

ORDINANCE NO. 1643

APPL. NO. 1461-57

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 R-1 AND R-2 SINGLE FAMILY, GENERAL RETAIL AND A-1 APARTMENTS TO THE FOLLOWING ZONING CATEGORIES: TRACT 1 - GENERAL RETAIL EXCLUDING AUTOMOBILE REPAIR SERVICES; TRACTS 2 AND 3 - PLANNED DEVELOPMENT FOR COMMERCIAL EXCLUDING THE FOLLOWING USES: 1. DRIVE-IN RESTAURANTS WHICH DO NOT PROVIDE ENCLOSED AREAS ON THE PREMISES FOR CONSUMPTION OF FOOD AND BEVERAGE. RESTAURANTS WITH DRIVE-THROUGH SERVING WINDOWS WOULD BE PERMITTED. 2. ALL AUTOMOTIVE SALES AND SERVICES SHALL BE EXCLUDED, EXCEPT SALES OF NEW OR USED MOTORCYCLES, AUTOMOBILES AND/OR RECREATIONAL VEHICLES. MAJOR AND MINOR AUTOMOBILE REPAIR, BODY AND FENDER WORK AND BODY PAINTING SHALL BE ALLOWED, BUT ONLY IN CONJUNCTION WITH THE PRIMARY USE. 3. COMMERCIAL CONTRACTOR STORAGE YARDS, INCLUDING TRUCKING OR MOTOR FREIGHT STATIONS OR TERMINALS, GRAIN AND/OR LIVESTOCK STORAGE AND FEED SALES AND HEAVY MACHINERY SALES AND STORAGE. 4. MOBILE HOME AND TRAILER PARKS, INCLUDING OVERNIGHT STORAGE AND PARKING OF MOTOR HOMES. 5. OUTDOOR COMMERCIAL RECREATIONAL FACILITIES. 6. MASSAGE PARLORS. 7. SUCH MISCELLANEOUS USES AS LISTED IN PARAGRAPH 43.016 OF ARTICLE 43 C-COMMERCIAL DISTRICT OF THE MUNICIPAL ZONING ORDINANCES. 8. MOBILE HOME SALES LOTS. TRACT 4 - PLANNED DEVELOPMENT FOR COMMERCIAL WITH THE STIPULATION THAT THE PROPOSED COLLECTOR STREET FROM NORTHWEST DRIVE BETWEEN TRACTS 4 AND 6 BE EXTENDED THROUGH TRACTS 3 AND 4 TO INTERSECT WITH BARNES BRIDGE ROAD, NORTH GALLOWAY OR THE I-30 SERVICE ROAD TO PROVIDE FOR TRAFFIC CIRCULATION AND, FURTHER, EXCLUDING THE FOLLOWING USES: 1. DRIVE-IN RESTAURANTS WHICH DO NOT PROVIDE ENCLOSED AREAS ON THE PREMISES FOR CONSUMPTION OF FOOD AND BEVERAGE. RESTAURANTS WITH DRIVE-THROUGH SERVING WINDOWS WOULD BE PERMITTED. 2. ALL AUTOMOTIVE SALES AND SERVICES SHALL BE EXCLUDED, EXCEPT SALES OF NEW OR USED MOTORCYCLES, AUTOMOBILES AND/OR RECREATIONAL VEHICLES. MAJOR AND MINOR AUTOMOBILE REPAIR, BODY AND FENDER WORK AND BODY PAINTING SHALL BE ALLOWED BUT ONLY IN CONJUNCTION WITH THE PRIMARY USE. 3. COMMERCIAL CONTRACTOR STORAGE YARDS, INCLUDING TRUCKING OR MOTOR FREIGHT STATIONS OR TERMINALS, GRAIN AND/OR LIVESTOCK STORAGE AND FEED SALES AND HEAVY MACHINERY SALES AND STORAGE. 4. MOBILE HOME AND TRAILER PARKS, INCLUDING OVERNIGHT STORAGE AND PARKING OF MOTOR HOMES. 5. OUTDOOR COMMERCIAL RECREATIONAL FACILITIES. 6. MASSAGE PARLORS. 7. SUCH MISCELLANEOUS USES AS LISTED IN PARAGRAPH 43.016 OF ARTICLE 43 C-COMMERCIAL DISTRICT OF THE MUNICIPAL ZONING ORDINANCES. 8. MOBILE HOME SALES LOTS. TRACT 6 - PLANNED DEVELOPMENT FOR

00158

JINGLE FAMILY WITH THE STIPULATION THAT HOMES BORDERING THE PALOS VERDES ADDITION SHALL HAVE A MINIMUM 1800 SQUARE FEET WITH A MINIMUM LOT SIZE OF 8250 SQUARE FEET AND REAR ENTRY GARAGES AND WITH THE FOLLOWING STIPULATIONS APPLYING TO OTHER LOTS IN THIS TRACT: 1. A 7500 SQUARE FOOT MINIMUM LOT AREA. 2. A 1700 SQUARE FOOT MINIMUM DWELLING AREA. 3. A 25 FOOT MINIMUM FRONT YARD. 4. OTHER STANDARDS CONFORMING TO THE R-3 DISTRICT OF THE MESQUITE COMPREHENSIVE ZONING ORDINANCE. TRACT 7 - PLANNED DEVELOPMENT FOR SINGLE FAMILY WITH THE FOLLOWING STIPULATIONS: 1. A 7500 SQUARE FOOT MINIMUM LOT AREA. 2. A 1700 SQUARE FOOT MINIMUM DWELLING AREA. 3. A 25 FOOT MINIMUM FRONT YARD. 4. OTHER STANDARDS CONFORMING TO THE R-3 DISTRICT OF THE MESQUITE COMPREHENSIVE ZONING ORDINANCE; THIS TRACT IS LOCATED GENERALLY SOUTH OF I-30 AND NORTH OF BARNES BRIDGE ROAD WITH 129 ACRES NORTH OF BARNES BRIDGE ROAD, 18.7 ACRES WEST OF NORTH GALLOWAY AVENUE AND 34.7 ACRES SOUTH OF BARNES BRIDGE ROAD, 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 Regulation 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 R-1 AND R-2 SINGLE FAMILY, GENERAL RETAIL AND A-1 APARTMENTS TO THE FOLLOWING ZONING CATEGORIES: TRACT 1 - GENERAL RETAIL EXCLUDING AUTOMOBILE REPAIR SERVICES; TRACTS 2 AND 3 - PLANNED DEVELOPMENT FOR COMMERCIAL EXCLUDING THE FOLLOWING USES: 1. DRIVE-IN RESTAURANTS WHICH DO NOT PROVIDE ENCLOSED AREAS ON THE PREMISES FOR CONSUMPTION OF FOOD AND BEVERAGES.

RESTAURANTS WITH DRIVE-THROUGH SERVING WINDOWS WOULD BE PERMITTED. 2. ALL AUTOMOTIVE SALES AND SERVICES SHALL BE EXCLUDED, EXCEPT SALES OF NEW OR USED MOTORCYCLES, AUTOMOBILES AND/OR RECREATIONAL VEHICLES. MAJOR AND MINOR AUTOMOBILE REPAIR, BODY AND FENDER WORK AND BODY PAINTING SHALL BE ALLOWED, BUT ONLY IN CONJUNCTION WITH THE PRIMARY USE. 3. COMMERCIAL CONTRACTOR STORAGE YARDS, INCLUDING TRUCKING OR MOTOR FREIGHT STATIONS OR TERMINALS, GRAIN AND/OR LIVESTOCK STORAGE AND FEED SALES AND HEAVY MACHINERY SALES AND STORAGE. 4. MOBILE HOME AND TRAILER PARKS, INCLUDING OVERNIGHT STORAGE AND PARKING OF MOTOR HOMES. 5. OUTDOOR COMMERCIAL RECREATIONAL FACILITIES. 6. MASSAGE PARLORS. 7. SUCH MISCELLANEOUS USES AS LISTED IN PARAGRAPH 43.016 OF ARTICLE 43 C-COMMERCIAL DISTRICT OF THE MUNICIPAL ZONING ORDINANCES. 8. MOBILE HOME SALES LOTS. TRACT 4 - PLANNED DEVELOPMENT FOR COMMERCIAL WITH THE STIPULATION THAT THE PROPOSED COLLECTOR STREET FROM NORTHWEST DRIVE BETWEEN TRACTS 4 AND 6 BE EXTENDED THROUGH TRACTS 3 AND 4 TO INTERSECT WITH BARNES BRIDGE ROAD, NORTH GALLOWAY OR THE I-30 SERVICE ROAD TO PROVIDE FOR TRAFFIC CIRCULATION AND, FURTHER, EXCLUDING THE FOLLOWING USES: 1. DRIVE-IN RESTAURANTS WHICH DO NOT PROVIDE ENCLOSED AREAS ON THE PREMISES FOR CONSUMPTION OF FOOD AND BEVERAGE. RESTAURANTS WITH DRIVE-THROUGH SERVING WINDOWS WOULD BE PERMITTED. 2. ALL AUTOMOTIVE SALES AND SERVICES SHALL BE EXCLUDED, EXCEPT SALES OF NEW OR USED MOTORCYCLES, AUTOMOBILES AND/OR RECREATIONAL VEHICLES. MAJOR AND MINOR AUTOMOBILE REPAIR, BODY AND FENDER WORK AND BODY PAINTING SHALL BE ALLOWED BUT ONLY IN CONJUNCTION WITH THE PRIMARY USE. 3. COMMERCIAL CONTRACTOR STORAGE YARDS, INCLUDING TRUCKING OR MOTOR FREIGHT STATIONS OR TERMINALS, GRAIN AND/OR LIVESTOCK STORAGE AND FEED SALES AND HEAVY MACHINERY SALES AND STORAGE. 4. MOBILE HOME AND TRAILER PARKS, INCLUDING OVERNIGHT STORAGE AND PARKING OF MOTOR HOMES. 5. OUTDOOR COMMERCIAL RECREATIONAL FACILITIES. 6. MASSAGE PARLORS. 7. SUCH MISCELLANEOUS USES AS LISTED IN PARAGRAPH 43.016 OF ARTICLE 43 C-COMMERCIAL DISTRICT OF THE MUNICIPAL ZONING ORDINANCES. 8. MOBILE HOME SALES LOTS. TRACT 6 - PLANNED DEVELOPMENT FOR SINGLE FAMILY WITH THE STIPULATION THAT HOMES BORDERING THE PALOS VERDES ADDITION SHALL HAVE A MINIMUM 1800 SQUARE FEET WITH A MINIMUM LOT SIZE OF 8250 SQUARE FEET AND REAR ENTRY GARAGES AND WITH THE FOLLOWING STIPULATIONS APPLYING TO OTHER LOTS IN THIS TRACT: 1. A 7500 SQUARE FOOT MINIMUM LOT AREA. 2. A 1700 SQUARE FOOT MINIMUM DWELLING AREA. 3. A 25 FOOT MINIMUM FRONT YARD. 4. OTHER STANDARDS CONFORMING TO THE R-3 DISTRICT OF THE MESQUITE COMPREHENSIVE ZONING ORDINANCE. TRACT 7 - PLANNED DEVELOPMENT FOR SINGLE FAMILY WITH THE FOLLOWING STIPULATIONS: 1. A 7500 SQUARE FOOT MINIMUM LOT AREA. 2. A 1700 SQUARE FOOT MINIMUM DWELLING AREA. 3. A 25 FOOT MINIMUM FRONT YARD. 4. OTHER STANDARDS CONFORMING TO THE R-3 DISTRICT OF THE MESQUITE COMPREHENSIVE ZONING ORDINANCE; THIS TRACT IS LOCATED GENERALLY SOUTH OF I-30 AND NORTH OF BARNES BRIDGE ROAD WITH 129 ACRES NORTH OF BARNES BRIDGE ROAD, 18.7 ACRES WEST OF NORTH GALLOWAY AVENUE AND 34.7 ACRES SOUTH OF BARNES BRIDGE ROAD, CITY OF MESQUITE, DALLAS COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE.

00160

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.

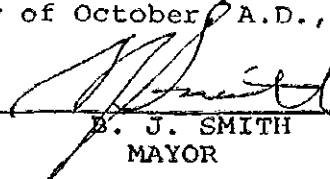
SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 1249 of the Mesquite City Code.

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.

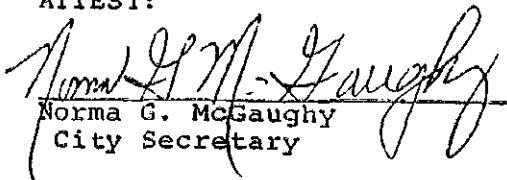
SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1973, of the City of Mesquite, and upon conviction 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.

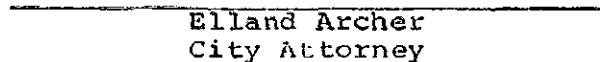
DULY PASSED AND APPROVED BY THE City Council of the City of Mesquite, Texas, on the 20th day of October A.D., 1980.


B. J. SMITH
MAYOR

ATTEST:


Norma G. McGaughy
City Secretary

APPROVED AS TO FORM:


Elland Archer
City Attorney

00161 ✓

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 LBJ FREEWAY SUITE 301
GARLAND, TEXAS 75041

SUBDIVISIONS
SURVEYING

DON A. TIPTON, P.E.
PRESIDENT

PHONE
(214) 270-4485

FIELD NOTES

TRACT 1

GR ZONING

BEING a tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeasterly line of I. H. 30 Interchange with the Southwesterly line of Galloway Ave., (a 100' R.O.W.);

THENCE, along the said Southeasterly line of I.H. 30 Interchange, the following:

S 70° 23' W, a distance of 62.68 feet;

S 55° 54' W, a distance of 511.64 feet to the PLACE OF BEGINNING, a point for corner;

THENCE, S 34° 05' E, leaving said Southeasterly line of I. H. 30 Interchange, a distance of 600.21 feet to a point for corner;

THENCE, S 55° 55' W, a distance of 725.87 feet to a point for corner;

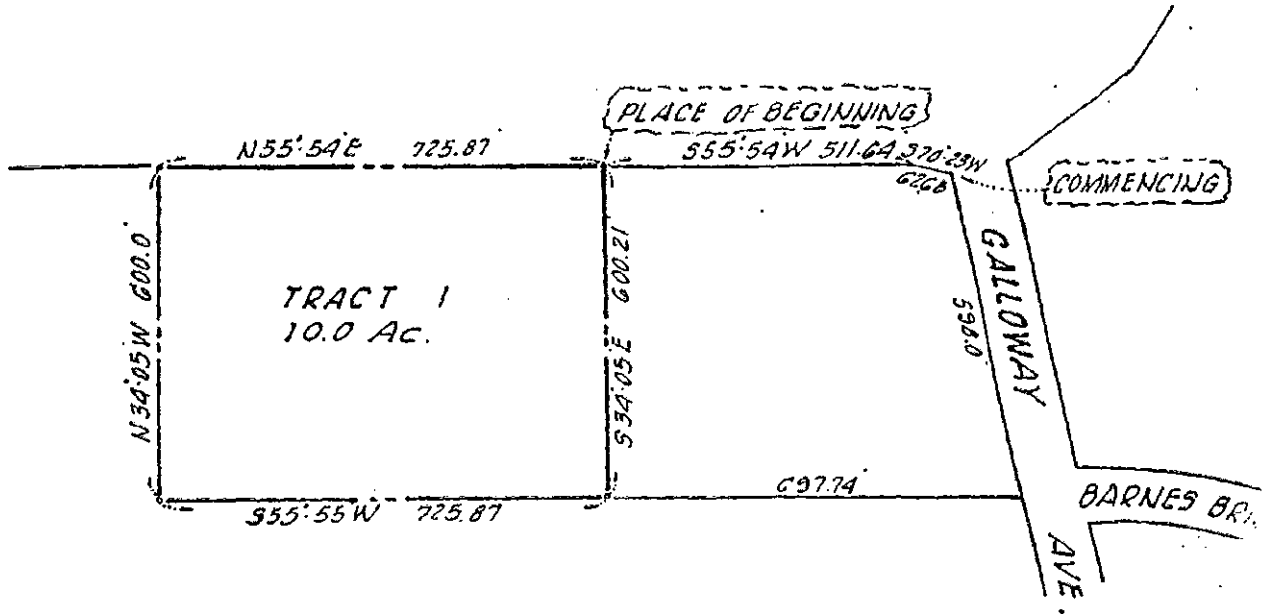
THENCE, N 34° 05' W, a distance of 600.00 feet to a point on said Southeasterly line of I.H. 30 Interchange, a point for corner;

THENCE, N 55° 54' E, along said Southeasterly line of I.H. 30 Interchange, a distance of 725.87 feet to the PLACE OF BEGINNING and containing 10.00 Acres of Land.



00162

INTERSTATE HIGHWAY NO. 30



TRACT 1
 GR ZONING
 MESQUITE, TEXAS
 DALLAS COUNTY, TEXAS
 SCALE 1" = 300'

#1203

00163

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 LBJ FREEWAY, SUITE 301
GARLAND, TEXAS 75041

SUBDIVISIONS
SURVEYING

D. A. TIPTON, P.E.
PRESIDENT

PHONE
(214) 270-4485

FIELD NOTES

TRACT 2

PD-C ZONING

BEING a tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Southeasterly line of I.H. 30 Interchange with the Southwesterly line of Galloway Ave., (a 100' R.O.W.) a point for corner;

THENCE, S 46° 11' E, along said Southwesterly line of Galloway Ave., a distance of 598.00 feet to a point for corner;

THENCE, S 55° 55' W, leaving said Southwesterly line of Galloway Ave., a distance of 697.74 feet to a point for corner;

THENCE, N 34° 05' W, a distance of 600.21 feet to a point on the Southeasterly line of said I.H. 30 Interchange, a point for corner;

THENCE, along said Southeasterly line of I.H. 30 Interchange, the following:

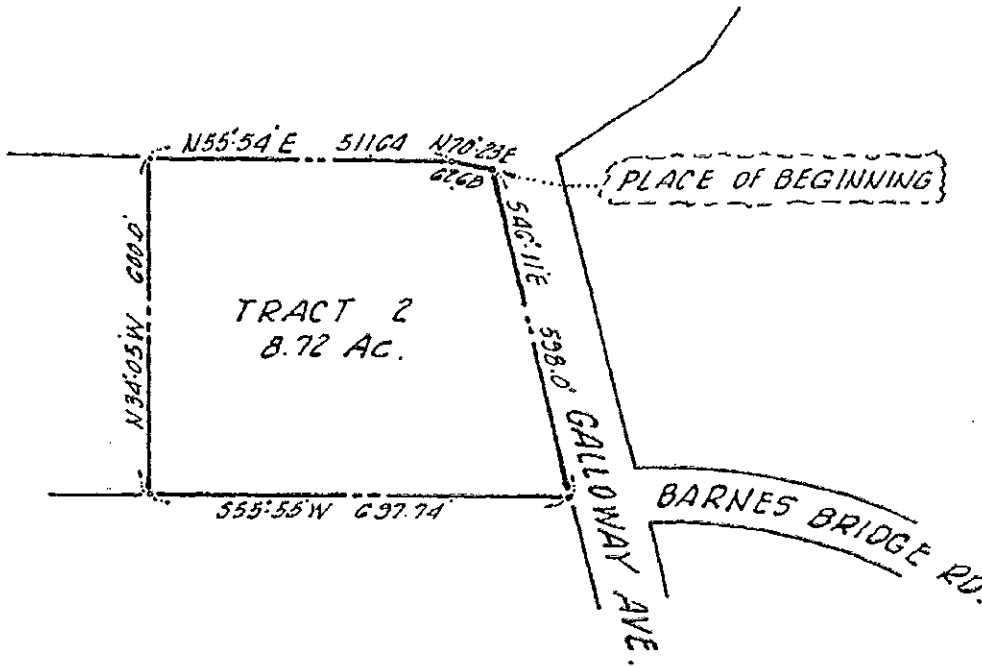
N 55° 54' E, a distance of 511.64 feet to a point for corner;

N 70° 23' E, a distance of 62.68 feet to the PLACE OF BEGINNING and containing 8.72 Acres of Land.



00164

~~INTERSTATE HIGHWAY NO. 30~~



TRACT 2
 PD-C ZONING
 MESQUITE, TEXAS
 DALLAS COUNTY, TEXAS
 SCALE 1" = 300'

00165

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 LBJ FREEWAY, SUITE 301
GARLAND, TEXAS 75041

SUBDIVISIONS
SURVEYING

PHONE
(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

FIELD NOTES

TRACT 3

PD-C ZONING

BEING a tract of land situated in the J. T. Nelms Survey, Abstract No. 1095, and the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Northeast line of Galloway Ave. (a 100' R.O.W.) with the Northwest line of Barnes Bridge Road (a 100' R.O.W.), a point for corner;

THENCE, N 46° 11' W, along said Northeast line of Galloway Ave., a distance of 136.33 feet to a point for corner;

THENCE, N 43° 32' 05" E, leaving said Northeast line of Galloway Ave., a distance of 1498.24 feet to a point for corner;

THENCE, S 4° 31' E, a distance of 941.30 feet to a point on the Northerly line of Barnes Bridge Road, a point for corner;

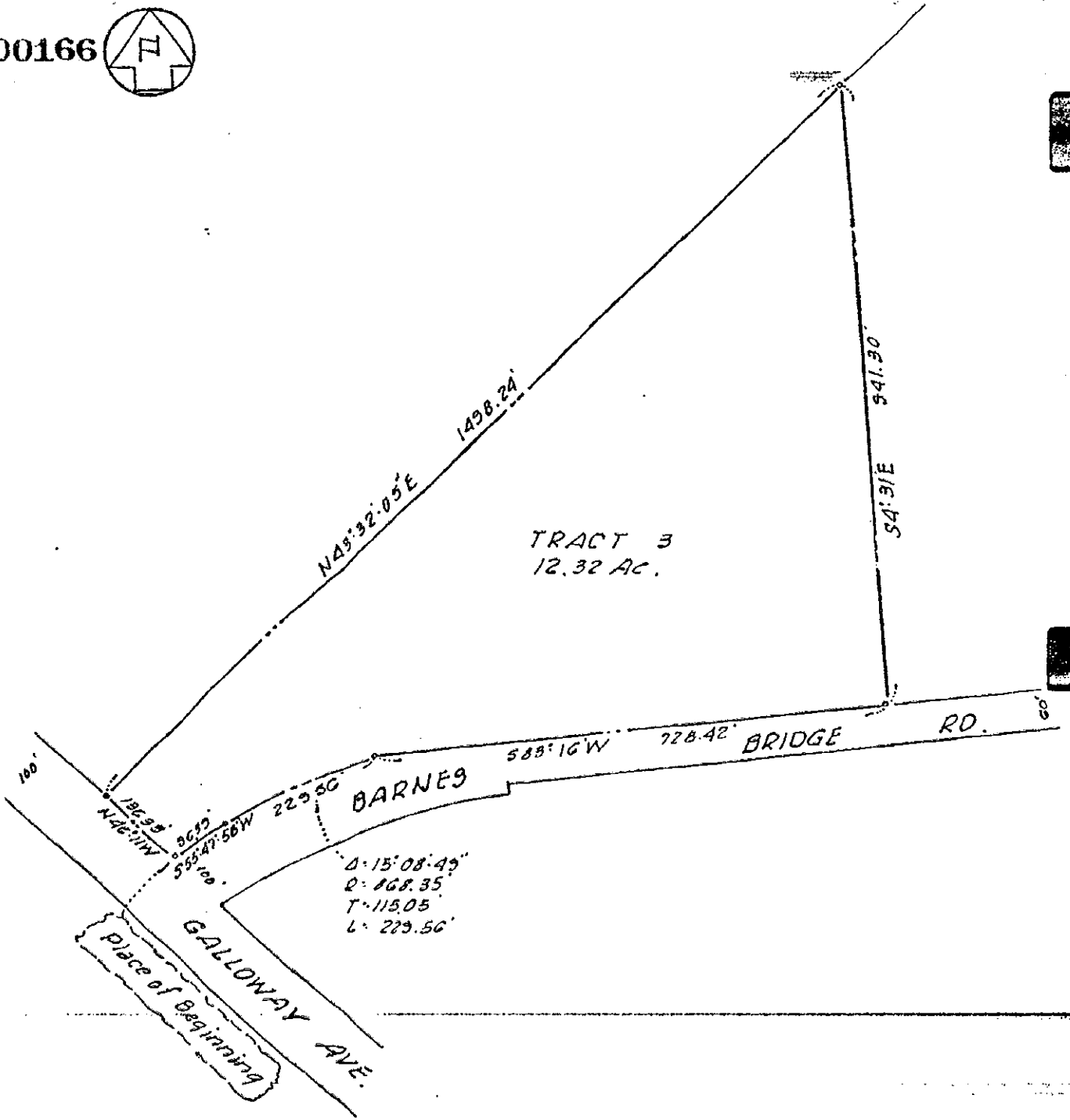
THENCE, along said Northerly line of Barnes Bridge Road the following:

S 83° 16' W, a distance of 728.42 feet to the beginning of a curve to the left having a central angle of 15° 08' 49", a radius of 868.35 feet and a tangent bearing S 70° 56' 47" W, a point for corner;

In a Southwesterly direction and around said curve, a distance of 229.56 feet to end of said curve, a point for corner;

S 55° 47' 58" W, a distance of 96.39 feet to the PLACE OF BEGINNING and containing 12.32 Acres of Land.

00166



TRACT 3
12.32 AC.

BARNES

BRIDGE RD.

GALLOWAY AVE.

Place of Beginning

TRACT 3
PD-C ZONING
MESQUITE, TEXAS
DALLAS COUNTY TEXAS
SCALE 1" = 200'

00167

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS

13600 LBJ FREEWAY, SUITE 301

GARLAND, TEXAS 75041

SUBDIVISIONS
SURVEYINGDON A. TIPTON, P.E.
PRESIDENTPHONE
(214) 270-4485

October 1, 1980

FIELD NOTESTRACT 4PD-C ZONING

BEING a tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Easterly line of Interstate Highway No. 30 with the Northeasterly line of Galloway Ave., (a 100' R.O.W.), a point for corner;

THENCE, along said Easterly line of Interstate Highway No. 30, the following:

N 19° 26' E, a distance of 233.82 feet to a point for corner;
 N 3° 09' W, a distance of 219.27 feet to a point for corner;
 N 24° 29' E, a distance of 165.12 feet to a point for corner;
 N 53° 27' E, a distance of 2059.45 feet to a point for corner;
 N 59° 13' E, a distance of 301.50 feet to a point for corner;
 N 53° 27' E, a distance of 694.50 feet to a point for corner;
 N 54° 03' W, a distance of 300.58 feet to a point for corner;
 N 70° 21' E, a distance of 297.29 feet to a point for corner;
 N 56° 10' 30" E, a distance of 193.70 feet to a point on the Southwesterly line of Northwest Drive (a 100' R.O.W.), a point for corner;

THENCE, S 31° 59' E, along said Southwesterly line of Northwest Drive, a distance of 212.37 feet to the beginning of a curve to the left having a central angle of 5° 44' 27" and a radius of 605.0 feet, a point for corner;

THENCE, in a Southeasterly direction around said curve along said Southwesterly line of Northwest Drive, a distance of 60.62 feet to end of said curve, a point for corner;

00168

FIELD NOTES
TRACT 4
PD-C ZONING

Page No. 2

THENCE, S 76° 37' 34" W, leaving said Southwesterly line of Northwest Drive, a distance of 57.23 feet to a point for corner;

THENCE, S 45° 00' 34" W, a distance of 139.26 feet to the beginning of a curve to the right having a central angle of 20° 00' and a radius of 800.0 feet, a point for corner;

THENCE, in a Southwesterly direction and around said curve, a distance of 279.25 feet to end of said curve, a point for corner;

THENCE, S 65° 00' 34" W, a distance of 75.20 feet to the beginning of a curve to the left having a central angle of 10° 41' 34" and a radius of 898.55 feet, a point for corner;

THENCE, in a Southwesterly direction and around said curve, a distance of 167.69 feet to end of said curve, a point for corner;

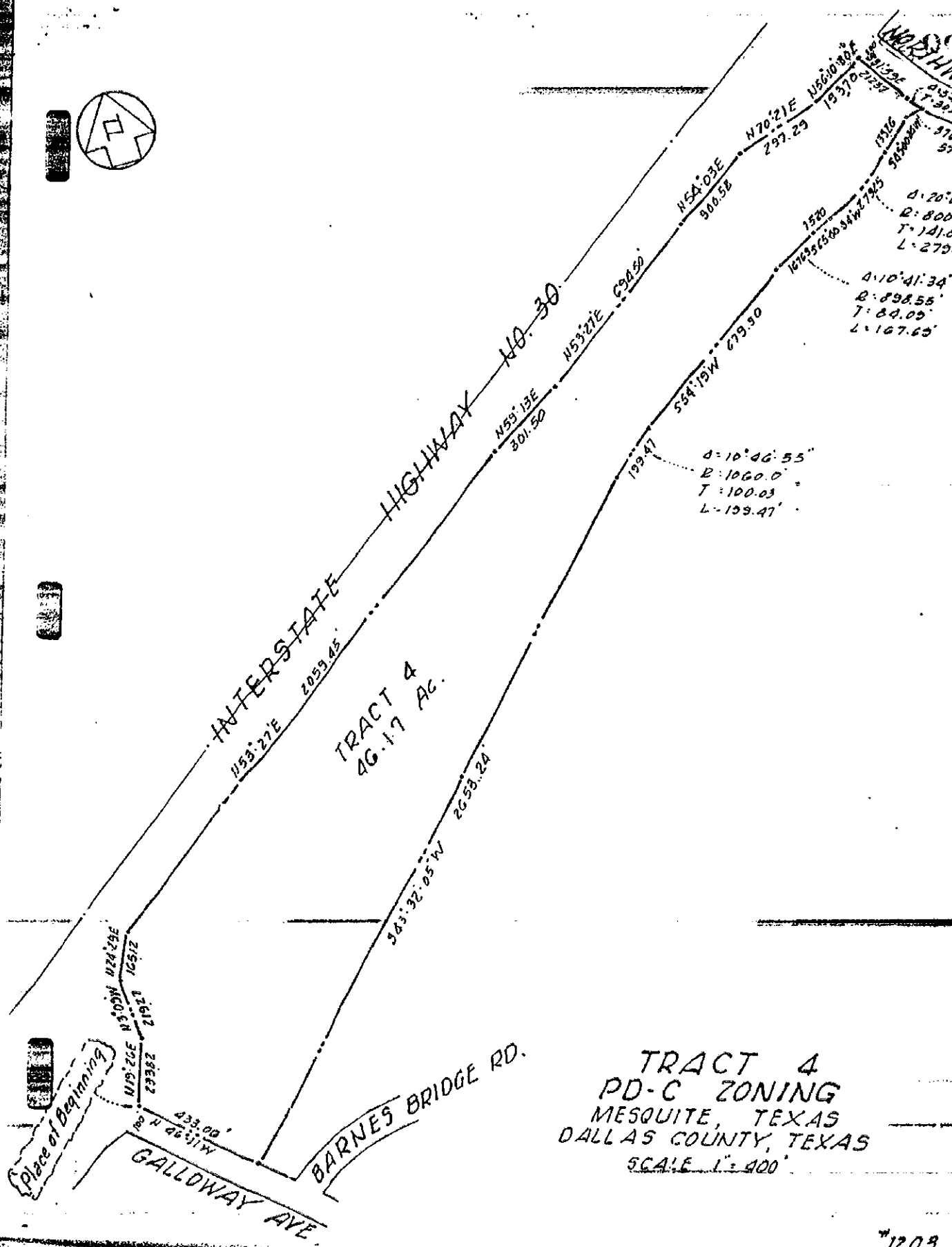
THENCE, S 54° 19' W, a distance of 679.90 feet to the beginning of a curve to the left having a central angle of 10° 46' 55" and a radius of 1060.0 feet, a point for corner;

THENCE, in a Southwesterly direction and around said curve, a distance of 199.47 feet to end of said curve, a point for corner;

THENCE, S 43° 32' 05" W, a distance of 2653.24 feet to a point on the Northeasterly line of Galloway Ave., a point for corner;

THENCE, N 46° 11' W, along said Northwesterly line of Galloway Ave., a distance of 433.06 feet to the PLACE OF BEGINNING and containing 46.17 Acres of Land.

00240



TRACT 4
 PD-C ZONING
 MESQUITE, TEXAS
 DALLAS COUNTY, TEXAS
 SCALE 1" = 400'

REGISTERED
CIVIL ENGINEER

00170

DON A. TIPTON, P.E.
PRESIDENT

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 LBJ FREEWAY, SUITE 301
GARLAND, TEXAS 75041

SU
51

PH
(214)

FIELD NOTES

TRACT 6

PD-SF ZONING

BEING a tract of land situated in the W. J. Little Survey, Abstract No. 809, the S.A. & M.G. R.R. Co. Survey, Abstract No. 14 the J. T. Nelms Survey, Abstract No. 1095, and the T. Thomas Survey Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the North line of Barnes Bridge Road with the West line of Lot 22, Block 1 of Palos Verdes No. 2, an addition to the City of Mesquite, an iron stake for corner;

THENCE, along the North line of said Barnes Bridge Road, the following:

S 88° 11' W, a distance of 1029.34 feet to a point for corner;

S 1° 02' E, a distance of 20.0 feet to a point for corner;

S 88° 11' W, a distance of 607.87 feet to a point for corner;

S 83° 16' W, a distance of 360.25 feet to a point for corner;

THENCE, N 4° 31' W, leaving said North line at Barnes Bridge Road, a distance of 941.30 feet to a point for corner;

THENCE, N 43° 32' 05" E, a distance of 1155.0 feet to the beginning of a curve to the right having a central angle of 10° 46' 55" and a radius of 1060.0 feet, a point for corner;

THENCE, in a Northeasterly direction and around said curve, a distance of 199.47 feet to end of said curve, a point for corner;

THENCE, N 54° 19' E, a distance of 250.0 feet to a point for corner;

THENCE, S 35° 41' E, a distance of 51.61 feet to the beginning of a curve to the left having a central angle of 80° 04' and a radius of 260.0 feet, a point for corner;

00171

FIELD NOTES
TRACT 6
PD-SF ZONING

Page No. 2

THENCE, in an Easterly direction and around said curve, a distance of 363.33 feet to end of said curve, a point for corner;

THENCE, N 64° 15' E, a distance of 158.49 feet to a point for corner;

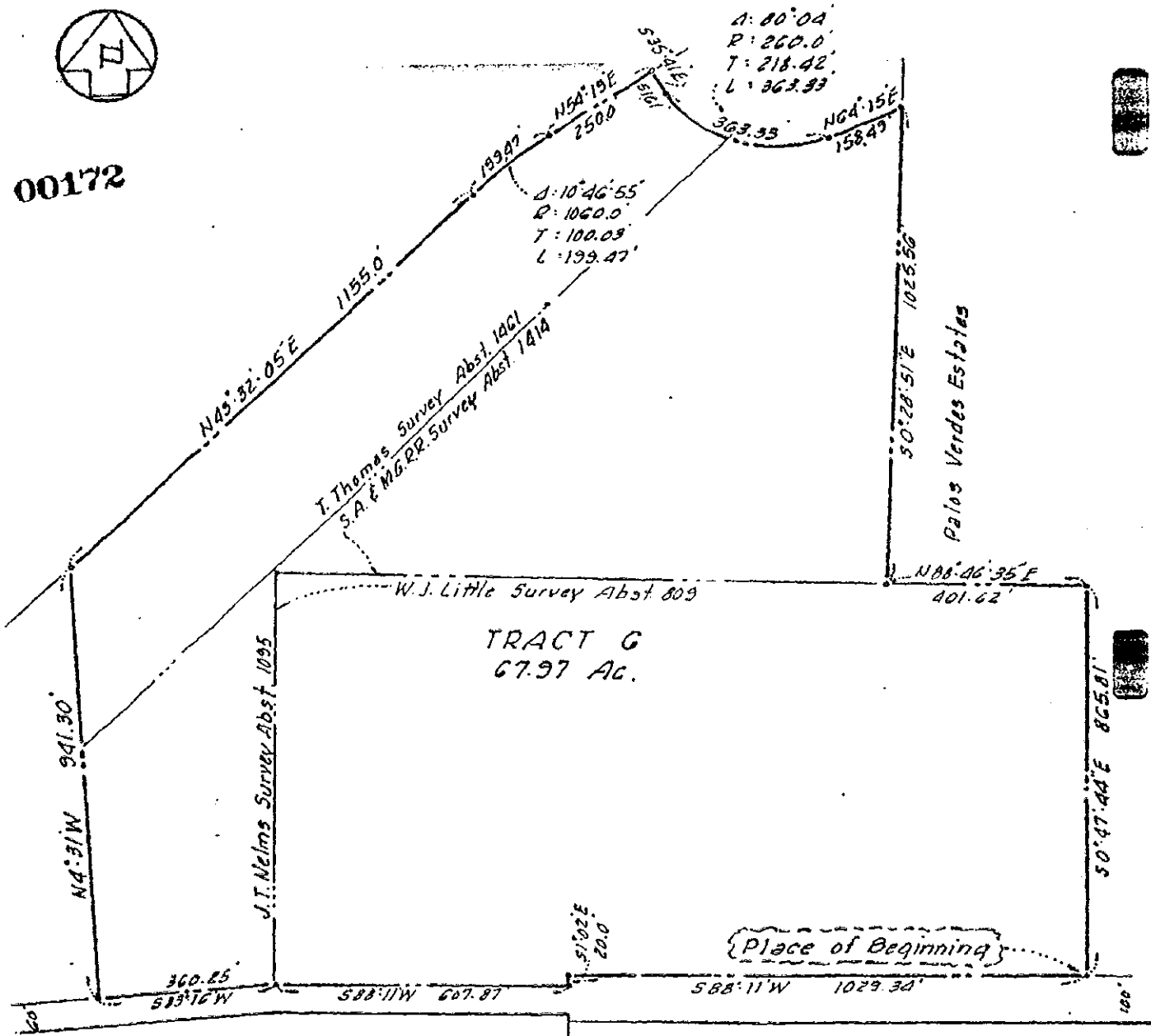
THENCE, S 0° 28' 51" E, a distance of 1025.56 feet to a point for corner;

THENCE, N 88° 46' 35" E, a distance of 401.62 feet to a point for corner;

THENCE, S 0° 47' 44" E, a distance of 865.81 feet to the PLACE OF BEGINNING and containing 67.972 Acres of Land.



00172



TRACT G
 PD-SF ZONING
 MESQUITE, TEXAS
 DALLAS COUNTY, TEXAS
 SCALE 1" = 300'

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

CONSULTING ENGINEERS

13600 LBJ FREEWAY, SUITE 301

GARLAND, TEXAS 75041

SURVIVAL
SURVEYDON A. TIPTON, P.E.
PRESIDENTPHONE
(214) 270-FIELD NOTESTRACT 7PD-SF ZONING

BEING a tract of land situated in the W. J. Little Survey, Abstract No. 809 and the J. T. Nelms Survey, Abstract No. 1095, City of Mesquite, Dallas County, Texas, and being part of a 31.13 acre tract of land conveyed by will to Florence F. Schulz and Julie S. Mahaffey as recorded in Volume 24 at page 1667, Dallas County Probate Minutes and also being part of the land willed to Florence F. Schulz by Perle C. Florence as recorded in Volume 256 at page 151 Dallas County Probate Minutes, and being more particularly described as follows:

BEGINNING at a point on the South line of Barnes Bridge Road (a 60' R.O.W.) said point being the Northwest corner of Stoneridge Addition, an addition to the City of Mesquite, a point for corner;

THENCE, S 0° 52' E, leaving said South line of Barnes Bridge Road, and along the West line of said Stoneridge Addition, a distance of 1704.06 feet to a point for corner;

THENCE, S 88° 50' W, leaving said West line of Stoneridge Addition, a distance of 458.99 feet to a point on the Northeast line of Galloway Ave., a point for corner;

THENCE, N 46° 35' W, along said Northeast line of Galloway Ave. a distance of 712.40 feet to a point for corner;

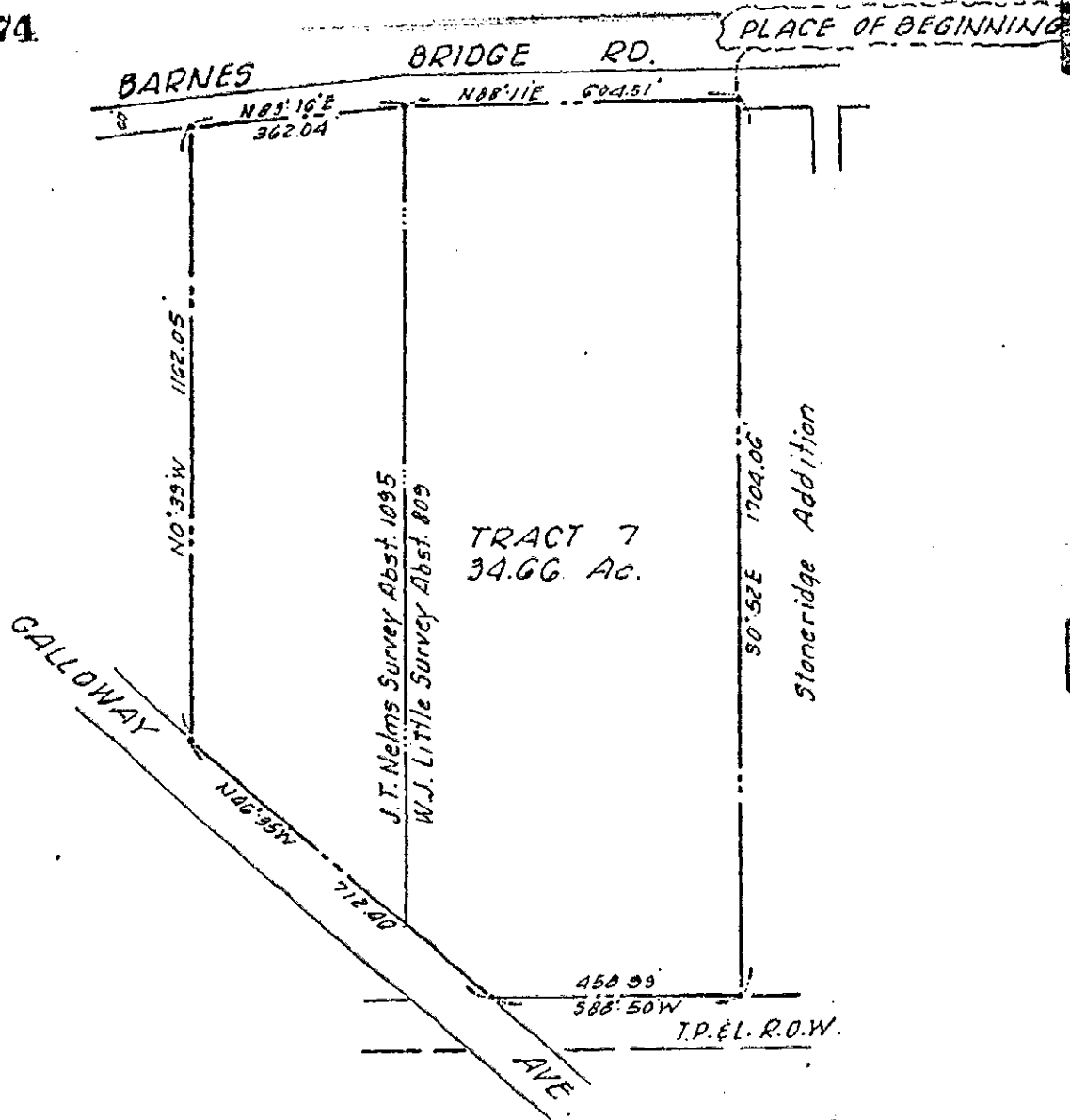
THENCE, N 0° 39' W, leaving said Northeast line of Galloway Ave., a distance of 1162.05 feet to a point on the South line of Barnes Bridge Road, a point for corner;

THENCE, N 83° 16' E, along said South line of Barnes Bridge Road, a distance of 362.04 feet to a point for corner;

THENCE, N 88° 11' E, continuing along said South line of Barnes Bridge Road, a distance of 604.51 feet to the PLACE OF BEGINNING and containing 34.66 Acres of Land.



00174



TRACT 7
 PD-SF ZONING
 MESQUITE, TEXAS
 DALLAS COUNTY, TEXAS
 SCALE 1" = 300'