

ORDINANCE NO. 1782

Appl. No. RALDON-3

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 A-1, PLANNED DEVELOPMENT A-3, GENERAL RETAIL AND COMMERCIAL TO PLANNED DEVELOPMENT MULTIFAMILY STIPULATING THE NUMBER OF UNITS ALLOWED ON EACH TRACT AS FOLLOWS: TRACT 1 - 104 UNITS; TRACT 2 - 89 UNITS; TRACT 3 - 350 UNITS; TRACT 4 - 338 UNITS; TRACT 5 - 406 UNITS; TRACT 6 - 800 UNITS - 14 UNITS PER ACRE ON THAT PORTION WEST OF THE CENTERLINE OF THE CREEK (FIELD NOTES TO BE SUPPLIED TO CITY); AND TRACT 7 - 690 UNITS; THE SEVEN TRACTS ARE LOCATED GENERALLY NORTH OF BARNES BRIDGE, WEST OF BELT LINE AND SOUTH OF I-30, 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 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 A-1, Planned Development A-3,

General Retail and Commercial to Planned Development Multifamily stipulating the number of units allowed on each tract as follows: Tract 1 - 104 Units; Tract 2 - 89 Units; Tract 3 - 350 Units; Tract 4 - 338 Units; Tract 5 - 406 Units; Tract 6 - 800 Units - 14 units per acre on that portion west of the centerline of the creek (field notes to be supplied to City); And Tract 7 - 690 Units; The seven tracts are located generally north of Barnes Bridge, West of Belt Line and South of I-30, City of Mesquite, Dallas County, Texas, and being more fully described in Exhibit "A" attached hereto and made a part of this ordinance.

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 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 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.

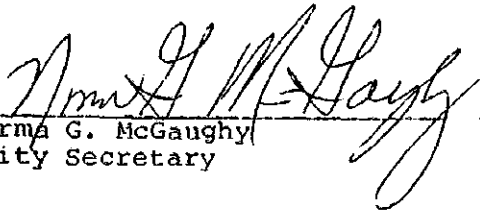
DULY PASSED AND APPROVED by the City Council of the City of Masquite, Texas, on the 3rd day of May, A.D., 1982.



LEN GIBBENS
MAYOR

ATTEST:

APPROVED AS TO FORM:



Norma G. McGaughy
City Secretary

Elland Archer
City Attorney

00118

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, P.E.
PRESIDENT

DON A. TIPTON, INC.
CONSULTING ENGINEERS
13600 LBJ FREEWAY SUITE 301
GARLAND TEXAS 75041

PLAT OF THE
SURVEY MAP

1361

PHONE
(214) 270-

TRACT NO. 1

4.342 Acres

Present Zoning - GR

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the S.A. & M.F. R.R. Survey, Abstract No. 1410, and the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the Southeast line of U.S. Hwy No. 67 (I.H. 30) with the Northeast line of Northwest Drive (a 100' R.O.W.), a point for corner;

THENCE N 49° 35' E, along said Southeast line of U.S. Hwy No. 67, a distance of 302.85 feet to the beginning of a curve to the right having a central angle of 2° 20' 19" and a radius of 11269.69 feet, a point for corner;

THENCE Northeasterly around said curve and continuing along U.S. Hwy No. 67, a distance of 460.0 feet to a point for corner;

THENCE S 45° 27' 00" E, leaving said U.S. Hwy No. 67, a distance of 397.71 feet to a point on the Northerly line of a 175' D.P. & L. Co. R.O.W., a point for corner;

THENCE S 78° 37' W, along said D.P. & L. Co. R.O.W., a distance of 910.0 feet to a point on the above-mentioned Northeast line of Northwest Drive, a point for corner;

THENCE N 30° 49' 04" W, along said Northwest Drive, a distance of 59.17 feet to the PLACE OF BEGINNING and containing 4.342 acres of land.

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, P.E.
PRESIDENT

DON A. TIPTON, INC.

CONSULTING ENGINEERS
13600 I-30 FREEWAY, SUITE 301
GARLAND, TEXAS 75041

00119

SUBDIVISIONS
SURVEYING

1361

PHONE
(214) 270-4485

TRACT NO. 2

3.714 Acres

Present Zoning - COMMERCIAL

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the S.A. & M.G. R.R. Survey, Abstract No. 1410 and the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northerly line of a 175' D.P. & L. Co. R.O.W., said point being N 78° 37' E, a distance of 1330.0 feet from the intersection of Northeast line of Northwest Drive (a 100' R.O.W.), and the said Northerly line of a 175' D.P. & L. Co. R.O.W., a point for corner;

THENCE N 65° 26' 42" E, leaving said Northerly line of a D.P. & L. Co. R.O.W., a distance of 1154.31 feet to a point for corner;

THENCE S 33° 22' 29" E, a distance of 283.67 feet to a point on the said Northerly line of a D.P. & L. Co. R.O.W., a point for corner;

THENCE S 78° 37' W, along said D.P. & L. Co. R.O.W., a distance of 1230.17 feet to the PLACE OF BEGINNING and containing 3.714 acres of land.

00120

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, P.E.
PRESIDENT

DON A. TIPTON, INC.

CONSULTING ENGINEERS
1400 LBJ FLYWAY SUITE 301
GARLAND TEXAS 75041

SUBDIVISIONS
SURVEYING

1361

PHONE
(214) 270-4

TRACT NO. 3

21.689 Acres

Present Zoning - PD-A3

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157 and the Elias T. Myers Survey, Abstract No. 944, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Northerly line of a 175' D.P. & L. Co. R.O.W., said point being N 78° 37" E, a distance of 2560.17 feet from the intersection of the Northeast line of Northwest Drive (a 100' R.O.W.), and the said Northerly line of a 175' D.P. & L. Co. R.O.W., a point for corner;

THENCE N 33° 22' 29" W, leaving said Northerly line of a 175' D.P. & L. Co. R.O.W., a distance of 283.67 feet to a point for corner;

THENCE N 65° 26' 42" E, a distance of 1464 feet to a point along the center-line of Duck Creek, a point for corner;

THENCE along the center of Duck Creek the following:

S 47° 06' E, a distance of 171.71 feet;
S 20° 47' W, 133.0 feet; S 80° 02' E, 181.0 feet;
S 43° 47' E, 106.0 feet; S 17° 25' E, 107.0 feet;
S 82° 34' E, 185.0 feet; S 53° 53' E, 182.0 feet;
N 87° 45' E, 191.0 feet; S 32° 00' E, 130.0 feet;
S 20° 28' 09" W, a distance of 77.96 feet to a point on the Northerly

line of a D.P. & L. Co. R.O.W., a point for corner;

THENCE S 89° 58' W, along said D.P. & L. Co. R.O.W., a distance of 1675.05 feet to a point for corner;

THENCE S 78° 37' W, continuing along said D.P. & L. Co. R.O.W., a distance of 434.18 feet to the PLACE OF BEGINNING and containing 21.689 acres of land.

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.

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

1361

PHONE

(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

TRACT NO. 4

21.096 Acres

Present Zoning - COMMERCIAL

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the point of intersection of the West line of Belt Line Road with the centerline of proposed Northwest Drive, a point for corner;

THENCE Northerly along said West line of Belt Line Road and around a curve to the right, having a back tangent bearing N 0° 11' 56" W, a central angle of 1° 27' 42" and a radius of 3552.79 feet, a distance of 125.0 feet to a point for corner;

THENCE N 1° 15' 46" E, continuing along said West line of Belt Line Road, a distance of 393.68 feet to the PLACE OF BEGINNING, a point for corner;

THENCE N 88° 44' 14" W, leaving said West line of Belt Line Road, a distance of 476.73 feet to a point for corner;

THENCE N 36° 49' E, a distance of 245.83 feet to a point for corner;

THENCE Northwesterly around a curve to the left having a central angle of 44° 00' and a radius of 1120.0 feet, a distance of 860.10 feet to a point for corner;

THENCE N 66° 17' W, a distance of 500.0 feet to a point for corner;

THENCE N 0° 02' W, a distance of 200.63 feet to a point on the South line of a D.P. & L. Co. R.O.W., a point for corner;

THENCE N 89° 58' E, along said South line of D.P. & L. Co. R.O.W., a distance of 639.17 feet to an angle point for corner;

THENCE S 87° 12' E, continuing along said D.P. & L. Co. R.O.W., a distance of 591.10 feet to an angle point for corner;

THENCE N 88° 00' E, continuing along said D.P. & L. Co. R.O.W., a distance of 170.20 feet to a point on the above-mentioned West line of Belt Line Road,

a point for corner;

THENCE S 1° 17' 53" W, along said West line of Belt Line Road, a distance of 689.26 feet to an angle point for corner;

THENCE S 1° 15' 46" W, continuing along said West line of Belt Line Road, a distance of 498.24 feet to the PLACE OF BEGINNING and containing 21.096 acres of land.

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.
CONSULTING ENGINEERS
13600 LBJ FREEWAY SUITE 301
GARLAND, TEXAS 75041

00123

SUBDIVISIONS
SURVEYING

1361

PHONE
(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

TRACT NO. 5

25.367 Acres

Present Zoning - A-1

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the centerline of proposed Northwest Drive with the Southeast line at a D.P. & L. Co. R.O.W., said point being the Northwest corner of Palos Verdes Estates No. 6, an addition to the City of Mesquite, as recorded in Volume 81012, at Page 2273 of the Map Records of Dallas County, Texas, a point for corner;

THENCE N 27° 59' E, along said Southeast line of D.P. & L. Co. R.O.W., a distance of 494.21 feet to the point of intersection of said Southeast line of D.P. & L. Co. R.O.W., with the South line of a D.P. & L. Co. R.O.W., a point for corner;

THENCE N 89° 58" E, along said South line of a D.P. & L. Co. R.O.W., a distance of 627.33 feet to a point for corner;

THENCE S 0° 02' E, leaving said South line of a D.P. & L. Co. R.O.W., a distance of 200.63 feet to a point for corner;

THENCE S 66° 17' E, a distance of 500.0 feet to the beginning of a curve to the right having a central angle of 44° 00' and a radius of 1120.0 feet, a point for corner;

THENCE Southeasterly around said curve a distance of 860.10 feet to a point for corner;

THENCE S 36° 49' W, a distance of 550.0 feet to a point on the centerline of proposed Northwest Drive, a point for corner;

THENCE along the centerline of proposed Northwest Drive, the following:

Northwesterly around a curve to the right having a central angle of 4° 29' 38" and a radius of 510.0 feet, a distance of 40.0 feet to a point for corner;

N 26° 00' W, a distance of 131.34 feet to the beginning of a curve to the left having a central angle of 40° 17' and a radius of 800.0 feet, a point for

corner;

Northwesterly around said curve, a distance of 562.46 feet to a point for corner;

N 66° 17' W, passing at 379.07 feet the Northeast corner of above-mentioned Palos Verdes Estates No. 6, a total distance of 1058.08 feet to the beginning of a curve to the left, a central angle of 9° 11' 47" and a radius of 864.0 feet, a point for corner;

Northwesterly around said curve, a distance of 138.68 feet to the PLACE OF BEGINNING and containing 25.367 acres of land.

00125

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.
CONSULTING ENGINEERS
11600 EBL FREEWAY SUITE 301
GARLAND TEXAS 75041

SUBDIVISION
SURVEYING

1361

PHONE

(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

TRACT NO. 6

53.164 Acres

Present Zoning - A-1

Proposed Zoning - PD-MF-22 DU/AC

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of Via Ventura (a 60' R.O.W.), with the North line of Barnes Bridge Road (a 60' R.O.W.), a point for corner;

THENCE along the Easterly line of said Via Ventura the following:

N 0° 04' 30" E, a distance of 316.4 feet to the beginning of a curve to the left having a central angle of 46° 50' and a radius of 430.0 feet, a point for corner;

Northerly around said curve a distance of 351.48 feet to the beginning of a curve to the right having a central angle of 46° 50' and a radius of 370.0 feet, a point for corner;

Northerly around said curve a distance of 302.44 feet a point for corner;

N 0° 04' 30" E, a distance of 600.0 feet to the beginning of a curve to the right having a central angle of 45° 00' and a radius of 270.0 feet, a point for corner;

Northerly around said curve a distance of 212.06 feet to a point for corner;

N 45° 04' 30" E, a distance of 224.95 feet to the beginning of a curve to the left having a central angle of 17° 05' 30" and a radius of 430.0 feet, a point for corner;

Northerly around said curve a distance of 128.27 feet to a point for corner;

N 27° 59' E, a distance of 530.74 feet to a point on the centerline of Northwest Drive (a proposed 100' R.O.W.), said point being the Northeast corner of Palos Verdes Estates No. 6, an addition to the City of Mesquite, as recorded in

Volume 81012, at Page 2273 of the Map Records of Dallas County, Texas, a point for corner;

THENCE S 66° 17' E, leaving said Easterly line of Via Ventura and proceeding along the centerline of proposed Northwest Drive, a distance of 379.07 feet to the beginning of a curve to the right having a central angle of 40° 17' and a radius of 800.0 feet, a point for corner;

THENCE Southeasterly around said curve and continuing along said centerline of proposed Northwest Drive, a distance of 562.46 feet to a point for corner;

THENCE S 26° 00' E, continuing along said centerline of proposed Northwest Drive, a distance of 131.34 feet to the beginning of a curve to the left having a central angle of 4° 29' 38" and a radius of 510.0 feet, a point for corner;

THENCE Southeasterly around said curve and continuing along said centerline of proposed Northwest Drive, a distance of 40.0 feet, a point for corner;

THENCE Southerly leaving said centerline of proposed Northwest Drive and proceeding around a curve to the left having a central angle of 41° 00' and a radius of 1434.0 feet, a distance of 1026.15 feet to the beginning of a curve to the right having a central angle of 17° 30' and a radius of 1434.0 feet, a point for corner;

THENCE Southerly around said curve a distance of 437.99 feet to the beginning of a curve to the left having a central angle of 13° 14' 30" and a radius of 1434.0 feet, a point for corner;

THENCE Southerly around said curve a distance of 331.41 feet to a point for corner;

THENCE S 0° 04' 30" W, a distance of 52.73 feet to a point on the Northerly line of Barnes Bridge Road (a 60' R.O.W.), a point for corner;

THENCE Westerly along said Northerly line of Barnes Bridge Road and around a curve to the left having a central angle of 14° 23' 34" and a radius of 603.10 feet, a distance of 151.50 feet to a point for corner;

THENCE N 87 ° 58' 44" W, continuing along said Northerly line of Barnes Bridge Road a distance of 629.50 feet to the PLACE OF BEGINNING and containing 53.164 acres of land.

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, P.E.
PRESIDENT

Ord. No. 1782
DON A. TIPTON, INC.
CONSULTING ENGINEERS
13600 LBJ FREEWAY SUITE 301
GARLAND TEXAS 75041

ADDITIONAL FIELD NOTES FOR
PORTION OF TRACT 6
APPL. No. RALDON-3
00127 PHONE
(214) 270-4485

FIELD NOTES

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the East line of Via Ventura (a 60' R.O.W.), with the North line of Barnes Bridge Road (a 60' R.O.W.), an iron stake for corner;

THENCE along the Easterly line of said Via Ventura the following:

N 0° 04' 30" E, a distance of 316.4 feet to the beginning of a curve to the left having a central angle of 46° 50' and a radius of 430.0 feet, an iron stake for corner;

Northerly around said curve a distance of 351.48 feet to the beginning of a curve to the right having a central angle of 46° 50' and a radius of 370.0 feet, an iron stake for corner;

Northerly around said curve a distance of 302.44 feet to an iron stake for corner;

N 0° 04' 30" E, a distance of 600.0 feet to the beginning of a curve to the right having a central angle of 2° 25' 10" and a radius of 270.0 feet, an iron stake for corner;

Northerly around said curve a distance of 11.40 feet to a point for corner;

THENCE S 89° 55' 30" E, leaving said Easterly line of Via Ventura, a distance of 469.76 feet to a point for corner;

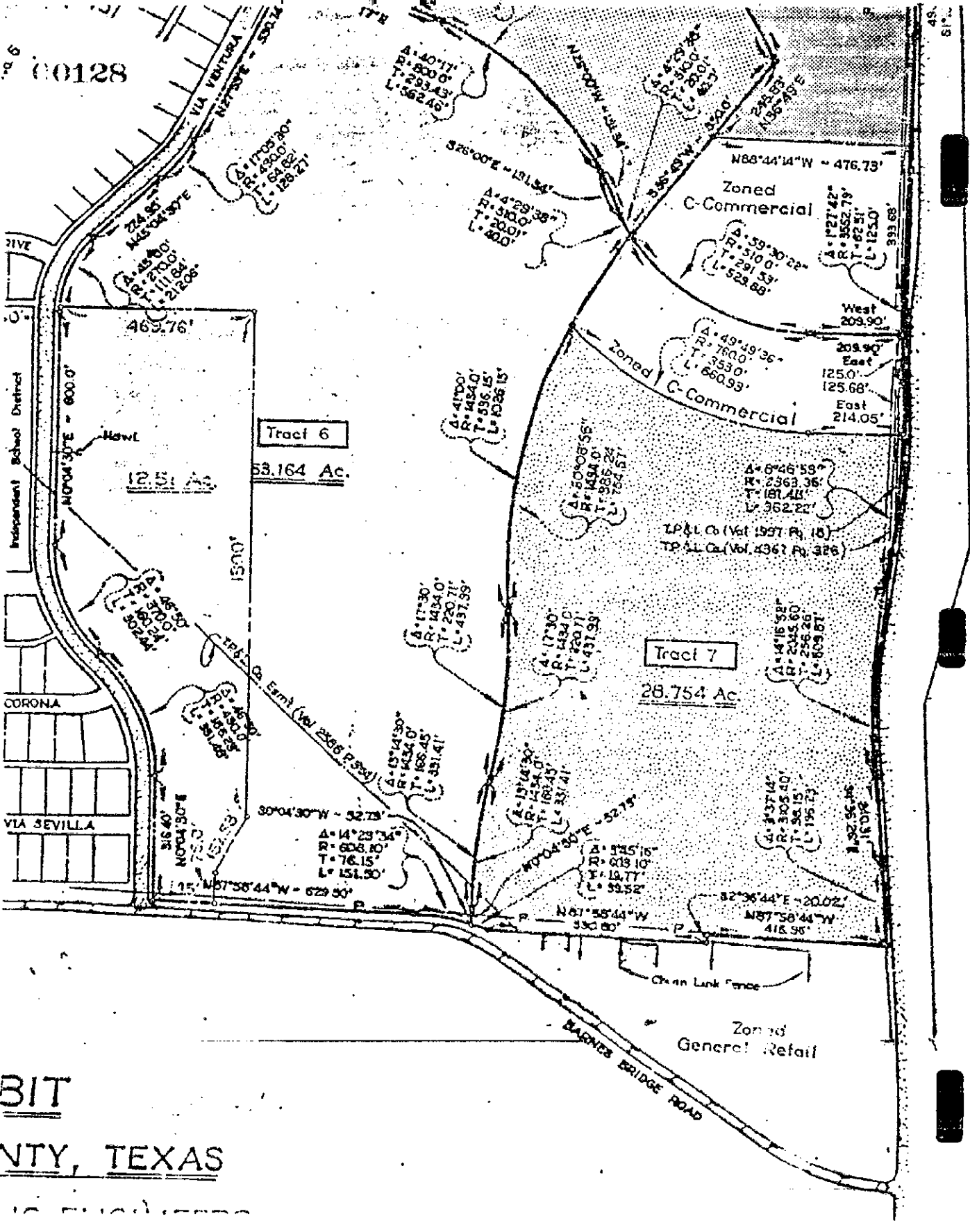
THENCE S 0° 04' 30" W, a distance of 1300.0 feet to a point for corner;

THENCE S 26° 22' 48" W, a distance of 157.58 feet to a point for corner;

THENCE S 2° 01' 16" W, a distance of 75.0 feet to a point on the above-mentioned North line of Barnes Bridge Road, a point for corner;

THENCE N 87° 58' 44" W, along said Barnes Bridge Road, a distance of 145.0 feet to the PLACE OF BEGINNING and containing 12.51 acres of land.

00128



BIT
NTY, TEXAS

REGISTERED
CIVIL ENGINEER

DON A. TIPTON, INC.
CONSULTING ENGINEERS
13601 BURLEIGHWAY SUITE 301
GARLAND, TEXAS 75041

00129

SUBDIVISIONS
SURVEYING

1361

PHONE
(214) 270-4485

DON A. TIPTON, P.E.
PRESIDENT

TRACT NO. 7

28.754 Acres

Present Zoning - COMMERCIAL

Proposed Zoning - PD-MF-24 DU/AC

BEING a tract of land situated in the Josiah Phelps Survey, Abstract No. 1157, City of Mesquite, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the point of intersection of the West line of Belt Line Road with the centerline of proposed Northwest Drive, a point for corner;

THENCE along said West line of Belt Line Road the following:

Southerly around a curve to the left having a central angle of $2^{\circ} 00' 57''$ and a radius of 3552.79 feet, a distance of 125.0 feet to the beginning of a curve to the right having a central angle of $3^{\circ} 02' 49''$ and a radius of 2363.36 feet, a point for corner;

Southerly around said curve to the right, a distance of 125.68 feet to the PLACE OF BEGINNING of the herein-described tract of land, a point for corner;

THENCE continuing along said West line of Belt Line Road the following:

Southerly around a curve to the right having a central angle of $8^{\circ} 46' 53''$ and a radius of 2363.36 feet, a distance of 362.22 feet to the beginning of a curve to the left having a central angle of $14^{\circ} 16' 52''$ and a radius of 2045.60 feet, a point for corner;

Southerly around said curve to the left, a distance of 509.87 feet to a point for corner;

S $4^{\circ} 36' 26''$ E, a distance of 240.31 feet to the beginning of a curve to the right having a central angle of $3^{\circ} 37' 14''$ and a radius of 3105.40 feet, a point for corner;

Southerly around said curve to the right, a distance of 196.23 feet to the Northeast corner of a tract of land as conveyed to D. L. Faulkner by deed as recorded in Volume 77165 at Page 0/45 of the Deed Records of Dallas County, Texas, a point for corner;

THENCE N 87° 58' 44" W, leaving said West line of Belt Line Road and proceeding along the North line of said D. L. Faulkner tract, a distance of 415.96 feet to the Northwest corner of said D. L. Faulkner tract, a point for corner;

THENCE S 2° 36' 44" E, along the West line of said D. L. Faulkner tract, a distance of 20.02 feet to the most Northerly Northeast corner of a tract of land as conveyed to Michael Kenney by deed as recorded in Volume 78091 at Page 1730 of the Deed Records of Dallas County, Texas, a point for corner;

THENCE N 87° 58' 44" W, along the North line of said Michael Kenney tract and the North line of the M. A. O'Hare 232.367 acre tract as recorded in Volume 2610, at Page 131 of the Deed Records of Dallas County, Texas, same being the centerline of an abandoned road, a distance of 530.80 feet to a point on the Northerly line of Barnes Bridge Road (a 60" R.O.W.), a point for corner;

THENCE Westerly along said Northerly line of Barnes Bridge Road and around a curve to the left having a central angle of 3° 45' 16" and a radius of 603.10 feet, a distance of 39.52 feet to a point for corner;

THENCE N 0° 04' 30" E, leaving said Northerly line of Barnes Bridge Road, a distance of 52.73 feet to the beginning of a curve to the right having a central angle of 13° 14' 30" and a radius of 1434.0 feet, a point for corner;

THENCE Northerly around said curve to the right, a distance of 331.41 feet to the beginning of a curve to the left having a central angle of 17° 30' and a radius of 1434.0 feet, a point for corner;

THENCE Northerly around said curve to the left a distance of 437.99 feet to the beginning of a curve to the right having a central angle of 30° 08' 56" and a radius of 1434.0 feet, a point for corner;

THENCE Northerly around said curve to the right a distance of 754.57 feet to a point for corner;

THENCE Southeasterly around a curve to the left having a central angle of 49° 49' 36" and a radius of 760.0 feet, a distance of 660.93 feet to a point for corner;

THENCE East, a distance of 214.05 feet to the PLACE OF BEGINNING and containing 28.754 acres of land.