

ORDINANCE NO. 2070
File No. 1-1

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 AGRICULTURAL, R-1 AND R-2 ZONING TO THE FOLLOWING ZONING BY TRACTS:

- (1) GENERAL RETAIL (7.98 ACRES);
- (2) OFFICE (15.28 ACRES);
- (3) LIGHT COMMERCIAL FOR OFFICE-SHOWROOM (12.03 ACRES);
- (4) R-1 SINGLE FAMILY STIPULATING A MINIMUM LOT SIZE OF 13,000 SQUARE FEET AND A MINIMUM UNIT SIZE OF 2000 SQUARE FEET (41.30 ACRES);
- (5) R-1 SINGLE FAMILY STIPULATING THAT THOSE LOTS ABUTTING THE PONDEROSA ADDITION SHALL HAVE A MINIMUM LOT SIZE OF 13000 SQUARE FEET AND A MINIMUM UNIT SIZE OF 2000 SQUARE FEET (52.60 ACRES);
- (6) R-2A SINGLE FAMILY (130.79 ACRES);
- (7) GENERAL RETAIL (6.07 ACRES);
- (8) OFFICE (10.56 ACRES);
- (9) GENERAL RETAIL (7.66 ACRES);
- (10) OFFICE (3.67 ACRES);
- (11) PLANNED DEVELOPMENT/SINGLE FAMILY FOR PATIO HOMES STIPULATING A MINIMUM LOT SIZE OF 4000 SQUARE FEET (48.01 ACRES);
- (12) R-2A SINGLE FAMILY (53.02 ACRES);
- (13) PLANNED DEVELOPMENT/SINGLE FAMILY FOR PATIO HOMES STIPULATING A MINIMUM LOT SIZE OF 5000 SQUARE FEET (25.80 ACRES);
- (14) R-2A SINGLE FAMILY (50.87 ACRES);
- (15) R-3 SINGLE FAMILY (8.09 ACRES);
- (16 & 17) R-3 (71.12 ACRES);
- (18) GENERAL RETAIL (11.41 ACRES);
- (20) R-2 SINGLE FAMILY STIPULATING A MINIMUM LOT SIZE OF 10,000 SQUARE FEET AND A MINIMUM UNIT SIZE OF 1600 SQUARE FEET (48.68 ACRES);
- (21) GENERAL RETAIL (7.12 ACRES);
- (22) PLANNED DEVELOPMENT/SINGLE FAMILY FOR PATIO HOMES STIPULATING A MINIMUM LOT SIZE OF 5000 SQUARE FEET OR DUPLEXES WITH A MINIMUM LOT SIZE OF 7700 SQUARE FEET (19.31 ACRES);
- (23) R-3 SINGLE FAMILY (129.65 ACRES)
- (24) GENERAL RETAIL (11.43 ACRES);
- (25) R-2 SINGLE FAMILY STIPULATING A MINIMUM LOT SIZE OF 10,000 SQUARE FEET AND A MINIMUM UNIT SIZE OF 1600 SQUARE FEET (49.76 ACRES);
- (29) PLANNED DEVELOPMENT-TOWNHOUSE OR DUPLEX WITH A MAXIMUM NUMBER OF DEVELOPABLE UNITS OF 138 (36.90 ACRES);
- (31) R-3 SINGLE FAMILY (46.86 ACRES);
- (32, 33 & 35) PLANNED DEVELOPMENT/SINGLE FAMILY FOR PATIO HOMES STIPULATING A MINIMUM LOT SIZE OF 5000 SQUARE FEET WITH A MINIMUM UNIT SIZE OF 1300 SQUARE FEET (137.75 ACRES);
- (34) GENERAL RETAIL (3.02 ACRES);

THE LAND IS LOCATED

GENERALLY BETWEEN NEWSOM ROAD, BERRY ROAD, CARTRIGHT ROAD AND NORTH MESQUITE CREEK; 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 CALUSE; 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 amending by amending the Zoning Map of the City of Mesquite so as to grant a change of zoning from Agricultural, R-1 and R-2 zoning to the following zoning by tracts: (1) General Retail (7.98 acres); (2) Office (15.28 acres) (3) Light Commercial for Office-Showroom (12.03 acres); (4) R-1 Single Family stipulating a minimum lot size of 1300 square feet and a minimum unit size of 2000 square feet (41.30 acres) (5) R-1 Single Family stipulating that those lots abutting the Ponderosa Addition shall have a minimum lot size of 13000 square feet and a minimum unit size of 2000 square feet (52.60 acres); (6) R-2A Single Family (130.79 acres); (7) General Retail (6.07 acres); (8) Office (10.56 acres); (9) General Retail (7.66 acres); (10) Office (3.67 acres); (11) Planned Development/Single Family for patio homes stipulating a minimum lot size of 4000 square feet (48.01 acres); (12) R-2A Single Family (53.02 acres) (13) Planned Development/Single Family for patio homes stipulating a minimum lot size of 5000 square feet (25.80 acres); (14) R-2A Single Family (50.87 acres);

(15) R-3 Single Family (8.09 acres); (16 & 17) R-3 (71.12 acres); (18) General Retail (11.41 acres); (20) R-2 Single Family stipulating a minimum lot size of 10,000 square feet and a minimum unit size of 1600 square feet (48.68 acres); (21) General Retail (7.12 acres); (22) Planned Development/Single Family for patio homes stipulating a minimum lot size of 5000 square feet or duplexes with a minimum lot size of 7700 square feet (19.31 acres); (23) R-3 Single Family (129.65 acres); (24) General Retail (11.43 acres); (25) R-2 Single Family stipulating a minimum lot size of 10,000 square feet and a minimum unit size of 1600 square feet (49.76 acres); (29) Planned Development-Townhouse or Duplex with a maximum number of developable units of 138 (36.90 acres); (31) R-3 Single Family (46.86 acres); (32,33 & 35) Planned Development/Single Family for patio homes stipulating a minimum lot size of 5000 square feet with a minimum unit size of 1300 square feet (137.75 acres); (34) General Retail (3.02 acres); the land is located generally between Newsom Road, Berry Road, Cartright Road and North Mesquite Creek; City of Mesquite, Dallas County, Texas, and being more fully described in exhibit "A" attached hereto.

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.

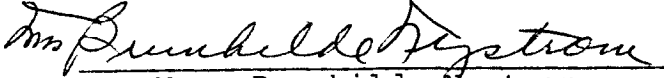
SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided 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 (\$200.00) Dollars 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 10th day of September, A.D., 1984.



Mrs. Brunhilde Nystrom
Mayor

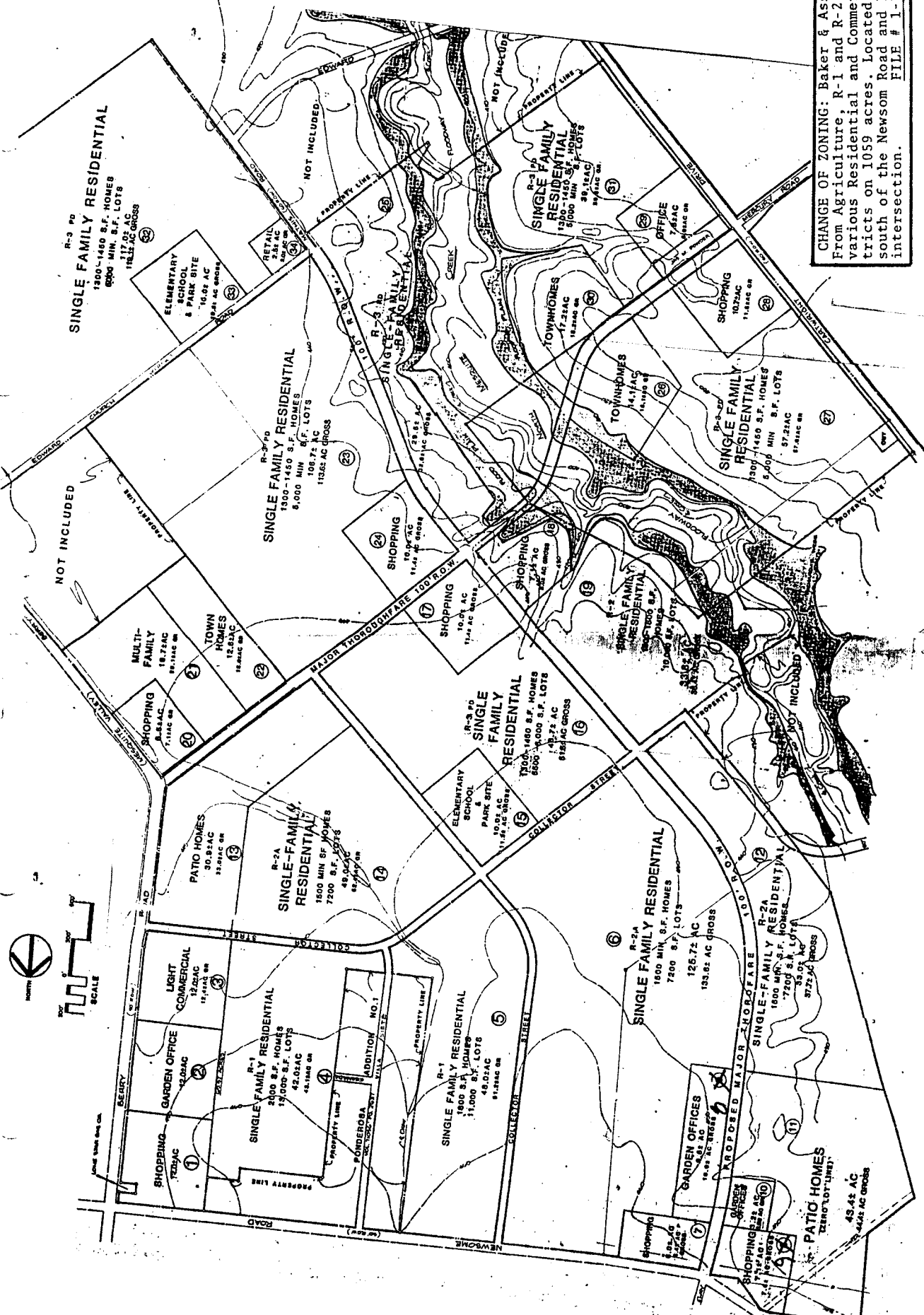
ATTEST:

APPROVED AS TO FORM:



Lynn Prugel
City Secretary

Elland Archer
City Attorney



CHANGE OF ZONING: Baker & Associates
 From Agriculture, R-1 and R-2 to
 various Residential and Commercial Dis-
 tricts on 1059 acres. Located generally
 south of the Newsom Road and Berry Road
 intersection. FILE # 1-1-1

R-3 PD
 SINGLE FAMILY RESIDENTIAL
 1300-1450 S.F. HOMES
 6000 MIN. S.F. LOTS
 11.5 AC CROSS

R-3 PD
 SINGLE FAMILY RESIDENTIAL
 1300-1450 S.F. HOMES
 6000 MIN. S.F. LOTS
 11.5 AC CROSS

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 11.5 AC CROSS

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 SINGLE FAMILY RESIDENTIAL
 1300-1450 S.F. HOMES
 6000 MIN. S.F. LOTS
 11.5 AC CROSS

R-3 PD
 SINGLE FAMILY RESIDENTIAL
 1300-1450 S.F. HOMES
 6000 MIN. S.F. LOTS
 11.5 AC CROSS

R-2A
 SINGLE-FAMILY RESIDENTIAL
 1500 MIN SF HOMES
 7200 S.F. LOTS
 45.0 AC CROSS

R-2A
 SINGLE FAMILY RESIDENTIAL
 1800 MIN. S.F. HOMES
 7200 S.F. LOTS
 133.82 AC CROSS

R-2A
 SINGLE-FAMILY RESIDENTIAL
 1800 MIN. S.F. HOMES
 7200 S.F. LOTS
 133.82 AC CROSS

R-1
 SINGLE FAMILY RESIDENTIAL
 2000 S.F. HOMES
 15000 S.F. LOTS
 42.02 AC CROSS

R-1
 SINGLE FAMILY RESIDENTIAL
 1800 S.F. HOMES
 11800 S.F. LOTS
 44.02 AC CROSS

R-2A
 SINGLE FAMILY RESIDENTIAL
 1800 MIN. S.F. HOMES
 7200 S.F. LOTS
 133.82 AC CROSS

R-2A
 SINGLE-FAMILY RESIDENTIAL
 1800 MIN. S.F. HOMES
 7200 S.F. LOTS
 133.82 AC CROSS

R-2A
 SINGLE-FAMILY RESIDENTIAL
 1800 MIN. S.F. HOMES
 7200 S.F. LOTS
 133.82 AC CROSS

COMPILATION

TRACT	ZONING	CALCULATED ACREAGE	LAND PLAN ACREAGE (Gross)
1	SHOPPING	7.9783	8.0
2	GARDEN OFFICE	15.2782	16.0
3	LIGHT COMMERCIAL	12.0335	12.4
4	R-1	41.2984	43.1
5	R-1	52.6036	51.2
6	R-2A	130.7954	133.6
7	SHOPPING	6.0676	6.4
8	GARDEN OFFICE	10.5579	10.5
9	SHOPPING	7.6579	7.6
10	GARDEN OFFICE	3.6731	3.6
11	PLANNED DEVELOPEMENT PATIO	48.0115	44.4
12	R-2A	53.0250	37.7
13	PLANNED DEVELOPEMENT PATIO	25.7967	25.1
14	R-2A	50.8686	52.4
15	R-3	8.0928	8.1
16-17	R-3/Park-School Site	71.1190	62.8
18	SHOPPING	11.4079	11.4
19	SHOPPING	13.3588	8.0
20	R-2	48.6750	36.4
21	SHOPPING	7.1150	7.1
22	DUPLEX/PATIO HOMES	19.3051	20.1
23	R-3	129.6514	126.6
24	SHOPPING	11.4324	11.4
25	R-2	49.7581	32.8
26	TOWNHOMES	28.1930	15.1
27	R-3	68.4699	57.6
28	SHOPPING	12.2786	11.5
29	TOWNHOMES	36.9012	18.2
30	OFFICE	8.0132	8.0
31	R-3	46.8572	39.5
32-33-35	R-3 PD/Park-school	137.7506	132.5
34	RETAIL	3.0235	3.0
		<u>1177.0484</u>	<u>1062.1</u>

TRACT 1

BEING a tract of land situated in the R.W. Rowe Survey, Abstract No. 1631, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83247, Page 3715, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the south right-of-way line of Newsome Road (60' R.O.W.) and the west right-of-way line of Berry Road (110' R.O.W.);

THENCE South $00^{\circ} 10' 07''$ West along said west right-of-way line a distance of 84.50 feet to a point for corner on the north line of a tract of land conveyed by deed to Lone Star Gas Company as recorded in Volume 4690, Page 0174, Deed Records of Dallas County, Texas;

THENCE around said Lone Star Gas Company tract the following bearings and distances:

North $89^{\circ} 50' 55''$ West, 130.00 feet;

South $00^{\circ} 10' 07''$ West, 75.00 feet;

South $89^{\circ} 50' 55''$ East, 130.00 feet to the aforementioned west right-of-way line of Berry Road;

THENCE South $00^{\circ} 10' 07''$ West a distance of 584.19 feet to a point for corner;

THENCE North $89^{\circ} 49' 53''$ West a distance of 480.00 feet to a point for corner;

THENCE North $00^{\circ} 10' 07''$ East a distance of 745.00 feet to the aforementioned south right-of-way line of Newsome Road;

THENCE South $89^{\circ} 40' 31''$ East along said south right-of-way line a distance of 480.00 feet to the POINT OF BEGINNING and CONTAINING 7.9783 acres or 347,535 square feet of land.

TRACT 2

BEING a tract of land situated in the R.W. Rowe Survey, Abstract No. 1631, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83247, Page 3715, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Newsome Road (60' R.O.W.) and the west right-of-way line of Berry Road (110' R.O.W.);

THENCE North $89^{\circ} 40' 31''$ West a distance of 480.00 feet to the POINT OF BEGINNING;

THENCE South $00^{\circ} 10' 07''$ West a distance of 745.00 feet to a point for corner;

THENCE South $89^{\circ} 49' 53''$ East a distance of 480.00 feet to the aforementioned west right-of-way line of Berry Road;

THENCE South $00^{\circ} 10' 07''$ West along said west right-of-way line a distance of 738.28 feet to a point for corner;

THENCE South $89^{\circ} 58' 07''$ West a distance of 689.23 feet to a point for corner;

THENCE North $00^{\circ} 10' 07''$ East a distance of 1214.47 feet to the southeast corner of a tract of land conveyed by deed to C.J. Pryor as recorded in Volume 71664, Page 0540, Deed Records of Dallas County, Texas; .

THENCE North $00^{\circ} 18' 29''$ East along the east line of said Pryor tract a distance of 271.79 feet to the aforementioned south right-of-way line of Newsome Road;

THENCE South $89^{\circ} 40' 31''$ East a distance of 208.57 feet to the POINT OF BEGINNING and CONTAINING 15.2782 acres or 665,520 square feet of land.

TRACT 3

BEING a tract of land situated in the R.W. Rowe Survey, Abstract No. 1631, and the Sam Houston Survey, Abstract No. 1661, City of Mesquite, Dallas County, Texas, being part of two tracts of land conveyed by deed to Willard R. Baker as recorded in Volume 83247, Page 3715, and Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Newsome Road (60' R.O.W.) and the west right-of-way line of Berry Road (110' R.O.W.);

THENCE South $00^{\circ} 10' 07''$ West along said west right-of-way line a distance of 1481.97 feet to the POINT OF BEGINNING;

THENCE South $00^{\circ} 10' 07''$ West continuing along said west right-of-way line a distance of 717.10 feet to a point for corner;

THENCE South $27^{\circ} 18' 33''$ East continuing along said west right-of-way line a distance of 21.67 feet to a point for corner;

THENCE South $00^{\circ} 01' 53''$ West continuing along said west right-of-way line a distance of 23.68 feet to a point for corner;

THENCE South $89^{\circ} 58' 07''$ West a distance of 699.32 feet to a point for corner;

THENCE North $00^{\circ} 10' 07''$ East a distance of 760.04 feet to a point for corner;

THENCE North $89^{\circ} 58' 07''$ East a distance of 689.23 feet to the POINT OF BEGINNING and CONTAINING 12.0335 acres or 524,179 square feet of land.

TRACT 4

BEING a tract of land situated in the R.W. Rowe Survey, Abstract No. 1631, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of two tracts of land conveyed by deed to Willard R. Baker as recorded in Volume 83247, Page 3715, and Baker and Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of a tract of land conveyed by deed to C.J. Pryor as recorded in Volume 71664, Page 0540, Deed Records of Dallas County, Texas, said corner being in the south right-of-way line of Newsome Road (60' R.O.W.);

THENCE South $00^{\circ} 18' 29''$ West along the east line of said Pryor tract a distance of 271.79 feet to the southeast corner of said Pryor tract, said corner being the POINT OF BEGINNING;

THENCE South $00^{\circ} 10' 07''$ West a distance of 1974.51 feet to a point for corner;

THENCE South $89^{\circ} 58' 07''$ West a distance of 899.97 feet to the beginning of a circular curve to the left having a central angle of $25^{\circ} 00' 00''$ and a radius of 650.00 feet;

THENCE along said circular curve to the left an arc distance of 283.62 feet and a chord bearing and distance of South $77^{\circ} 28' 07''$ West 281.37 feet to the end of curve;

THENCE North $25^{\circ} 01' 53''$ West a distance of 86.16 feet to the beginning of a circular curve to the right having a central angle of $25^{\circ} 22' 24''$ and a radius of 350.00 feet;

THENCE along said circular curve to the right an arc distance of 155.00 feet and a chord bearing and distance of North $12^{\circ} 20' 41''$ West 153.73 feet to the point of tangency;

THENCE North $00^{\circ} 20' 31''$ East a distance of 7.36 feet to a point in the south line of the Ponderosa Addition, First Installment, an addition to the City of Mesquite as recorded in Volume 71056, Page 2639, Deed Records of Dallas County, Texas;

THENCE South $89^{\circ} 59' 16''$ East along said south line a distance of 330.00 feet to the southeast corner of said Ponderosa Addition;

THENCE North $00^{\circ} 20' 31''$ East along the east line of said Ponderosa Addition a distance of 1705.01 feet to a point on the south line of a tract of land conveyed by deed to Joe G. Moody as recorded in Volume 78204, Page 1553, Deed Records of Dallas County, Texas;

THENCE South $89^{\circ} 43' 37''$ East along said south line and continuing along the south lines of tracts of land conveyed by recorded deed to Wayne R. Shahan in Volume 77212, Page 2046, to William B. Young in Volume 75156, Page 0353, and to Curtis Glenn Truman in Volume 78175, Page 2076, Deed Records of Dallas County, Texas, in all a distance of 659.26 feet to the southeast corner of said Truman tract;

THENCE North $00^{\circ} 24' 10''$ East along the east line of said Truman tract a distance of 102.02 feet to the reentrant corner of said Truman tract;

THENCE South $89^{\circ} 13' 56''$ East along the south line of said Truman tract and continuing along the south line of aforementioned Pryor tract a distance of 249.61 feet to the POINT OF BEGINNING and CONTAINING 41.2984 acres or 1,798,958 square feet of land.

TRACT 5

BEING a tract of land situated in the R.W. Rowe Survey, Abstract No. 1631, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of the Ponderosa Addition, First Installment, an addition to the City of Mesquite, as recorded in Volume 71056, Page 2639, Plat Records of Dallas County, Texas, said corner being on the south right-of-way line of Newsome Road (50' R.O.W.);

THENCE South $00^{\circ} 20' 31''$ West along the west line of said Ponderosa Addition a distance of 2086.10 feet to the southwest corner of said Ponderosa Addition;

THENCE South $89^{\circ} 59' 16''$ East along the south line of said Ponderosa Addition a distance of 335.87 feet to a point for corner;

THENCE South $00^{\circ} 20' 31''$ West a distance of 7.36 feet to the beginning of a circular curve to the left having a central angle of $25^{\circ} 22' 24''$ and a radius of 350.00 feet;

THENCE along said circular curve to the left an arc distance of 155.00 feet and a chord bearing and distance of South $12^{\circ} 20' 41''$ East 153.73 feet to the point of tangency;

THENCE South $25^{\circ} 01' 53''$ East a distance of 86.16 feet to a point on a circular curve to the left having a central angle of $20^{\circ} 19' 14''$ and a radial bearing and distance of South $25^{\circ} 01' 53''$ East 650.00 feet;

THENCE along said circular curve to the left an arc distance of 230.53 feet and a chord bearing and distance of South $54^{\circ} 48' 30''$ West 229.32 feet to the point of tangency;

THENCE South $44^{\circ} 33' 53''$ West a distance of 708.25 feet to a point for corner;

THENCE North $45^{\circ} 27' 57''$ West a distance of 224.80 feet to the beginning of a circular curve to the right having a central angle of $43^{\circ} 37' 17''$ and a radius of 1056.46 feet;

THENCE along said circular curve to the right an arc distance of 804.32 feet and a chord bearing and distance of North $23^{\circ} 39' 18''$ West 785.04 feet to the point of tangency;

THENCE North $01^{\circ} 50' 42''$ West a distance of 2086.85 feet to a point in the aforementioned south right-of-way line of Newsome Road;

THENCE South $89^{\circ} 40' 31''$ East along said south right-of-way line a distance of 834.86 feet to the POINT OF BEGINNING and CONTAINING 52.6036 acres or 2,291,414 square feet of land.

TRACT 6

BEING a tract of land situated in the T.P. Summers Survey, Abstract No. 1667, the A.P. Summers Survey, Abstract No. 1677, and the A.B. Lanier Survey, Abstract No. 1662, City of Mesquite, Dallas County, Texas, being part of two tracts of land conveyed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, and Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south right-of-way line of Newsome Road (50' R.O.W.) and the west line of the Ponderosa Addition, First Installment, an addition to the City of Mesquite, as recorded in Volume 71056, Page 2639, Deed Records of Dallas County, Texas;

THENCE North $89^{\circ} 40' 31''$ West along said south right-of-way line a distance of 834.86 feet to the POINT OF BEGINNING;

THENCE South $01^{\circ} 50' 42''$ East a distance of 2086.85 feet to the beginning of a circular curve to the left having a central angle of $43^{\circ} 37' 17''$ and a radius of 1056.46 feet;

THENCE along said circular curve to the left an arc distance of 804.32 feet and a chord bearing and distance of South $23^{\circ} 39' 18''$ East 785.04 feet to the point of tangency;

THENCE South $45^{\circ} 27' 57''$ East a distance of 224.80 feet to a point for corner;

THENCE South $44^{\circ} 38' 53''$ West a distance of 1696.06 feet to a point for corner;

THENCE North $44^{\circ} 51' 17''$ West a distance of 250.77 feet to the beginning of a circular curve to the right having a central angle of $43^{\circ} 00' 37''$ and a radius of 2750.00 feet;

THENCE along said circular curve to the right an arc distance of 2064.35 feet and a chord bearing and distance of North $23^{\circ} 20' 59''$ West 2016.22 feet to the point of tangency;

THENCE North $01^{\circ} 50' 40''$ West a distance of 497.69 feet to a point for corner;

THENCE North $88^{\circ} 09' 20''$ East a distance of 365.00 feet to a point for corner;

THENCE North $01^{\circ} 50' 40''$ West a distance of 1260.00 feet to a point for corner;

THENCE North $88^{\circ} 09' 20''$ East a distance of 320.00 feet to a point for corner;

THENCE North $00^{\circ} 27' 15''$ East a distance of 367.42 feet to the aforementioned south right-of-way line of Newsome Road;

THENCE South $89^{\circ} 32' 45''$ East along said south right-of-way line a distance of 137.58 feet to a point for corner;

THENCE South $89^{\circ} 40' 31''$ East continuing along said south right-of-way line a distance of 856.93 feet to the POINT OF BEGINNING and CONTAINING 130.7954 acres or 5,697,449 square feet of land.

TRACT 7

BEING a tract of land situated in the A.P. Summers Survey, Abstract No. 1677, the T.P. Summers Survey, Abstract No. 1667, and the A.B. Lanier Survey, Abstract No. 1662, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south line of a tract of land conveyed by deed to Mrs. Flora Raney dated 24 February, 1960, and the south right-of-way line of Newsome Road (50' R.O.W.), said corner being on a circular curve to the left having a central angle of $0^{\circ} 22' 50''$ and a radial bearing and distance of North $26^{\circ} 01' 10''$ East 150.95 feet;

THENCE along said circular curve to the left and along said south right-of-way line an arc distance of 1.00 feet and a chord bearing and distance of South $64^{\circ} 10' 15''$ East 1.00 feet to the POINT OF BEGINNING;

THENCE continuing along said circular curve to the left through a central angle of $25^{\circ} 11' 05''$ and continuing along said south right-of-way line an arc distance of 66.35 feet and a chord bearing and distance of South $76^{\circ} 57' 13''$ East 65.82 feet to a point for the end of curve;

THENCE South $89^{\circ} 32' 45''$ East continuing along said south right-of-way line a distance of 636.64 feet to a point for corner;

THENCE South $00^{\circ} 27' 15''$ West a distance of 367.42 feet to a point for corner;

THENCE South $88^{\circ} 09' 20''$ West a distance of 685.00 feet to a point for corner;

THENCE North $01^{\circ} 50' 40''$ West a distance of 409.57 feet to the POINT OF BEGINNING and CONTAINING 6.0676 acres or 264,305 square feet of land.

TRACT 8

BEING a tract of land situated in the A.P. Summers Survey, Abstract No. 1677, the T.P. Summers Survey, Abstract No. 1667, and the A.B. Lanier Survey, Abstract No. 1662, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south line of a tract of land conveyed by deed to Mrs. Flora Raney dated 24 February, 1960, and the south right-of-way line of Newsome Road (50' R.O.W.), said corner being on a circular curve to the left having a central angle of $0^{\circ} 21' 14''$ and a radial bearing and distance of North $00^{\circ} 27' 38''$ East 150.95 feet;

THENCE along said circular curve to the left and along said south right-of-way line an arc distance of 0.93 feet and a chord bearing and distance of South $89^{\circ} 42' 59''$ East 0.93 feet to a point for corner;

THENCE South $01^{\circ} 50' 40''$ East a distance of 410.00 feet to the POINT OF BEGINNING;

THENCE North $88^{\circ} 09' 20''$ East a distance of 365.00 feet to a point for corner;

THENCE South $01^{\circ} 50' 40''$ East a distance of 1260.00 feet to a point for corner;

THENCE South $88^{\circ} 09' 20''$ West a distance of 365.00 feet to a point for corner;

THENCE North $01^{\circ} 50' 40''$ West a distance of 1260.00 feet to the POINT OF BEGINNING and CONTAINING 10.5579 acres or 459,900 square feet of land.

TRACT 9

BEING a tract of land situated in the A.B. Lanier Survey, Abstract No. 1662, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the south line of a tract of land conveyed by deed to Mrs. Flora Raney, dated 24 February, 1960, and the south right-of-way line of Newsome Road (50' R.O.W.), said corner being on a circular curve to the left having a central angle of $0^{\circ} 22' 50''$ and a radial bearing and distance of North $26^{\circ} 01' 10''$ East 150.95 feet;

THENCE along said circular curve to the left and along said south right-of-way line an arc distance of 1.00 feet and a chord bearing and distance of South $64^{\circ} 10' 15''$ East 1.00 feet to the end of curve;

THENCE South $01^{\circ} 50' 40''$ East a distance of 409.57 feet to a point for corner;

THENCE South $88^{\circ} 09' 20''$ West a distance of 635.00 feet to a point for corner;

THENCE North $01^{\circ} 50' 40''$ West a distance of 676.48 feet to a point in the aforementioned south right-of-way line of Newsome Road;

THENCE North $89^{\circ} 40' 49''$ East along said south right-of-way line a distance of 89.13 feet to the beginning of a circular curve to the right having a central angle of $25^{\circ} 35' 54''$ and a radius of 203.40 feet;

THENCE along said circular curve to the right an arc distance of 90.87 feet and a chord bearing and distance of South $77^{\circ} 31' 14''$ East 90.12 feet to a point in the west line of said Raney tract;

THENCE South $43^{\circ} 26' 41''$ East along said west line a distance of 309.76 feet to the southwest corner of said Raney tract;

THENCE South $89^{\circ} 32' 22''$ East along the south line of said Raney tract a distance of 252.24 feet to the POINT OF BEGINNING and CONTAINING 7.6579 acres or 333,578 square feet of land.

TRACT 10

BEING a tract of land situated in the A.B. Lanier Survey, Abstract No. 1662, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the south line of a tract of land conveyed to Mrs. Flora Raney, dated 24 February, 1960, and the south right-of-way line of Newsome Road (50' R.O.W.), said corner being on a circular curve to the left having a central angle of $0^{\circ} 21' 14''$ and a radial bearing and distance of North $00^{\circ} 27' 38''$ East 150.95 feet;

THENCE along said circular curve to the left and along said south right-of-way line an arc distance of 0.93 feet and a chord bearing and distance of South $89^{\circ} 42' 59''$ East 0.93 feet to the end of curve;

THENCE South $01^{\circ} 50' 40''$ East a distance of 410.00 feet to the POINT OF BEGINNING;

THENCE South $01^{\circ} 50' 40''$ East a distance of 400.00 feet to a point for corner;

THENCE South $88^{\circ} 09' 20''$ West a distance of 400.00 feet to a point for corner;

THENCE North $01^{\circ} 50' 40''$ West a distance of 400.00 feet to a point for corner;

THENCE North $88^{\circ} 09' 19''$ East a distance of 400.00 feet to the POINT OF BEGINNING and CONTAINING 3.6731 acres or 160,000 square feet of land.

TRACT 11

BEING a tract of land situated in the A.B. Lanier Survey, Abstract No. 1662, the A.P. Summers Survey, Abstract No. 1676, and the C. Taylor Survey, Abstract No. 1750, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the northeast corner of Indian Trail Subdivision, an addition to the City of Mesquite, as recorded in Volume 84038, Page 2138, Plat Records of Dallas County, Texas, said corner being in the south right-of-way line of Newsome Road (50' R.O.W.);

THENCE North $89^{\circ} 40' 49''$ East along said south right-of-way line a distance of 647.76 feet to a point for corner;

THENCE South $01^{\circ} 50' 40''$ East a distance of 676.48 feet to a point for corner;

THENCE North $88^{\circ} 09' 20''$ East a distance of 235.00 feet to a point for corner;

THENCE South $01^{\circ} 50' 40''$ East a distance of 400.00 feet to a point for corner;

THENCE North $88^{\circ} 09' 20''$ East a distance of 400.00 feet to a point for corner;

THENCE South $01^{\circ} 50' 40''$ East a distance of 860.00 feet to a point for corner;

THENCE South $88^{\circ} 09' 20''$ West a distance of 1270.79 feet to a point for corner in the east line of aforementioned Indian Trails addition;

THENCE North $22^{\circ} 41' 42''$ West along said east line a distance of 963.01 feet to a point for corner;

THENCE North $44^{\circ} 50' 38''$ East continuing along said east line a distance of 468.12 feet to a point for corner;

THENCE North $02^{\circ} 35' 40''$ West continuing along said east line a distance of 732.72 feet to the POINT OF BEGINNING and CONTAINING 48.0115 acres or 2,091,380 square feet of land.

TRACT 12

BEING a tract of land situated in the A.B. Lanier Survey, Abstract No. 1662, the A.P. Summers Survey, Abstract No. 1676, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of two tracts of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84105, Page 5162, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of a tract of land platted as Indian Trails Addition, an addition to the City of Mesquite, as recorded in Volume 84038, Page 2138, Plat Records of Dallas County, Texas, said corner being on the north right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE North 45° 15' 58" West along the east line of said Indian Trails addition a distance of 428.41 feet to a point for corner;

THENCE North 22° 41' 42" West continuing along said east line a distance of 1610.53 feet to a point for corner;

THENCE North 88° 09' 20" East a distance of 1270.79 feet to a point for corner;

THENCE South 01° 50' 40" East a distance of 497.69 feet to the beginning of a circular curve to the left having a central angle of 43° 00' 37" and a radius of 2750.00 feet;

THENCE along said circular curve to the left an arc distance of 2064.35 feet and a chord bearing and distance of South 23° 20' 59" East 2016.22 feet to the point of tangency;

THENCE South 44° 51' 17" East a distance of 250.77 feet to a point in the centerline of the aforementioned Mesquite Valley Road;

THENCE South 44° 38' 53" West along said centerline a distance of 50.00 feet to a point for corner;

THENCE North 44° 51' 17" West a distance of 40.00 feet to the north right-of-way line of Mesquite Valley Road;

THENCE South 44° 38' 53" West along said north right-of-way line a distance of 45.51 feet to a point for corner;

THENCE South 57° 22' 03" West continuing along said north right-of-way line a distance of 90.84 feet to a point on a circular curve to the right having a central angle of 90° 33' 18" and a radial bearing and distance of North 45° 21' 06" West 244.70 feet;

THENCE along said circular curve to the right and continuing along said north right-of-way line an arc distance of 386.74 feet and a chord bearing and distance of South 89° 55' 33" West 347.73 feet to the point of tangency;

THENCE North 44° 47' 47" West continuing along said north right-of-way line a distance of 989.35 feet to the beginning of a circular curve to the left having a central angle of 19° 39' 58" and a radius of 430.00 feet;

THENCE along said circular curve to the left and continuing along said north right-of-way line an arc distance of 147.59 feet and a chord bearing and distance of North 54° 37' 46" West 146.87 feet to the POINT OF BEGINNING and CONTAINING 53.0250 acres or 2,309,769 square feet of land.

TRACT 13

BEING a tract of land situated in the Sam Houston Survey, Abstract No. 1661, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the north right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South $44^{\circ} 06' 17''$ East a distance of 40.00 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 860.05 feet to a point for corner;

THENCE North $44^{\circ} 06' 17''$ West a distance of 549.86 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 375.00 feet to a point for corner;

THENCE North $00^{\circ} 10' 07''$ East a distance of 1089.96 feet to a point for corner;

THENCE North $89^{\circ} 58' 07''$ East a distance of 699.32 feet to the aforementioned west right-of-way line of Berry Road;

THENCE South $00^{\circ} 01' 53''$ East a distance of 1118.86 feet to the POINT OF BEGINNING and CONTAINING 25.7967 acres or 1,123,704 square feet of land.

TRACT 14

BEING a tract of land situated in the Sam Houston Survey, Abstract No. 1661, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the north right-of-way line of Mesquite Valley Road (80' R.O.W.)

THENCE South $44^{\circ} 06' 17''$ East a distance of 40.00 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 1494.65 feet to a point for corner;

THENCE North $45^{\circ} 27' 57''$ West a distance of 550.00 feet to the POINT OF BEGINNING;

THENCE North $45^{\circ} 27' 57''$ West a distance of 1574.31 feet to a point for corner;

THENCE North $44^{\circ} 38' 53''$ East a distance of 708.25 feet to the beginning of a circular curve to the right having a central angle of $45^{\circ} 19' 14''$ and a radius of 650.00 feet;

THENCE along said circular curve to the right an arc distance of 514.15 feet and a chord bearing and distance of North $67^{\circ} 18' 30''$ East 500.85 feet to the point of tangency;

THENCE North $89^{\circ} 58' 07''$ East a distance of 899.97 feet to a point for corner;

THENCE South $00^{\circ} 10' 07''$ West a distance of 1089.96 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 1022.66 feet to the POINT OF BEGINNING and CONTAINING 50.8686 acres or 2,215,838 square feet of land.

TRACT 15

BEING a tract of land situated in the Sam Houston Survey, Abstract No. 1661, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the north right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South $44^{\circ} 06' 17''$ East a distance of 40.00 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 860.05 feet to the POINT OF BEGINNING;

THENCE South $45^{\circ} 53' 43''$ West a distance of 634.60 feet to a point for corner;

THENCE North $45^{\circ} 27' 57''$ West a distance of 550.00 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 647.66 feet to a point for corner;

THENCE South $44^{\circ} 06' 17''$ East a distance of 549.85 feet to the POINT OF BEGINNING and CONTAINING 8.0928 acres or 352,521 square feet of land.

TRACTS 16 and 17

BEING a tract of land situated in the M. Kim Survey, Abstract No. 757, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0369, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the north right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South 44° 06' 18" East a distance of 40.00 feet to a point for corner;

THENCE South 45° 53' 43" West a distance of 1494.65 feet to the POINT OF BEGINNING;

THENCE South 45° 53' 43" West a distance of 1036.79 feet to a point for corner;

THENCE North 44° 06' 17" West a distance of 728.12 feet to a point for corner;

THENCE South 45° 08' 43" West a distance of 691.48 feet to a point for corner;

THENCE North 44° 51' 17" West a distance of 1367.84 feet to a point for corner;

THENCE North 44° 38' 53" East a distance of 1696.06 feet to a point for corner;

THENCE South 45° 27' 57" East a distance of 2124.31 feet to the POINT OF BEGINNING and CONTAINING 71.1190 acres or 3,097,944 square feet of land.

TRACT 18

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the north right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South 44° 06' 18" East a distance of 40.00 feet to a point for corner;

THENCE South 45° 53' 43" West a distance of 2531.44 feet to the POINT OF BEGINNING:

THENCE South 45° 53' 43" West a distance of 682.01 feet to a point for corner;

THENCE North 44° 51' 17" West a distance of 719.13 feet to a point for corner;

THENCE North 45° 08' 43" East a distance of 691.48 feet to a point for corner;

THENCE South 44° 06' 17" East a distance of 728.12 feet to the POINT OF BEGINNING and CONTAINING 11.4079 acres or 496,929 square feet of land.

TRACT 19

BEING a tract of land situated in the M. Kim Survey, Abstract No. 757, the J.P. Anderson Survey, Abstract No. 1, and the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of tracts of land conveyed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0369, and to Willard R. Baker as recorded in Volume 83196, Page 5343, and in Volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the northwest right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South 44° 06' 17" East a distance of 40.00 feet to a point for corner;

THENCE South 45° 53' 43" West a distance of 3213.45 feet to the POINT OF BEGINNING;

THENCE South 45° 53' 43" West a distance of 59.10 feet to the beginning of a circular curve to the left having a central angle of 36° 55' 53" and a radius of 950.00 feet;

THENCE along said circular curve to the left an arc distance of 612.18 feet and a chord bearing and distance of South 27° 26' 05" West 601.64 feet to the point of tangency;

THENCE South 08° 58' 26" West a distance of 211.49 feet to a point for corner;

THENCE North 81° 01' 34" West a distance of 50.00 feet to a point for corner in the centerline of North Mesquite Creek;

THENCE along said centerline the following bearings and distance to points for corners:

North 02° 03' 35" West, 234.35 feet;

North 79° 30' 46" West, 442.04 feet;

North 10° 43' 46" East, 214.01 feet;

North 61° 09' 19" West, 211.90 feet;

THENCE North 34° 05' 31" East a distance of 343.92 feet to a point for corner;

THENCE North 45° 08' 43" East a distance of 470.00 feet to a point for corner;

THENCE South 44° 51' 17" East a distance of 659.13 feet to the POINT OF BEGINNING and CONTAINING 13.3588 acres or 581,910 square feet of land.

TRACT 20

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, the I. Edwards Survey, Abstract No. 445, and the M. Kim Survey, Abstract No. 757, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0369, a tract of land conveyed by deed to Richard Porter Webb, et ux, as recorded in Volume 861, Page 1091, and part of a tract of land conveyed to Willard R. Baker as recorded in Volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the south corner of a tract of land conveyed by deed to Josephine W. Moore and Joseph I. Worsham dated 24 April, 1972, said corner being on the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North 45° 42' 48" East along the southeast line of said Moore tract and continuing along the southeast line of a tract of land conveyed by deed to Calvin D. Copeland as recorded in Volume 2371, Page 0333, Deed Records of Dallas County, Texas, a distance of 1831.22 feet to the POINT OF BEGINNING, said point being in the center of North Mesquite Creek;

THENCE along the centerline of North Mesquite Creek and continuing along the southerly line of said Copeland tract and the southerly line of a tract of land conveyed by deed to Jessie Henry Copeland as recorded in Volume 2650, Page 0247, Deed Records of Dallas County, Texas, the following bearings and distances to points for corners:

North 35° 10' 50" West, 92.14 feet;
North 63° 53' 07" West, 171.49 feet;
North 76° 53' 37" West, 108.10 feet;
North 79° 25' 10" West, 79.81 feet;
North 81° 46' 34" West, 82.04 feet;
North 10° 39' 01" West, 194.62 feet;
North 80° 28' 15" East, 163.57 feet;
North 28° 43' 22" West, 56.00 feet;
North 71° 09' 53" West, 53.83 feet;
North 66° 43' 20" West, 83.78 feet;
North 17° 23' 45" West, 47.04 feet;
North 59° 51' 12" East, 139.42 feet;
South 63° 40' 30" East, 120.48 feet;
North 62° 58' 59" East, 88.92 feet;

THENCE North 21° 53' 08" West continuing along said southerly line a distance of 61.24 feet to a point for corner;

THENCE North 74° 04' 10" East continuing along said southerly line a distance of 149.93 feet to a point for corner;

THENCE North 45° 24' 14" East continuing along said southerly line a distance of 536.14 feet to a point in the south right-of-way line of Mesquite Valley Road (80' R.O.W.), said point being in a circular curve to the left having a central angle of 30° 15' 01" and a radial bearing and distance of North 15° 06' 06" West 344.70 feet;

THENCE along said circular curve to the left and along said south right-of-way line an arc distance of 181.99 feet and a chord bearing and distance of North 59° 46' 24" East 179.68 feet to the point of tangency;

THENCE North 44° 38' 53" East continuing along said south right-of-way line a distance of 133.48 feet to a point for corner;

THENCE North 44° 51' 17" West a distance of 40.01 feet to a point for corner;

THENCE North 44° 38' 53" East a distance of 50.00 feet to a point for corner;

THENCE South 44° 51' 17" East a distance of 1427.84 feet to a point for corner;

THENCE South 45° 08' 43" West a distance of 470.00 feet to a point for corner;

THENCE South 34° 05' 31" West a distance of 343.92 feet to a point for corner;

THENCE South 23° 21' 35" West a distance of 143.18 feet to a point for corner;

THENCE South 70° 36' 51" West a distance of 470.77 feet to a point for corner;

THENCE North 76° 11' 44" West a distance of 496.49 feet to a point for corner;

THENCE North 24° 56' 10" East a distance of 152.32 feet to a point for corner;

THENCE North 19° 54' 17" West a distance of 334.25 feet to the POINT OF BEGINNING and CONTAINING 48.6750 acres or 2,120,285 square feet of land.

TRACT 21

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0165, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the south right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South $44^{\circ} 33' 20''$ East along said west right-of-way line a distance of 660.02 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 445.51 feet to a point for corner;

THENCE North $44^{\circ} 06' 17''$ West a distance of 700.00 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 440.00 feet to a point for corner;

THENCE South $44^{\circ} 33' 20''$ East a distance of 40.00 feet to the POINT OF BEGINNING and CONTAINING 7.1150 acres or 309,928 square feet of land.

TRACT 22

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0165, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of a tract of land conveyed by deed to Mark Raymond Berry as recorded in Volume 360, Page 0252, Deed Records of Dallas County, Texas, said point being on the west right-of-way line of Berry Road (100' R.O.W.);

THENCE South $46^{\circ} 02' 30''$ West along the northwest line of said Berry tract a distance of 672.00 feet to the west corner of said Berry tract;

THENCE South $44^{\circ} 36' 14''$ East along the southwest line of said Berry tract a distance of 68.50 feet to the north corner of a tract of land conveyed by deed to Sallie Berry as recorded in Volume 360, Page 252, Deed Records of Dallas County, Texas;

THENCE South $46^{\circ} 02' 30''$ West along the northwest line of said latter Berry tract a distance of 217.05 feet to a point for corner;

THENCE North $44^{\circ} 06' 17''$ West a distance of 1353.34 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 438.32 feet to a point for corner;

THENCE South $44^{\circ} 06' 17''$ East a distance of 700.00 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 445.51 feet to a point in the aforementioned west right-of-way line of Berry Road;

THENCE South $44^{\circ} 33' 20''$ East along said west right-of-way line a distance of 587.13 feet to the POINT OF BEGINNING and CONTAINING 19.3051 acres or 840,930 square feet of land.

TRACT 23

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of tracts of land conveyed by deed to Baker & Associates #1, a Joint Venture, Volume 84107, Page 0165, Deed Records of Dallas County, Texas, and to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the south corner of a tract of land conveyed by deed to Sallie Berry as recorded in Volume 360, Page 0252, Deed Records of Dallas county, Texas, said corner being in the north right-of-way line of Edwards Church Road (60' R.O.W.);

THENCE South $45^{\circ} 09' 48''$ West along said north right-of-way line a distance of 2329.82 feet to a point on a circular curve to the right having a central angle of $16^{\circ} 00' 11''$ East and a radial bearing and distance of North $45^{\circ} 42' 54''$ East 2450.00 feet;

THENCE along said circular curve to the right an arc distance of 684.30 feet and a chord bearing and distance of North $36^{\circ} 17' 01''$ West 682.08 feet to the point of tangency;

THENCE North $28^{\circ} 16' 56''$ West a distance of 727.55 feet to the beginning of a circular curve to the left having a central angle of $14^{\circ} 28' 01''$ and a radius of 2350.00 feet;

THENCE along said circular curve to the left an arc distance of 593.37 feet and a chord bearing and distance of North $35^{\circ} 30' 56''$ West 591.79 feet to the end of curve;

THENCE North $45^{\circ} 08' 43''$ East a distance of 673.97 feet to a point for corner;

THENCE North $44^{\circ} 06' 17''$ West a distance of 730.91 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 1671.39 feet to a point for corner;

THENCE South $44^{\circ} 06' 17''$ East a distance of 1353.34 feet to a point in the northwest line of aforementioned Berry tract;

THENCE South $46^{\circ} 02' 30''$ West along said northwest line a distance of 408.84 feet to the west corner of said Berry tract;

THENCE South $44^{\circ} 41' 43''$ East along the southwest line of said Berry tract a distance of 1318.61 feet to the POINT OF BEGINNING and CONTAINING 129.6514 acres or 5,647,615 square feet of land.

TRACT 24

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the south right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South $44^{\circ} 06' 17''$ East a distance of 40.00 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 2531.44 feet to the POINT OF BEGINNING;

THENCE South $44^{\circ} 06' 17''$ East a distance of 730.91 feet to a point for corner;

THENCE South $45^{\circ} 08' 43''$ West a distance of 673.97 feet to a point on a circular curve to the left having a central angle of $2^{\circ} 06' 20''$ and a radial bearing and distance of South $47^{\circ} 15' 03''$ West 2350.00 feet;

THENCE along said circular curve to the left an arc distance of 86.36 feet and a chord bearing and distance of North $43^{\circ} 48' 07''$ West 86.36 feet to the point of tangency;

THENCE North $44^{\circ} 51' 17''$ West a distance of 653.43 feet to a point for corner;

THENCE North $45^{\circ} 53' 43''$ East a distance of 682.01 feet to the POINT OF BEGINNING and CONTAINING 11.4324 acres or 497,994 square feet of land.

TRACT 25

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, and the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of tracts of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, and in Volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the west right-of-way line of Berry Road (100' R.O.W.) and the northwest right-of-way line of Mesquite Valley Road (80' R.O.W.);

THENCE South $44^{\circ} 06' 17''$ East a distance of 40.00 feet to a point for corner;

THENCE South $45^{\circ} 53' 43''$ West a distance of 3213.45 feet to the POINT OF BEGINNING;

THENCE South $44^{\circ} 51' 17''$ East a distance of 653.43 feet to the beginning of a circular curve to the right having a central angle of $16^{\circ} 34' 22''$ and a radius of 2350.00 feet;

THENCE along said circular curve to the right an arc distance of 679.73 feet and a chord bearing and distance of South $36^{\circ} 34' 06''$ East 677.36 feet to the point of tangency;

THENCE South $28^{\circ} 16' 56''$ East a distance of 727.55 feet to the beginning of a circular curve to the left having a central angle of $16^{\circ} 00' 11''$ and a radius of 2450.00 feet;

THENCE along said circular curve to the left an arc distance of 684.30 feet and a chord bearing and distance of South $36^{\circ} 17' 01''$ East 682.08 feet to the end of curve, said point being in the northwest right-of-way line of Edwards Church Road (60' R.O.W.);

THENCE South $45^{\circ} 09' 48''$ West along said northwest right-of-way line a distance of 30.00 feet to the intersection of said northwest right-of-way line with the southwest right-of-way line of Mathis Road (60' R.O.W.);

THENCE South $44^{\circ} 16' 56''$ East along said southwest right-of-way line a distance of 155.73 feet to the north corner of a tract of land conveyed by deed to Lawrence McDaniel as recorded in Volume 3359, Page 0092, Deed Records of Dallas County, Texas;

THENCE South $45^{\circ} 32' 23''$ West along the northwest line of said McDaniel tract a distance of 1209.29 feet to a point in the centerline of North Mesquite Creek;

THENCE along said centerline the following bearings and distances to points for corners;

North $71^{\circ} 11' 29''$ West, 19.00 feet;
North $16^{\circ} 40' 19''$ East, 188.15 feet;
North $67^{\circ} 13' 33''$ West, 109.59 feet;
North $59^{\circ} 16' 37''$ West, 81.94 feet;
North $01^{\circ} 43' 05''$ West, 403.26 feet;
North $39^{\circ} 46' 58''$ West, 275.18 feet;
North $64^{\circ} 04' 43''$ East, 145.60 feet;
North $26^{\circ} 44' 26''$ West, 191.64 feet;
North $02^{\circ} 34' 33''$ West, 142.13 feet;
North $45^{\circ} 20' 00''$ West, 165.30 feet;

North 39° 46' 08" East, 171.83 feet;
North 20° 19' 27" West, 204.27 feet;
North 05° 32' 18" West, 211.01 feet;
North 41° 51' 55" West, 375.00 feet;
North 77° 37' 09" West, 530.91 feet;

THENCE North 81° 01' 34" West a distance of 50.00 feet to a point for corner;

THENCE North 08° 58' 26" East a distance of 293.17 feet to the beginning of a circular curve to the right having a central angle of 36° 55' 17" and a radius of 950.00 feet;

THENCE along said circular curve to the right an arc distance of 612.18 feet and a chord bearing and distance of North 27° 26' 05" East 601.64 feet to the point of tangency;

THENCE North 45° 53' 45" East a distance of 59.10 feet to the POINT OF BEGINNING and CONTAINING 49.7581 acres or 2,167,463 square feet of land.

TRACT 26

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the west corner of a tract of land conveyed by deed to James M. Ponder, et ux, as recorded in Volume 5633, Page 0603, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North $44^{\circ} 34' 02''$ West along said northwest right-of-way line a distance of 50.00 feet to a point for corner;

THENCE North $45^{\circ} 58' 27''$ East a distance of 1080.00 feet to the POINT OF BEGINNING;

THENCE North $44^{\circ} 01' 33''$ West a distance of 740.23 feet to a point for corner;

THENCE North $18^{\circ} 00' 54''$ East a distance of 1293.83 feet to a point in the centerline of North Mesquite Creek;

THENCE along said centerline the following bearings and distances to points for corners:

- North $23^{\circ} 21' 35''$ East, 143.18 feet;
- South $61^{\circ} 09' 19''$ East, 211.90 feet;
- South $10^{\circ} 43' 46''$ West, 214.01 feet;
- South $79^{\circ} 30' 46''$ East, 442.04 feet;
- South $02^{\circ} 03' 35''$ East, 234.35 feet;

THENCE South $81^{\circ} 01' 34''$ East a distance of 50.00 feet to a point for corner;

THENCE South $08^{\circ} 58' 26''$ West a distance of 549.38 feet to the beginning of a circular curve to the right having a central angle of $37^{\circ} 00' 00''$ and a radius of 850.00 feet;

THENCE along said circular curve to the right an arc distance of 548.91 feet and a chord bearing and distance of South $27^{\circ} 28' 26''$ West 539.42 feet to the point of tangency;

THENCE South $45^{\circ} 58' 26''$ West a distance of 342.32 feet to the POINT OF BEGINNING and CONTAINING 28.1930 acres or 1,288,088 square feet of land.

TRACT 27

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of tracts of land conveyed to Willard R. Baker as recorded in Volume 83218, Page 0434, and to Richard Porter Webb, et ux, as recorded in Volume 861, Page 1091, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the south corner of a tract of land conveyed to Josephine W. Moore and Joseph I. Worsham dated 24 April, 1972, said corner being in the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North $45^{\circ} 42' 58''$ East along the southeast line of said Moore tract and continuing along the southeast line of a tract of land conveyed by deed to Calvin D. Copeland as recorded in Volume 2371, Page 0333, Deed Records of Dallas County, Texas, a distance of 1831.22 feet to the southeast corner of said Copeland tract, said corner being in the center of North Mesquite Creek;

THENCE along the centerline of North Mesquite Creek the following bearings and distances to point for corners;

South $19^{\circ} 54' 17''$ East, 334.25 feet;
South $24^{\circ} 56' 10''$ West, 152.32 feet;
South $76^{\circ} 11' 44''$ East, 496.49 feet;
North $70^{\circ} 36' 51''$ East, 470.77 feet;

THENCE South $18^{\circ} 00' 54''$ West a distance of 1293.83 feet to a point for corner;

THENCE South $44^{\circ} 01' 33''$ East a distance of 740.23 feet to a point for corner;

THENCE South $45^{\circ} 58' 26''$ West a distance of 400.32 feet to a point for corner;

THENCE North $44^{\circ} 01' 34''$ West a distance of 736.45 feet to a point for corner;

THENCE South $45^{\circ} 25' 58''$ West a distance of 686.60 feet to a point in the aforementioned northeast right-of-way line of Cartwright Road;

THENCE North $44^{\circ} 34' 02''$ West along said northeast right-of-way line a distance of 1285.48 feet to the south corner of the aforementioned Webb tract;

THENCE North $45^{\circ} 42' 58''$ East along the southeast line of said Webb tract a distance of 250.00 feet to a point for corner;

THENCE North $44^{\circ} 34' 02''$ West a distance of 190.00 feet to a point for corner;

THENCE South $45^{\circ} 42' 58''$ West a distance of 250.00 feet to a point in the aforementioned northeast right-of-way line of Cartwright Road;

THENCE North $44^{\circ} 34' 02''$ West along said northeast right-of-way line a distance of 109.50 feet to the POINT OF BEGINNING and CONTAINING 68.4699 acres or 2,982,547 square feet of land.

TRACT 28

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the west corner of a tract of land conveyed by deed to James M. Ponder, et ux, as recorded in Volume 5633, Page 0603, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North $44^{\circ} 34' 02''$ West along said northeast right-of-way line a distance of 780.00 feet to a point for corner;

THENCE North $45^{\circ} 25' 58''$ East a distance of 686.60 feet to a point for corner;

THENCE South $44^{\circ} 01' 34''$ East a distance of 786.45 feet to a point for corner;

THENCE South $45^{\circ} 58' 27''$ West a distance of 679.20 feet to the POINT OF BEGINNING and CONTAINING 12.2786 acres or 534,855 square feet of land.

TRACT 29

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of tracts of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, and in Volume 83218, Page 0434, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the west corner of a tract of land conveyed by deed to James M. Pender, et ux, as recorded in Volume 5633, Page 0603, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North $44^{\circ} 34' 02''$ West along said northwest right-of-way line a distance of 51.00 feet to a point for corner;

THENCE North $45^{\circ} 58' 27''$ East a distance of 1080.00 feet to the POINT OF BEGINNING;

THENCE North $45^{\circ} 58' 26''$ East a distance of 342.32 feet to the beginning of a circular curve to the left having a central angle of $37^{\circ} 00' 00''$ and a radius of 850.00 feet;

THENCE along said circular curve to the left an arc distance of 548.91 feet and a chord bearing and distance of North $27^{\circ} 28' 26''$ East 539.42 feet to the point of tangency;

THENCE North $08^{\circ} 58' 26''$ East a distance of 467.70 feet to a point for corner;

THENCE South $81^{\circ} 01' 34''$ East a distance of 50.00 feet to a point in the centerline of North Mesquite Creek;

THENCE along said centerline the following bearings and distances to points for corners:

South $77^{\circ} 37' 09''$ East, 530.91 feet;
South $41^{\circ} 51' 55''$ East, 375.00 feet;
South $05^{\circ} 32' 18''$ East, 211.01 feet;
South $20^{\circ} 19' 27''$ East, 204.27 feet;
South $39^{\circ} 46' 08''$ West, 171.83 feet;
South $45^{\circ} 20' 00''$ East, 165.30 feet;
South $02^{\circ} 34' 33''$ East, 142.13 feet;
South $26^{\circ} 44' 28''$ East, 191.64 feet;
South $64^{\circ} 04' 49''$ West, 145.60 feet;

THENCE South $74^{\circ} 54' 43''$ West a distance of 990.90 feet to a point for corner;

THENCE North $44^{\circ} 01' 33''$ West a distance of 705.11 feet to the POINT OF BEGINNING and CONTAINING 36.9012 acres or 1,607,414 square feet of land.

TRACT 30

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the south corner of a tract of land conveyed by deed to James M. Ponder, et ux, as recorded in Volume 5633, Page 0603, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North $45^{\circ} 56' 18''$ East along the southeast line of said Ponder tract a distance of 679.17 feet to the west corner of said Ponder tract;

THENCE South $44^{\circ} 01' 34''$ East a distance of 512.02 feet to a point for corner;

THENCE South $45^{\circ} 05' 28''$ West a distance of 671.20 feet to a point in the aforementioned northeast right-of-way line of Cartwright Road;

THENCE North $44^{\circ} 54' 32''$ West along said northeast right-of-way line a distance of 522.00 feet to the POINT OF BEGINNING and CONTAINING 8.0132 acres or 349,057 square feet of land.

TRACT 31

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Willard R. Baker as recorded in Volume 83196, Page 5343, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the north corner of a tract of land conveyed by deed to James M. Ponder, et ux, as recorded in Volume 5633, Page 0603, Deed Records of Dallas County, Texas, said corner being North 45° 58' 26" East 679.20 feet from the northeast right-of-way line of Cartwright Road (60' R.O.W.);

THENCE North 44° 01' 34" West a distance of 50.00 feet to a point for corner;

THENCE North 45° 58' 26" East a distance of 400.32 feet to a point for corner;

THENCE South 44° 01' 33" East a distance of 705.11 feet to a point for corner;

THENCE North 74° 54' 43" East a distance of 990.90 feet to a point in the centerline of North Mesquite Creek;

THENCE along said centerline the following bearings and distances to points for corners;

South 39° 46' 58" East, 275.18 feet;

South 01° 43' 05" East, 403.26 feet, said corner being the north corner of a tract of land conveyed by deed to Billy C. Beach as recorded in Volume 72118, Page 0271, Deed Records of Dallas County, Texas;

THENCE South 46° 08' 55" West along the northwest line of said Beach tract a distance of 1628.69 feet to a point in the aforementioned northeast right-of-way line of Cartwright Road;

THENCE North 44° 54' 32" West along said northeast right-of-way line a distance of 1030.79 feet to a point for corner;

THENCE North 45° 05' 28" East a distance of 671.20 feet to a point for corner;

THENCE North 44° 01' 34" West a distance of 512.02 feet to the west corner of aforementioned Ponder tract;

THENCE North 44° 53' 48" West along the northeast line of said Ponder tract a distance of 149.25 feet to the POINT OF BEGINNING and CONTAINING 46.8572 acres or 2,041,099 square feet of land.

TRACTS 32, 33 and 35

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, and the J. Pike Survey, Abstract No. 1174, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0177, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the west corner of a tract of land conveyed by deed to Clyde D. Alderman as recorded in Volume 3761, Page 0373, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Mathis Road (60' R.O.W.);

THENCE North $44^{\circ} 16' 56''$ West along said northeast right-of-way line a distance of 1138.93 feet to a point for corner;

THENCE North $45^{\circ} 41' 11''$ East a distance of 236.21 feet to a point for corner;

THENCE North $44^{\circ} 15' 26''$ West along the northeast line of a tract of land conveyed by deed to Phillip C. Bedford as recorded in Volume 80161, Page 1114, Deed Records of Dallas County, Texas, and continuing along the northeast line of a tract of land conveyed by deed to Scott Bedford, et ux, as recorded in Volume 67222, Page 1002, Deed Records of Dallas County, Texas, a distance of 324.55 feet to the north corner of said latter Bedford tract;

THENCE South $45^{\circ} 44' 49''$ West along the northwest line of said latter Bedford tract a distance of 236.36 feet to a point in the aforementioned northeast right-of-way line of Mathis Road;

THENCE North $44^{\circ} 16' 56''$ West along said northeast right-of-way line a distance of 373.54 feet to a point for corner;

THENCE North $45^{\circ} 09' 48''$ East a distance of 365.65 feet to a point for corner;

THENCE North $44^{\circ} 16' 56''$ West a distance of 365.65 feet to a point in the southeast right-of-way line of Edwards Church Road (60' R.O.W.);

THENCE North $45^{\circ} 09' 48''$ East along said southeast right-of-way line a distance of 2634.41 feet to the west corner of a tract of land conveyed by deed to Winnie P. Parker as recorded in Volume 67083, Page 1430, Deed Records of Dallas County, Texas;

THENCE South $43^{\circ} 35' 55''$ East along the southwest line of said Parker tract a distance of 1799.04 feet to a point for corner;

THENCE South $43^{\circ} 15' 28''$ West a distance of 924.67 feet to a point for corner;

THENCE South $45^{\circ} 24' 09''$ East a distance of 361.91 feet to the north corner of aforementioned Alderman tract;

THENCE South $44^{\circ} 50' 33''$ West a distance of 2061.96 feet to the POINT OF BEGINNING and CONTAINING 137.7506 acres or 6,000,418 square feet of land.

TRACT 34

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, City of Mesquite, Dallas County, Texas, being part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, as recorded in Volume 84107, Page 0177, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the west corner of a tract of land conveyed by deed to Scott Bedford, et ux, as recorded in Volume 67222, Page 1002, Deed Records of Dallas County, Texas, said corner being in the northeast right-of-way line of Mathis Road (60' R.O.W.);

THENCE North $44^{\circ} 16' 56''$ West along said northeast right-of-way line a distance of 373.54 feet to the POINT OF BEGINNING;

THENCE North $44^{\circ} 16' 56''$ West continuing along said northeast right-of-way line a distance of 269.23 feet to the beginning of a circular curve to the right having a central angle of $89^{\circ} 26' 44''$ and a radius of 97.36 feet;

THENCE along said circular curve to the right an arc distance of 151.99 feet and a chord bearing and distance of North $00^{\circ} 26' 26''$ East 137.02 feet to the point of tangency, said point being in the southeast right-of-way line of Edwards Church Road (60' R.O.W.);

THENCE North $45^{\circ} 09' 49''$ East along said southeast right-of-way line a distance of 269.23 feet to a point for corner;

THENCE South $44^{\circ} 16' 56''$ East a distance of 365.65 feet to a point for corner;

THENCE South $45^{\circ} 09' 48''$ West a distance of 365.65 feet to the POINT OF BEGINNING and CONTAINING 3.0235 acres or 131,705 square feet of land.