

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, PROVIDING FOR THE ABANDONING OF EXCESS RIGHT-OF-WAY ALONG MESQUITE VALLEY ROAD AND BERRY ROAD AS DESCRIBED IN EXHIBIT "A" HERETO AND AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED TO BAKER AND ASSOCIATES JOINT VENTURE NO. 1; AND PROVIDING AN EFFECTIVE DATE THEREOF.

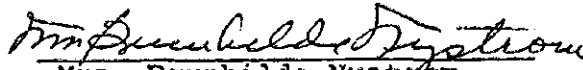
NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the portion of the excess right-of-way along Mesquite Valley Road and Berry Road, City of Mesquite, Dallas County, Texas, and described in Exhibit "A" attached hereto, shall be, and the same is hereby abandoned.

SECTION 2. That Mayor Brunhilde Nystrom is hereby authorized to execute a Quitclaim Deed to effect such abandonment to Baker and Associates Joint Venture No. 1.

SECTION 3. The fact that the orderly development of the City of Mesquite requires that the excess right-of-way along Mesquite Valley Road and Berry Road be abandoned creates an urgency and an emergency and necessitates that this ordinance become effective immediately from and after its date of passage and the publication of its caption as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 21st day of January, A.D., 1985.


Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:


Lynn Prugel
City Secretary

Elland Archer
City Attorney

00216

FIELD NOTE DESCRIPTION

BEING a tract of land situated in the Sam Houston Survey, Abstract No. 1661, the I. Edwards Survey, Abstract No. 445, the M. Kim Survey, Abstract No. 757, and the T.P. Summers Survey, Abstract No. 1667, City of Mesquite, Dallas County, Texas, being part of Mesquite Valley Road, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the intersection of the southwest right-of-way line of Berry Road (100' width) and the southeast right-of-way line of Mesquite Valley Road (80' width), said rod being the north corner 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;

THENCE South 45° 53' 43" West along the northwest line of said Baker tract a distance of 1301.00 feet to a 1/2 inch iron rod set for the west corner of said Baker tract and the north corner 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;

THENCE South 56° 36' 49" West along the north line of said Baker tract a distance of 216.00 feet to a 1/2 inch iron rod set for the northwest corner of said Baker tract and the west corner 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;

THENCE North 45° 28' 43" West along the northeast line of said Baker tract a distance of 72.11 feet to a 1/2 inch iron rod set on a circular curve to the right having a central angle of 32° 34' 46" and a radial bearing and distance of North 11° 57' 17" East 254.18 feet;

THENCE along said circular curve to the right and continuing along said northeast line an arc distance of 144.53 feet and a chord bearing and distance of North 61° 45' 20" West 142.59 feet to a 1/2 inch iron rod set for the point of tangency;

THENCE North 45° 27' 57" West continuing along said northeast line a distance of 1696.13 feet to a 1/2 inch iron rod set for the beginning of a circular curve to the left having a central angle of 89° 53' 03" and a radius of 179.47 feet;

THENCE along said circular curve to the left and continuing along said northeast line an arc distance of 281.55 feet and a chord bearing and distance of South 89° 35' 25" West 253.55 feet to a 1/2 inch iron rod set for the point of tangency in the northwest line of said Baker tract;

THENCE South 44° 38' 53" West along said northwest line a distance of 1427.37 feet to a 1/2 inch iron rod set for corner;

THENCE North 44° 51' 17" West a distance of 80.01 feet to a 1/2 inch iron rod set in the southeast line of a tract of land conveyed by deed to Baker & Associates, a Joint Venture, as recorded in Volume 84107, Page 0375, Deed Records of Dallas County, Texas;

THENCE North 44° 38' 53" East along said southeast line a distance of 1426.69 feet to a 1/2 inch iron rod set for the beginning of a circular curve to the right having a central angle of 89° 53' 03" and a radius of 259.47 feet;

Exhibit "A"

THENCE along said circular curve to the right and continuing along said southeast line an arc distance of 407.05 feet and chord bearing and distance of North 89° 35' 28" East 366.57 feet to a 1/2 inch iron rod set for the point of tangency in the southwest line of said Baker tract;

THENCE South 45° 27' 57" East along said southwest line a distance of 1696.13 feet to a 1/2 inch iron rod set for the beginning of a circular curve to the left having a central angle of 88° 38' 19" and a radius of 174.18 feet;

THENCE along said circular curve to the left and continuing along said southwest line an arc distance of 269.46 feet and a chord bearing and distance of South 89° 47' 07" East 243.38 feet to a 1/2 inch iron rod set for the point of tangency in the southeast line of said Baker tract;

THENCE North 45° 53' 43" East along said southeast line a distance of 1285.50 feet to a 1/2 inch iron rod set for the southeast corner of said Baker tract, said rod being in the west right-of-way line of aforementioned Berry Road;

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

THENCE North 45° 53' 43" East a distance of 18.59 feet to a point for corner;

THENCE South 44° 06' 17" East a distance of 40.00 feet to the POINT OF BEGINNING and CONTAINING 9.4158 acres or 410,152 square feet of land.

attached "H"

00218

FIELD NOTE DESCRIPTION

BEING a tract of land in the Sam Houston Survey, Abstract No. 1661, the I. Edwards Survey, Abstract No. 445, and the W.S. Long Survey, Abstract No. 825, City of Mesquite, Dallas County, Texas, being part of Berry Road, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the intersection of the southwest right-of-way line of Berry Road (100' width) and the southeast right-of-way line of Mesquite Valley Road (80' width), said rod being the north corner 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;

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

THENCE South 45° 53' 43" West a distance of 18.59 feet to a point for corner;

THENCE North 44° 06' 17" West a distance of 40.00 feet to a 1/2 inch iron rod set for the intersection of the west right-of-way line of said Berry Road and the northwest right-of-way line of said Mesquite Valley Road, said rod being the southwest corner 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;

THENCE North 00° 01' 53" West along the east line of said Baker tract a distance of 416.45 feet to a 1/2 inch iron rod set for corner;

THENCE North 89° 58' 07" East a distance of 100.00 feet to a 1/2 inch iron rod set on the east right-of-way line of said Berry Road, said rod being on the west line of a tract of land conveyed by deed to Florence Reagin dated 18 February, 1966;

THENCE South 00° 01' 53" East along said west line a distance of 213.24 feet to a 1/2 inch iron rod set on a circular curve to the left having a central angle of 30° 49' 30" and a radial bearing and distance of North 76° 06' 10" East 686.34 feet;

THENCE along said circular curve to the left and continuing along said west line an arc distance of 369.25 feet and a chord bearing and distance of South 29° 18' 35" East 364.81 feet to a 1/2 inch iron rod set for the point of tangency on the southwest line of said Reagin tract;

THENCE South 44° 43' 20" East along said southwest line a distance of 34.21 feet to a 1/2 inch iron rod set for corner;

THENCE South 45° 16' 40" West a distance of 100.00 feet to a 1/2 inch iron rod set on the northeast line of the former Baker tract;

THENCE North 44° 33' 20" West along said northwest line a distance of 231.57 feet to the POINT OF BEGINNING and CONTAINING 1.7220 acres or 75,009 square feet of land.

Official A'

00220

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