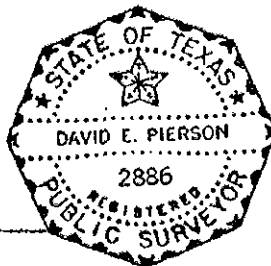
Tract 8

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the West line of Galloway Avenue (100 ft. R.O.W.) with the North line of the H. Harter Survey, Abstract No. 594; Thence North  $89^{\circ} 35' 32''$  West a distance of 1178.52 ft. to a point for a corner; Thence North  $0^{\circ} 08' 33''$  West a distance of 675.22 ft. to the POINT OF BEGINNING; THENCE North  $0^{\circ} 08' 33''$  East a distance of 92.58 ft. to a point for the beginning of a circular curve to the right; THENCE along said circular curve to the right having a central angle of  $7^{\circ} 00' 19''$ , a radius of 2000.0 ft., a tangent length of 122.42 ft., and an arc length of 244.53 ft. to the end of said circular curve to the right; THENCE South  $89^{\circ} 51' 27''$  East a distance of 180.42 ft. to a point in a circular curve to the left; THENCE along said circular curve to the left having a central angle of  $17^{\circ} 58' 11''$ , a radius of 340.0 ft., a beginning tangent bearing of South  $15^{\circ} 23' 15''$  East, a tangent length of 53.76 ft., and an arc length of 106.64 ft. to the point of tangency; THENCE South  $33^{\circ} 21' 27''$  East a distance of 70.0 ft. to a point for a corner; THENCE South  $56^{\circ} 38' 33''$  West a distance of 278.87 ft. to a point for the beginning of a circular curve to the right; THENCE along said circular curve to the right having a central angle of  $4^{\circ} 33' 05''$ , a radius of 670.00 ft., a tangent length of 26.63 ft., and an arc length of 53.22 ft. to the end of said circular curve to the right, also being the POINT OF BEGINNING and containing 1.3808 Acres (60,146 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*

David E. Pierson  
Registered Professional Engineer  
Registered Public Surveyor

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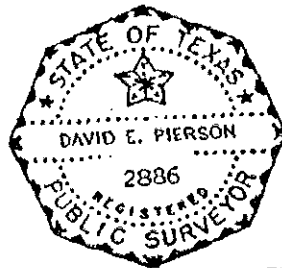
FIELD NOTES  
TRACT-9

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the South line of Town East Blvd. (80 ft. R.O.W.) with the Southeast line of a 125 ft. wide Dallas Power & Light Company R.O.W. as recorded in Volume 5629, at Page 404 of the Deed Records of Dallas County, Texas; Thence South  $27^{\circ} 24' 15''$  West a distance of 1450.10 ft. to a point for a corner; Thence South  $62^{\circ} 35' 45''$  East a distance of 234.57 ft. to a point for the beginning of a circular curve to the right; Thence along said circular curve to the right having a central angle of  $8^{\circ} 10' 55''$ , a radius of 700.0 ft., a tangent length of 50.07 ft., and an arc length of 99.96 ft. to the end of said circular curve to the right also being the POINT OF BEGINNING; THENCE continuing along said circular curve to the right having a central angle of  $27^{\circ} 03' 43''$ , a radius of 700.0 ft., a beginning tangent bearing of South  $54^{\circ} 24' 45''$  East, a tangent length of 168.46 ft., and an arc length of 330.63 ft. to the end of said circular curve to the right; THENCE North  $89^{\circ} 35' 32''$  West a distance of 92.43 ft. to a point for the beginning of a circular curve to the right; THENCE along said circular curve to the right having a central angle of  $20^{\circ} 59' 42''$ , a radius of 640.0 ft., a tangent length of 118.59 ft., and an arc length of 234.52 ft. to the end of said circular curve to the right; THENCE North  $27^{\circ} 48' 49''$  East a distance of 229.37 ft. to the POINT OF BEGINNING and containing 0.9845 Acres (42,886 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACIMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*  
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Registered Public Surveyor

00081

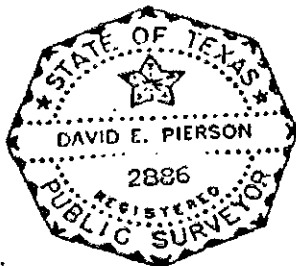
FIELD NOTES  
TRACT 10

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point at the intersection of the West line of Galloway Ave. (100 ft. R.O.W.) with the North line of the H. Harter Survey, Abstract No. 594; Thence North  $89^{\circ} 35' 32''$  West a distance of 1178.52 ft. to the Point of Beginning;  
THENCE North  $89^{\circ} 35' 32''$  West a distance of 202.86 ft. to a point for the beginning of a circular curve to the right;  
THENCE along said circular curve to the right having a central angle of  $73^{\circ} 58' 34''$ , a radius of 300.0 ft. a tangent length of 225.97 ft., and an arc length of 387.34 ft. to a point for reverse curvature to the left;  
THENCE along said circular curve to the left having a central angle of  $11^{\circ} 44' 09''$ , a radius of 700.0 ft. a beginning tangent bearing of North  $15^{\circ} 36' 57''$  West, a tangent length of 71.94 ft. and an arc length of 143.38 ft. to the end of said circular curve to the left;  
THENCE South  $89^{\circ} 35' 32''$  East a distance of 545.95 ft. to a point for a corner;  
THENCE South  $0^{\circ} 08' 33''$  West a distance of 350.0 ft. to the POINT OF BEGINNING and containing 3.6356 Acres (158,367 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*  
David E. Pierson  
Registered Public Surveyor

00082

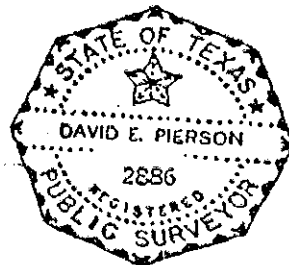
FIELD NOTES  
TRACT 11

Being a tract of land situated in the John T. Nelms Survey, Abstract No. 1095 and the J. A. Coats Survey, abstract No. 339 in the City of Mesquite, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a property corner at the intersection of the West line of Galloway Avenue (100 ft. R.O.W.) with the North line of the H. Harter Survey, Abstract No. 594;  
THENCE North  $89^{\circ} 35' 32''$  West a distance of 225.0 ft. to a point for a corner;  
THENCE North  $0^{\circ} 08' 33''$  East a distance of 1016.15 ft. to a point for a corner;  
THENCE North  $89^{\circ} 51' 27''$  West a distance of 759.64 ft. to a point in a circular curve to the right;  
THENCE along said circular curve to the right having a central angle of  $15^{\circ} 46' 41''$ , a radius of 340.0 ft. a beginning tangent bearing of North  $15^{\circ} 23' 15''$  West, a tangent length of 47.11 ft. and an arc length of 93.53 ft. to the Point of tangency;  
THENCE North  $0^{\circ} 23' 25''$  East a distance of 941.37 ft. to a point for a corner in the South line of Town East Blvd. (80 ft. R.O.W.);  
THENCE South  $89^{\circ} 36' 35''$  East along said South line of Town East Blvd. a distance of 350.0 ft. to a point for a corner;  
THENCE South  $0^{\circ} 19' 24''$  West a distance of 378.82 ft. to a point for a corner;  
THENCE South  $89^{\circ} 32' 38''$  East a distance of 644.19 ft. to a point in said West line of Galloway Avenue;  
THENCE South  $0^{\circ} 08' 33''$  West along said West line of Galloway Avenue a distance of 1667.19 ft. to the POINT OF BEGINNING and containing 23.2116 Acres (1,011,098 sq. ft.) of land.

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS.



*David E. Pierson*  
David E. Pierson  
Registered Public Surveyor