

ORDINANCE NO. 2286
File No. 569-1

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 AGRICULTURE TO R-1 SINGLE FAMILY TO PLANNED DEVELOPMENT ON PARCEL 1 (418.85 ACRES); PARCEL 2 (565.21 ACRES); PARCEL 3 (239.31 ACRES); PARCEL 4 (.63 ACRES); AND PARCEL 5 (82.21 ACRES), BUT EXCLUDING ENCLAVES 1, 2, 3, 4 AND 5 DESCRIBED BELOW); R-1 SINGLE FAMILY ON ENCLAVE 1 (29.30 ACRES) AND ENCLAVE 4 (23.34 ACRES); R-1A SINGLE FAMILY ON ENCLAVE 2 (8.19 ACRES), ENCLAVE 3 (20.21 ACRES) AND ENCLAVE 5 (84.84 ACRES); BY PROVIDING FOR CERTAIN CONDITIONS AND STIPULATIONS; THE SUBJECT TRACT IS LOCATED SOUTHEAST OF LAWSON ROAD; CITY OF MESQUITE, DALLAS COUNTY, TEXAS; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL REGULATIONS OF THE 1973 ZONING ORDINANCE TO THE LAND HEREWITH ZONED; BY PROVIDING THAT THE FOREGOING CHANGES ARE GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND BEING DEVELOPED IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED (\$200.00) DOLLARS 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 Agriculture and R-3 Single Family to Planned Development on Parcel 1 (418.85 acres); Parcel 2 (565.21 acres); Parcel 3 (239.31 acres); Parcel 4 (.63 acres; and Parcel 5 (82.21 acres), but excluding Enclaves 1, 2, 3, 4 and 5 described below; R-1 Single Family on Enclave 1 (29.30 acres) and Enclave 4 (23.34 acres); R-1A Single Family on Enclave 2 (8.19 acres), Enclave 3 (20.21 acres) and Enclave 5 (84.84 acres); by providing for certain conditions and stipulations; the tract is located southeast of Lawson Road; City of Mesquite, Dallas County, Texas, and being more fully described in exhibit "A" attached hereto. The Land Use Summary (table and map) as hereby approved subject to the following stipulations and conditions:

A. Land Use

1. The total number of residential units in the north section shall be limited to 3,050. Prior to the submission of Planned Development Site Plans for residential development in the North section, information on unit allocations as to all tracts shall be presented. Such unit allocations may be revised during the development period as long: (1) The total number of residential units in the R-1 and R-1A zoning classification is not less than 386; (2) The total number of residential units in the PDMF classification does not exceed 918; (3) The total number of residential units in the remaining zoning classifications do not exceed the maximums set forth on the land use table as reduced pro rata because of the lower maximum density; and (4) In any case, the maximum number of residential units does not exceed an aggregate total of 3,050.
2. The "Sample Products/Development Concepts" section of the Falcon's Lair information brochure shall serve as a guideline for review of Planned Development Site Plans for residential development. The minimum setbacks and lot sizes as set out for residential development on the Land Use Summary table shall be used only where related to open space and with special design considerations, including staggered setbacks in particular. If not so justified, more traditional standards for the particular housing type would be required for site plan approval.
3. The Planned Development-Single Family detached will permit a minimum unit size of 1200 square feet, provided that no more than 15% of the units on any tract may be less than 1300 square feet.
4. The Planned Development-Single Family attached tracts will permit a minimum unit size 750 square feet, provided that no more than 15% of the units on any tract may be less than 1050 square feet.

5. The Light Commercial district in the Zoning Ordinance will be used to provide guidelines for permitted uses and standards for development of the Mixed Use tracts.
6. The use of the minimum setbacks as set out for business development on the Land Use Summary table shall be used only where justified by the relationship to open space and special design considerations. Otherwise, setbacks as defined in the Light Commercial district should be used.
7. Residential units which fall within the existing or revised 65 Ldn noise contours for Hudson Airport shall be treated to reduce indoor noise levels.
8. The developer agrees, at a minimum, to provide in the development an 18-hole golf course, a swim and tennis club, continuous bike/jogging trails, and neighborhood parks, including either one or all of the following: picnic areas, seating, playground equipment or similar facilities. Information regarding phasing of recreational facilities must be presented with Planned Development Site Plans for residential development.
9. Tract 42 is approved as Planned Development-Country Club with a Conditional Use for a Private Club.

B. General Conditions

If it becomes apparent that either the levee system, in whole or part, and/or the I-20 freeway interchange, which are essential factors in the approval of the land use pattern, are not feasible and will not be constructed, the Planning and Zoning Commission will initiate proceedings to hold hearings to consider rezoning the affected portions of the development to districts and uses not dependent upon the deleted element.

C. Planned Development Site Plan Review Guidelines

1. Approval of a Wetland's Permit, if necessary, by the Corp of Engineers prior to review of site plans on potentially affected tracts.
2. Approval of levee/drainage plans by the Engineering Division and related agencies (Army Corps of Engineers, FEMA, Trinity River Authority, Texas Water Resources, if appropriate, etc.) prior to approval of final site plans on flood plain tracts.
3. Presentation of information regarding the status and design of the proposed interchange on I-20 prior to the approval of final site plans in the south section.

4. Finalization of land trade with City prior to final approval of the site plans for development north of I-20, including approval of the alignment of the Cartwright Road extension by the Parks Department.
5. Presentation of information regarding construction of a regional shopping center prior to approval of final site plans for Mixed Use, Office, General Retail, or Planned Development-Multifamily development in the south sections. If it appears that a regional center is not feasible and will not be built, Planned Development Site Plans for Mixed Use or Office development may be limited to lesser intensity or the tracts may be considered for rezoning.
6. Presentation of information regarding the availability of right-of-way and the construction, at the developer's expense, of an off-site thoroughfare extension to Lawson Road prior to approval of any final site plans for development adjacent to the thoroughfare.
7. Presentation of assurances of perpetual maintenance for open space; recreational facilities; landscaped trails, medians and right-of-way; drainage/levee systems; and sewage lift stations.
8. Approval of the Planned Development Site Plan for the golf course is delegated to the DRC.
9. Prior to the review of any Planned Development Site Plan for Mixed Use or Office development, a traffic analysis must be submitted for all business development in the south section which includes assumptions for development of individual tracts. If any subsequent Planned Development Site Plan proposes development exceeding the assumptions in the overall traffic analysis, it must be accompanied by a revision of the traffic analysis.
10. Planned Development Site Plans presented for multifamily development adjacent to existing homes on Lumley Road should assure screening, setbacks, building height limits and other design considerations appropriate to adequately buffer the homes and sensitive to the views from the residential properties.

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.

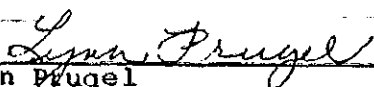
SECTION 7. Whereas, the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, creates an urgency and an emergency 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 17th day of March A.D., 1986.


Mrs. Brunhilde Nystrom
Mayor

ATTEST:

APPROVED AS TO FORM:


Lynn Prugel
City Secretary

Elland Archer
City Attorney

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FALCON'S LAIR UTILITY AND RECLAMATION DISTRICT BOUNDARY

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REVISED PARCEL 1

As of December 30, 1985

Being 418.8456 acres of land more or less out of the John M. Harding Survey Abstract No. 569, James Moore Survey Abstract No. 961, Samuel A. Haught Survey Abstract No. 568, James R. Bruton Survey Abstract No. 150, John Lanier Survey Abstract No. 805, and the J.H. Halford Survey Abstract No. 570, also being part of a tract of land conveyed from Mesquite Investment Corporation to B.W. Cruse, Jr., Trustee, as recorded in Volume 73095, Page 844, dated May 8, 1973, of the deed records of Dallas County, Texas, being all of that tract as described as Tract 3 in a deed from E.W. Morris to Falcon's Lair, Ltd. as recorded in Volume 84071, Page 5052 of the deed records of Dallas County, Texas, being all of that tract of land described as Parcel 1 of the Falcon's Lair Utility and Reclamation District, as enacted by the Legislature of the State of Texas, House Bill 2198, 69th Texas Legislature, Regular Session, 1985, and being more particularly described as follows:

BEGINNING, at a found 1/2 inch iron rod near a fence corner, same point being the most north corner of Lot 12, Block A of the C.C. Freeman Addition No. 2 as recorded in Volume 70241, Page 6, Dallas County, Texas;

THENCE, North 45° 48' 39" East, along or near a fence line also being a common line with said C.C. Freeman Addition No. 2, a distance of 307.89 feet to a point for corner;

THENCE, North 45° 27' 49" East, along said existing Parcel 1 line, a distance of 58.75 feet to a point for corner;

THENCE, North 45° 05' 30" West, along said existing Parcel 1 line, a distance of 895.43 feet to a point for corner, same corner being on the common line of Lot 3, Block A, and said C.C. Freeman Addition No. 2;

THENCE, South 44° 26' 31" West, along the common line of said Lots 2 and 3, Block A, a distance of 299.81 feet to a 3/8 inch iron rod for corner in the northwest right-of-way of Lumley Road;

THENCE, North 45° 27' 39" West, along said Lumley Road right-of-way, also being the southwest line of said Lot 2, Block A, a distance of 120.00 feet to a 1/2 inch iron rod found for corner;

THENCE, North 44° 23' 17" East, along the northwest line of said Lot 2, Block A, a distance of 300.00 feet to a one inch iron rod found for corner at the most north corner of said Lot 2, Block A;

THENCE, North 45° 25' 16" West, along or near a fence line and along the common line with said C.C. Freeman Addition No. 2, a distance of 0.31 feet to a point for corner;

THENCE, South 44° 56' 42" West, along said existing Parcel 1 line, a distance of 0.21 feet to a point for corner;

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THENCE, North 44° 47' 17" West, along said existing Parcel 1 line, a distance of 18.60 feet to a point for corner;

THENCE, North 45° 25' 16" West, along or near a fence line and partly along the common line with said C.C. Freeman Addition No. 2, passing the most easterly corner of the C.C. Freeman Addition No. 1, as recorded in Volume 70047, Page 52, Dallas County, continuing on same bearing now along the common line with said C.C. Freeman Addition No. 1, a distance of 669.09 feet to a 3/8 inch iron rod set for corner at an angle point in the C.C. Freeman Addition No. 1;

THENCE, North 44° 48' 27" West, along or near a fence line same being a common line with said C.C. Freeman Addition No. 1, a distance of 1,021.31 feet to a 3/8 inch iron rod set for corner in the south right-of-way line of Interstate Highway 20;

THENCE, South 86° 17' 03" East, along or near a fence line and being the south right-of-way line of said Interstate Highway 20 a distance of 114.36 feet to a point for corner;

THENCE, South 86° 17' 13" East, along said existing Parcel 1 line, a distance of 1013.88 feet to a point for corner;

THENCE, South 80° 08' 35" East, partly along or near a fence line and the south right-of-way line of said Interstate Highway 20 a distance of 4,880.42 feet to a 3/8 inch iron set for corner at the point for curvature of a curve to the left having a radius of 5,954.58 feet and a central angle of 08° 48' 16" the centerline of the East Fork of the Trinity River;

THENCE, along or near the centerline of said Trinity River the following calls:

- South 01° 24' 31" West, a distance of 102.75 feet;
- South 77° 59' 44" East, a distance of 372.62 feet;
- South 21° 26' 20" East, a distance of 158.31 feet;
- South 19° 45' 08" West, a distance of 338.83 feet;
- South 61° 42' 34" West, a distance of 179.08 feet;
- South 64° 16' 42" West, a distance of 140.70 feet;
- South 75° 41' 53" West, a distance of 123.49 feet;
- South 31° 28' 52" East, a distance of 246.56 feet;
- South 23° 11' 55" East, a distance of 252.88 feet;
- South 70° 23' 58" East, a distance of 228.27 feet;
- South 01° 39' 33" West, a distance of 143.95 feet;
- South 39° 42' 15" West, a distance of 62.73 feet;
- South 61° 46' 12" West, a distance of 206.22 feet;
- South 34° 35' 24" West, a distance of 113.11 feet;
- South 02° 52' 25" West, a distance of 130.07 feet;

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THENCE, South 44° 28' 33" West, along or near a fence line a distance of 1,336.45 feet to a 3/8" iron rod set for corner;

THENCE, South 45° 02' 29" East, along or near a fence line, a distance of 204.40 feet to a 3/8 inch iron set for corner;

THENCE, South 44° 22' 33" West, along or near a fence line, same line being a common line between the James R. Bruton Survey Abstract No. 150 and the H. Harter Survey Abstract No. 598, a distance of 1,895.16 feet to a point for corner;

THENCE, South 44° 04' 52" West, along said existing Parcel 1 line, a distance of 144.86 feet to a point for corner;

THENCE, South 44° 17' 15" East, along or near a fence line, same line being a common line for said H. Harter Survey and the John Lanier Survey Abstract No. 805, a distance of 491.40 feet to a point for corner;

THENCE, South 44° 18' 46" East, along said existing Parcel 1 line, a distance of 148.14 feet to a point for corner on a curve to the left having a radius of 1,200.00 and a central angle of 00° 00' 23";

THENCE, along said curve to the left and along said existing Parcel 1 line, a distance of 0.13 feet to a point for corner;

THENCE, South 44° 17' 15" East, along said Harter-Lanier common survey line, a distance of 270.45 feet to a wooden fence corner post for corner;

THENCE, South 20° 50' 44" West, along or near a fence line a distance of 138.09 feet to a point for corner on a curve to the left having a radius of 1,200.00 feet and a central angle of 00° 01' 50";

THENCE, along said curve to the left and along said existing Parcel 1 line, an arc distance of 0.64 feet to a point for corner;

THENCE, South 20° 55' 01" West, along said existing Parcel 1 line, a distance of 408.57 feet to a point for corner;

THENCE, South 20° 50' 44" West, along or near fence line a distance of 348.52 feet to a 5/8 inch iron rod found for corner;

THENCE, North 34° 05' 26" West, along or near a fence line a distance of 56.23 feet to a point for corner;

THENCE, North 34° 06' 10" West, along said existing Parcel 1 line, a distance of 1,233.58 feet to a point for corner;

THENCE, South 51° 11' 10" West, along or near a fence line, a distance of 89.79 feet to a point for corner;

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THENCE, South $51^{\circ} 05' 47''$ West, along said existing Parcel 1 line, a distance of 79.60 feet to a point for corner;

THENCE, North $34^{\circ} 19' 11''$ West, along said existing Parcel 1 line, a distance of 425.18 feet to a point for corner;

THENCE, South $43^{\circ} 36' 32''$ West, along said existing Parcel 1 line, a distance of 209.09 feet to a point for corner;

THENCE, North $34^{\circ} 13' 41''$ West, along said existing Parcel 1 line, a distance of 209.59 feet to a point for corner;

THENCE, South $43^{\circ} 10' 26''$ West, along said existing Parcel 1 line, a distance of 345.22 feet to a point for corner;

THENCE, North $46^{\circ} 14' 46''$ West, along said existing Parcel 1 line, a distance of 317.00 feet to a point for corner;

THENCE, North $73^{\circ} 51' 52''$ West, along said existing Parcel 1 line, a distance of 47.44 feet to a point for corner;

THENCE, North $88^{\circ} 44' 49''$ West, along said existing Parcel 1 line, a distance of 241.97 feet to a point for corner;

THENCE, North $10^{\circ} 21' 34''$ West, along said existing Parcel 1 line, a distance of 293.62 feet to a point for corner;

THENCE, North $44^{\circ} 58' 45''$ East, along said existing Parcel 1 line, a distance of 715.54 feet to a point for corner;

THENCE, North $39^{\circ} 23' 33''$ West, along said existing Parcel 1 line, a distance of 361.44 feet to a point for corner;

THENCE, North $45^{\circ} 56' 33''$ East, along said existing Parcel 1 line, a distance of 1,066.02 feet to a point for corner;

THENCE, North $45^{\circ} 02' 20''$ West, along said existing Parcel 1 line, a distance of 1,025.98 feet to a point for corner;

THENCE, North $38^{\circ} 06' 32''$ East, along said existing Parcel 1 line, a distance of 36.51 feet to a point for corner;

THENCE, North $44^{\circ} 58' 45''$ East, along said existing Parcel 1 line, a distance of 2,100.52 feet to a point for corner;

THENCE, North $39^{\circ} 23' 33''$ West, along said existing Parcel 1 line, a distance of 361.44 feet to a point for corner;

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THENCE, North 45° 56' 33" East, along said existing Parcel 1 line, a distance of 1,066.02 feet to a point for corner;

THENCE, North 45° 02' 20" West, along said existing Parcel 1 line, a distance of 1,025.98 feet to a point for corner;

THENCE, South 44° 53' 09" West, along the northwest line of a tract of land conveyed from M.A. Foster, A.D. Foster, and C.R. Foster Oats et ux. by deed dated June 15, 1983, as recorded in Volume 83121, Page 2501, a distance of 1,962.03 feet to a 3/8 inch iron rod set for corner;

THENCE, North 45° 14' 55" West, along or near a fence line same being common line with said C.C. Freeman Addition No. 2, a distance of 1,564.19 feet to the Point of Beginning and containing in all 418.8456 acres of land more or less.

REVISED PARCEL 2

As of December 30, 1985

Being 565.2145 acres of land more or less out of the M.L. Swing Survey Abstract No. 1398, James S. Ramsey Survey Abstract No. 1189, Swing and Laws Survey Abstract No. 1403, Isaac Edwards Survey Abstract No. 1658, and the C. Taylor Survey Abstract No. 1482, being part of the same tract of land as described in a deed from Bryan Hugh Corrigan to Falcon's Lair, Ltd. as recorded in Volume 84071, Page 5043, dated March 29, 1984, also being all of that land described as Parcel 2 of the Falcon's Lair Utility and Reclamation District, as enacted by the Legislature of the State of Texas, House Bill 2198, 69th Texas Legislature, Regular Session, 1985 and being more particularly described as follows:

COMMENCING, at a set 3/8 inch rod in or near the centerline of Lawson Road, also being the most northerly corner of a tract of land conveyed from J.F. Langley to D.P.H. Cartwright et ux. by a deed dated November 22, 1880, as recorded in Volume 48, Page 637 of the deed records of Dallas County, Texas same point being on the northwest line of the M.L. Swing Survey No. 92-F as surveyed by W.H. Thomas (County Surveyor) on May 28, 1863, and on the southeast line of the John P. Anderson Survey Abstract No. 1, Survey No. 38, as survey by R.A. Terrel (Deputy Surveyor) dated June 6, 1844;

THENCE, South 45° 07' 21" East, along the northeast line of said Cartwright tract, same line being the most westerly-southwest line of said Parcel 2 of the Falcon's Lair Utility and Reclamation District (existing Parcel 2), a distance of 18.35 feet to the Point of Beginning;

THENCE, North 44° 54' 34" East, along said existing Parcel 2, a distance of 2,406.37 feet to a point for corner;

THENCE, North 46° 29' 30" East, along said existing Parcel 2, a distance of 307.08 feet to a point for corner;

THENCE, North 50° 01' 50" East, along said existing Parcel 2, a distance of 356.45 feet to a point for corner;

THENCE, North 47° 54' 05" East, along said existing Parcel 2, a distance of 207.21 feet to a point for corner;

THENCE, North 42° 19' 55" East, along said existing Parcel 2, a distance of 540.86 feet to a point for corner;

THENCE, North 43° 56' 28" East, partly along said existing Parcel 2, a distance of 2,042.77 to a point for corner;

THENCE, South 45° 13' 09" East, along said existing Parcel 2 a distance of 9 feet to a point for corner;

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THENCE, North 44° 53' 44" East, a distance of 2.17 feet to a point for corner, same point being on the northwest line of a tract of land from A. Lindsey to L.W. Cartwright in a deed dated August 3, 1901, as recorded in Volume 279, Page 20, same tract called Tract 5 in said Falcon's Lair, Ltd. deed, same corner being on the southwest line of a tract of land from Lillie Barnes, et al. to R.E. Berry as recorded in Volume 528, Page 254 dated June 28, 1911;

THENCE, South 45° 06' 16" East, along or near a fence line also being the northeast line of said Tract 5, also being the southwest line of said R.E. Berry tract, a distance of 1,086.14 feet to a point for corner;

THENCE, South 45° 13' 09" East, along said existing Parcel 2, a distance of 640.27 feet to a point for corner on a curve to the left having a radius of 1,900.00 and a central angle of 00° 02' 19";

THENCE, along said curve an arc distance of 1.28 feet and a chord bearing of South 44° 45' 41" West, a distance of 1.28 feet to a point for corner, same point being on the northeast line of said Tract 5 and the southwest line of said R.E. Berry tract;

THENCE, South 45° 06' 16" East, along the common line with Tract 5 and R.E. Berry tract a distance of 518.59 feet to a set 3/8 inch iron rod on the west high bank of the East Fork of the Trinity River, same point being a corner of said Tract 5 and R.E. Berry tract;

THENCE, along the said west high bank of the East Fork of the Trinity River, the following calls while in route passing the southwest line of aforementioned Ramsey Survey, same line being the northeast line of the Swing and Laws Survey A-1403 Survey #207-T as surveyed by W.H. Thomas (County Surveyor) on November 15, 1861, same line being the northeast line of a tract of land from J.S. Neal et ux., to L.W. Cartwright as recorded in Volume 1279, Page 348 on January 29, 1926, same tract called Tract 4 in said Falcon's Lair, Ltd deed;

South 76° 13' 10" West, a distance of 221.30 feet to a 3/8 inch iron rod set for corner;

South 42° 29' 11" West, a distance of 174.00 feet to a 3/8 inch iron rod for corner;

South 03° 49' 11" West, a distance of 125.00 feet to a 3/8 inch iron rod for corner;

South 20° 50' 49" East, a distance of 117.00 feet to a 3/8 inch iron rod for corner;

South 13° 09' 11" West, a distance of 119.00 feet to a 3/8 inch iron rod for corner;

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South 01° 09' 11" West a distance of 92.00 feet to a 3/8 inch iron rod for corner;

South 45° 50' 49" East, a distance of 166.00 feet to a 3/8 inch iron rod for corner;

South 76° 21' 49" East, a distance of 80.00 feet to a 3/8 inch iron rod for corner;

South 51° 53' 49" East a distance of 128.00 feet to a 3/8 inch iron rod for corner;

South 85° 54' 49" East, a distance of 80.00 feet to a 3/8 inch iron rod for corner;

South 34° 24' 49" East, a distance of 605.00 feet to a 3/8 inch iron rod for corner;

South 19° 15' 11" West, a distance of 431.00 feet to a 3/8 inch iron rod for corner;

South 04° 10' 11" West, a distance of 183.00 feet to a 3/8 inch iron rod for corner;

South 45° 49' 49" East, a distance of 440.00 feet to a 3/8 inch iron rod for corner;

South 39° 50' 11" West a distance of 442.00 feet to a 3/8 inch iron rod for corner;

South 18° 09' 49" East, a distance of 135.00 feet to a 3/8 inch iron rod for corner;

South 02° 18' 11" West, a distance of 169.00 feet to a 3/8 inch iron rod for corner;

South 51° 48' 11" West, a distance of 160.00 feet to a 3/8 inch iron rod for corner;

North 84° 41' 49" West, a distance of 190.00 feet to a 3/8 inch iron rod for corner;

South 55° 33' 11" West, a distance of 567.00 feet to a 3/8 inch iron rod for corner;

South 36° 03' 11" West, a distance of 128.00 feet to a 3/8 inch iron rod for corner;

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South $12^{\circ} 58' 11''$ West, a distance of 121.00 feet to a $3/8$ inch iron rod set for corner, same point being on the northeast line of said Swing and Laws Survey, same being the northeast line of said Tract 4, same line being the northwest line of the Isaac Edwards Survey Abstract No 1658, Survey #188-D, as surveyed by John H. Cole (County Surveyor) on June 10, 1858, same said line being the northwest line of a tract of land from T.J. Stratton to J. Shawver as recorded in Book P, Page 165 dated January 22, 1872;

THENCE, South $44^{\circ} 48' 11''$ West, departing from said River high bank and following the northeast line of said Tract 4 and the northeast line of said Swing and Laws Survey, also being the northwest line of said Isaac Edwards Survey and J. Shawva tract, a distance of 874.92 feet to a point for corner on a curve to the right having a radius of 3,020.44 feet and a central angle of $01^{\circ} 26' 10''$;

THENCE, along said curve an arc distance of 75.70 feet to a point for corner;

THENCE South $45^{\circ} 43' 40''$ West, along said existing Parcel 2, a distance of 1,583.18 feet to a point for corner;

THENCE, South $44^{\circ} 48' 11''$ West, along the common line of the C. Taylor Survey Abstract No. 1482 and the Isaac Edwards Survey Abstract No. 1658, a distance of 269.57 feet to a point for corner;

THENCE, South $44^{\circ} 16' 20''$ East, along said existing Parcel 2 line, a distance of 532.58 feet to a point for corner;

THENCE, South $32^{\circ} 13' 17''$ West, along said existing Parcel 2 line, a distance of 7.04 feet to a point for corner, same point being in the northeast line of a tract of land from S.O. Juhau and wife, Jennie, to W.J. Berry as recorded in Volume 313, Page 186 dated August 22, 1902, same tract being called Tract 7 in said Falcon's Lair, Ltd. deed;

THENCE, $45^{\circ} 11' 49''$ East, partly along southwest line of said Tract 7, passing the most easterly corner of said Tract 7, same point being the most northerly corner of a tract of land from J.W. Vinyard to S.O. Juhau in 1897, also being the most northerly corner of a tract referred to as Tract 8 in said Falcon's Lair, Ltd. deed, same point being the most westerly corner of a tract of land from W.J. Porter to J.C. Wright as recorded in Volume 573, Page 213 dated March 8, 1913, continuing on same bearing now along the northeast line of said S.O. Jahau tract and said Tract 8, a distance of 932.63 feet to a set $3/8$ inch iron rod for corner, same point being the most easterly corner of said Juan tract and said Tract 8, same point being on the northwest line of a tract of land from J.R. Garner and wife to H.W. Lawson as recorded in Volume 736, Page 22;

Parcel 2 As of December 30, 1985

Page 5

THENCE, South 44° 48' 11" West, along the northeast line of said Jahau tract and said Tract 8, same line being the northwest line of said Lawson tract, continuing for a distance of 359.72 feet to a set 3/8 inch iron rod for corner, same point being the most southerly corner of said Tract 8;

THENCE, North 45° 11' 49" West, along the southwest line of said Tract 8, a distance of 736.11 feet to a set 3/8 inch iron rod for corner, same point being the most westerly corner of said Tract 8, same point being on the northwest line of said Tract 7;

THENCE, South 44° 48' 11" West, along the southeast line of said Tract 7 a distance of 584.28 feet to a set 3/8 inch iron rod for corner, same point being the most southerly corner of said Tract 7;

THENCE, North 45° 11' 49" West, along the southwest line of said Tract 7, a distance of 730.56 feet to a set 3/8 inch iron rod for corner, same point being the most westerly corner of said Tract 7, also being in the southeast line of said C. Taylor Survey and the southeast line of a tract of land from S.J. Neal to L.H. Terry as recorded in Volume 2219, Page 516, dated October 30, 1930;

THENCE, North 44° 48' 11" East along the northwest line of said Tract 7 also being the southeast line of said C. Taylor Survey and L.H. Terry tract, a distance of 15.44 feet to a point for corner;

THENCE, North 44° 16' 20" West, along said existing Parcel 2, a distance of 19.59 feet to a point for corner;

THENCE, North 45° 43' 40" East, along said existing Parcel 2, a distance of 632.80 feet to a point for corner;

THENCE, North 44° 54' 07" West, along said existing Parcel 2, a distance of 1,628.17 feet to a point for corner;

THENCE, North 44° 40' 17" East, along said existing Parcel 2, a distance of 133.20 feet to a fence corner post for corner, same point being the most easterly corner of said D.P.H. Cartwright (Volume 48, Page 637) tract;

THENCE, North 45° 07' 21" West, along or near a fence line, also being the northeast line of said D.P.H. Cartwright (Volume 48, Page 637) tract a distance of 2,664.98 feet to the Point of Beginning and containing in all 565.2145 acres of land more or less.

REVISED PARCEL 3

As of December 30, 1985

Being 239.3114 acres of land more or less out of the John M. Harding Survey Abstract No. 569 and the Samuel A. Haught Survey Abstract No. 568, being part of a tract of land conveyed from Mesquite Investment Corporation to B.W. Cruse, Jr., Trustee, as recorded in Volume 73095, Page 844, dated May 8, 1973, of the deed records of Dallas County, Texas, also being the same tract of land described as Tract 2 in a deed from E.W. Morris to Falcon's Lair, Ltd. as recorded in Volume 84071, Page 5052 of the deed records of Dallas County, Texas, also being all of that tract of land described as Parcel 3 of the Falcon's Lair Utility and Reclamation District, as enacted by the Legislature of the State of Texas, House Bill 2198, 69th Legislature, Regular Session, 1985, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod near a fence corner post also being at the intersection of the most easterly right-of-way line of Lumley Road with the northerly right-of-way line of Interstate Highway 20;

THENCE, North 32° 53' 55" West, along or near a fence line, same line being the most easterly line of said Lumley Road, a distance of 0.11 feet to a point for corner;

THENCE, South 80° 37' 12" West, along said existing Parcel 3 line, a distance of 0.30 feet to a point for corner, same point being the point of beginning for Parcel 3 in said House Bill 2198;

THENCE, North 32° 54' 53" West, along said existing Parcel 3 line, a distance of 180.97 feet to a point for corner;

THENCE, North 70° 51' 33" East, along said existing Parcel 3 line, a distance of 149.08 feet to a point for corner;

THENCE, North 56° 18' 53" East, along said existing Parcel 3 line, a distance of 453.43 feet to a point for corner;

THENCE, North 55° 54' 53" East, along or near a fence line, a distance of 70.89 feet to a 3/8 inch iron rod set for corner near a fence corner post;

THENCE, North 72° 00' 24" East, along or near a fence line, a distance of 12.09 feet to a point for corner;

THENCE, North 69° 15' 38" East, along said existing Parcel 3 line, a distance of 30.69 feet to a point for corner;

THENCE, North 44° 00' 07" East, along said existing Parcel 3 line, a distance of 594.75 feet to a point for corner;

THENCE, North 43° 56' 36" East, along or near two fence lines that run parallel to each other at approximately one foot apart, a distance of 2,141.13 feet to a point for corner in or near the centerline of South Mesquite Creek;

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Parcel 3 As of December 30, 1985

Page 2

THENCE, North 73° 59' 18" East, a distance of 45.59 feet to a point for corner;

THENCE, South 55° 35' 30" East, a distance of 110.55 feet to a point for corner;

THENCE, South 72° 13' 05" East, along said existing Parcel 3 line, a distance of 25.60 feet to a point for corner;

THENCE, South 18° 40' 57" East, along said existing Parcel 3 line, a distance of 12.20 feet to a point for corner;

THENCE, South 55° 35' 30" East, along said existing Parcel 3 line, a distance of 32.13 feet to a point for corner;

THENCE, South 16° 24' 49" East, along said existing Parcel 3 line, a distance of 268.96 feet to a point for corner;

THENCE, South 42° 55' 03" East, along said existing Parcel 3 line, a distance of 77.83 feet to a point for corner;

THENCE, South 26° 52' 41" East, along said existing Parcel 3 line, a distance of 81.84 feet to a point for corner;

THENCE, South 39° 28' 17" East, along said existing Parcel 3 line, a distance of 61.52 feet to a point for corner;

THENCE, South 18° 40' 57" East, along said existing Parcel 3 line, a distance of 10.68 feet to a point for corner;

THENCE, South 43° 40' 59" East, along said existing Parcel 3 line, a distance of 113.93 feet to a point for corner;

THENCE, South 70° 06' 16" East, along said existing Parcel 3 line, a distance of 116.66 feet to a point for corner;

THENCE, South 33° 06' 41" East, along said existing Parcel 3 line, a distance of 9.62 feet to a point for corner;

THENCE, South 73° 36' 36" East, along said existing Parcel 3 line, a distance of 4.35 feet to a point for corner;

THENCE, South 42° 28' 52" East, along said existing Parcel 3 line, a distance of 178.31 feet to a point for corner;

THENCE, South 72° 44' 42" East, along said existing Parcel 3 line, a distance of 115.34 feet to a point for corner;

06266

PPARCEL 3 AS of December 30, 1985
Page 3

THENCE, South 26° 33' 36" East, along said existing Parcel 3 line, a distance of 34.23 feet to a point for corner;

THENCE, South 65° 40' 24" East, along said existing Parcel 3 line, a distance of 13.39 feet to a point for corner;

THENCE, South 23° 54' 34" East, along said existing Parcel 3 line, a distance of 179.93 feet to a point for corner;

THENCE, South 45° 48' 46" East, along said existing Parcel 3 line, a distance of 797.27 feet to a point for corner;

THENCE, North 45° 49' 18" East, along or near a fence line, same line 721.08 distance of feet to a set 3/8 inch iron rod for corner;

THENCE, North 44° 48' 47" East, along or near a fence line a distance of 1,542.50 feet to a point for corner in the centerline of a drainage ditch;

THENCE, South 41° 17' 25" East, a distance of 2.22 feet to a point for corner;

THENCE, North 44° 53' 38" East, along said existing Parcel 3 line, a distance of 14.16 feet to a point for corner;

THENCE, South 45° 55' 09" East, along said existing Parcel 3 line, a distance of 969.68 feet to a point for corner;

THENCE, South 32° 03' 11" West, along said existing Parcel 3 line, a distance of 11.11 feet to a point for corner;

THENCE, Along or near the centerline of said ditch the follow call:

South 54° 03' 28" East, a distance of 137.66 feet to a point for corner;
South 27° 04' 19" East, a distance of 353.76 feet to a point for corner;
South 69° 00' 54" East, a distance of 156.37 feet to a point for corner;
South 19° 04' 43" East, a distance of 140.73 feet to a point for corner;
South 52° 05' 29" East, a distance of 297.85 feet to a point for corner;
North 77° 54' 19" East, a distance of 42.95 feet to a point for corner;
South 42° 12' 04" East, a distance of 637.16 feet to a point for corner;
North 69° 32' 16" East, a distance of 8.12 feet to a point for corner;

THENCE, South 42° 09' 54" East, along said existing Parcel 3 line, a distance of 504.86 feet to a point for corner;

THENCE, South 35° 57' 25" East, along said existing Parcel 3 line, a distance of 163.62 feet to a point for corner on the most northerly right-of-way line of Interstate Highway 20, same point being on a curve to the right having radius of 5,504.58 feet and a central angle of 10° 44' 49";

Parcel 3 As of December 30, 1985

4

THENCE, along said curve, being the northerly right-of-way line of Interstate Highway 20, an arc distance of 1,032.48 feet to a 5/8 inch iron rod found for corner at the P.T. of said corner;

THENCE, North 80° 08' 35" West, along said right-of-way line and along or near a fence line a distance of 4,925.58 feet to a 3/8 inch iron rod set for corner;

THENCE, South 84° 21' 58" West, along said right-of-way line and along or near a fence line a distance of 246.49 feet to a point for corner;

THENCE, South 84° 20' 15" West, along said existing Parcel 3 line, a distance of 261.24 feet to a point for corner;

THENCE, North 86° 15' 36" West, along said existing Parcel 3 line, a distance of 499.47 feet to a point for corner;

THENCE, North 80° 34' 30" West, along said existing Parcel 3 line, a distance of 502.10 feet to a point for corner;

THENCE, South 80° 37' 12" West, along said existing Parcel 3 line, a distance of 201.78 feet to a point for corner;

THENCE, South 80° 35' 12" West, along said Interstate Highway 20 right-of-way line a distance of 175.41 feet to the Point of Beginning and containing in all 239.3114 acres of land more or less.

00272

REVISED PARCEL "4"

BEING a tract of land containing 27,260 square feet, more or less, out of the J.M. HARDING SURVEY, ABSTRACT NO. 569, Dallas County, Texas, said 27,327 square feet of land being more particularly described by metes and bounds as follows:

BEGINNING, at a found 5/8 inch iron rod at northeasterly right-of-way line of Lumley Road (60' wide) and southerly right-of-way line of Interstate Highway 20;

THENCE, South 86° 17' 03" East, a distance of 332.16 feet to a 3/8 inch iron rod set for a corner;

THENCE, South 45° 11' 33" West, a distance of 219.54 feet to a 3/8 inch iron rod set for a corner in said northeasterly right-of-way line of Lumley Road;

THENCE, North 44° 48' 27" West, a distance of 248.34 feet along said right-of-way to the POINT OF BEGINNING and containing 0.6258 acres (27,260 square feet) of land.

CITY OF MESQUITE TRACT
PARCEL 5

00269

FIELD NOTE DESCRIPTION TO A TRACT OF LAND CONTAINING 82.2100 ACRES OF THE M.L. SWING SURVEY, A-1398; C. TAYLOR SURVEY, A-1482; ISAAC EDWARDS SURVEY, A-1658 AND THE J.M. HARDING SURVEY, A-569, DALLAS COUNTY, TEXAS, SAID 82.2100 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point in the centerline of Lawson Road and being on the northwest line of said M.L. Swing Survey, same being the north corner of a 122 acre tract conveyed by Jane F. Langley to D.P.H. Cartwright and wife Josie Cartwright by deed dated November 22, 1880, and recorded in Book 48, Page 637 of the Deed Records of Dallas County, Texas.

THENCE, S 45° 04' 52" E, departing said centerline of Lawson Road a distance of 1207.4283 feet to a point, said point being the POINT OF BEGINNING.

THENCE, S 45° 04' 52" E, a distance of 1477.55 feet;

THENCE, S 44° 42' 46" W, a distance of 133.20 feet;

THENCE, S 44° 51' 38" E, a distance of 1628.17 feet;

THENCE, S 45° 46' 09" W, a distance of 632.80 feet;

THENCE, S 44° 13' 51" E, a distance of 730.56 feet;

THENCE, N 45° 46' 09" E, a distance of 585.12 feet;

THENCE, S 44° 02' 57" E, a distance of 738.33 feet;

THENCE, S 45° 46' 09" W, a distance of 1454.95 feet;

THENCE, N 50° 35' 27" W, a distance of 214.12 feet;

THENCE, N 29° 04' 33" W, a distance of 315.47 feet;

THENCE, N 45° 55' 09" W, a distance of 1058.25 feet;

THENCE, S 44° 53' 38" W, a distance of 1556.62 feet;

THENCE, N 45° 48' 46" W, a distance of 380.34 feet, to a point of curvature of a curve to the right having a delta of 14° 53' 28", a radius of 1300.00 feet, a tangent length of 169.89 feet, and chord bearing of N 60° 56' 54" E.

THENCE, along said curve an arc length of 137.87 feet to a point of curvature of a curve to the left having a delta of 23° 30' 00", a radius of 1300.00 feet, a tangent length of 270.40 feet and a chord bearing of N 56° 38' 38" E;

THENCE, along said curve an arc length of 533.20 feet;

THENCE, N 44° 53' 38" E, a distance of 700.00 feet to a point of curvature of a curve to the left having a delta of 90° 26' 35", a radius of 1245.00 feet, a tangent length of 1254.66 feet and a chord bearing of N 00° 19' 40" E;

THENCE, along said curve an arc length of 1965.27 feet;

THENCE, N 45° 32' 32" W, a distance of 848.59 feet to a point of curvature of a curve to the right having a delta of 46° 30' 00", a radius of 805.00 feet, a tangent length of 345.86 feet and chord bearing of N 22° 17' 57" W;

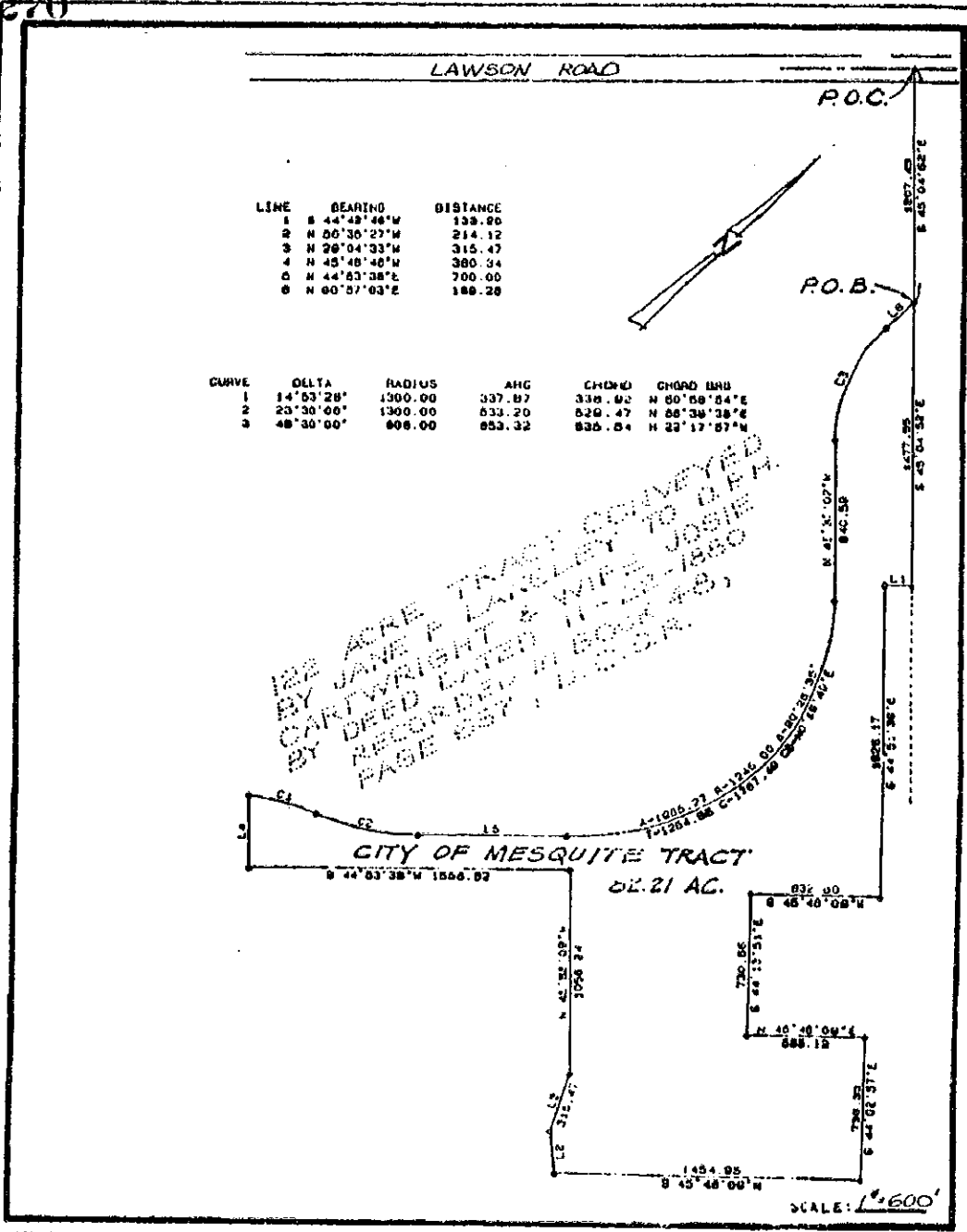
THENCE, along said curve an arc length of 653.32 feet;

THENCE, N 00° 57' 03" E, a distance of 189.26 feet to the POINT OF BEGINNING, containing, 82.2100 acres 3,581,069 square feet of land more or less.

3/10/86
C.E. 186011-10 0337/6

00270

00272



82.2100 ACRES

BEING OUT OF THE M.L. SWINS SURVEY, A-1398, THE C. TAYLOR SURVEY, A-1482, THE ISAAC EDWARDS SURVEY, A-1653 AND J.M. HARDING SURVEY, A-569 DALLAS COUNTY, TEXAS.

JOB NO. 86011-10 DRAWING NO. _____ DATE: _____

FIELD BOOK NO. _____ PLOTTED BY: _____

CENTURY ENGINEERING, INC.
9930 WESTPARK SUITE 200 & HOUSTON, TEXAS 77060

ENCLAVE NO. 1 R-1

FIELD NOTE DESCRIPTION OF 1,276,272 SQUARE FEET OR 29.2992 ACRES OF LAND OUT OF THE JAMES S. RAMSEY SURVEY, ABSTRACT 1189 AND THE M.L. SWING SURVEY ABSTRACT 1398, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point marking the most northern corner of a tract of land conveyed from A. Lindsey to L.W. Cartwright recorded in Volume 578, Page 616 of the Dallas County Deed Records, in the James S. Ramsey Survey, Abstract 1189;

THENCE, S 44° 53' 44" W, a distance of 765.72 feet to a point for corner;

THENCE, S 45° 06' 16" E, a distance of 120.79 feet to a point for corner;

THENCE, S 44° 53' 44" W, a distance of 40.00 feet to the POINT OF BEGINNING of the herein described tract, said point also falling at the point of curvature of a curve to the right having a radius of 960.00 feet;

THENCE, following the arc of said curve subtending a central angle of 34° 05' 45" a chord bearing and distance of S 28° 03' 23" E, 562.89 feet for a total arc distance of 571.28 feet to the point of tangency of said curve;

THENCE, S 11° 00' 31" E, a distance of 217.76 feet to a point for angle;

THENCE, S 33° 59' 29" W, a distance of 42.43 feet to a point for angle;

THENCE, S 78° 59' 29" W, a distance of 295.00 feet to the point of curvature of a curve to the left having a radius of 515.00 feet;

THENCE, following the arc of said curve subtending a central angle of 75° 00' 00" a chord bearing and distance of S 41° 29' 29" W, 627.02 feet for a total arc distance of 674.13 feet to the point of tangency of said curve;

THENCE, S 03° 59' 29" W, a distance of 185.00 feet to the point of curvature of a curve to the right having a radius of 615.00 feet;

THENCE, following the arc of said curve subtending a central angle of 37° 16' 03" a chord bearing and distance of S 22° 37' 31" W, 393.01 feet for a total arc distance of 400.02 feet to the point of tangency of said curve;

THENCE, S 41° 15' 32" W, a distance of 156.61 feet to a point for angle;

THENCE, S 86° 15' 32" W, a distance of 40.99 feet to a point for angle, said point also being the point of curvature of a curve to the right having a radius of 1260.00 feet;

THENCE, following the arc of said curve subtending a central angle of 14° 12' 32" a chord bearing and distance of N 38° 57' 13" W, 311.67 feet, for a total arc distance of 312.47 feet to the point of curvature of a curve to the left having a radius of 1340.00 feet;

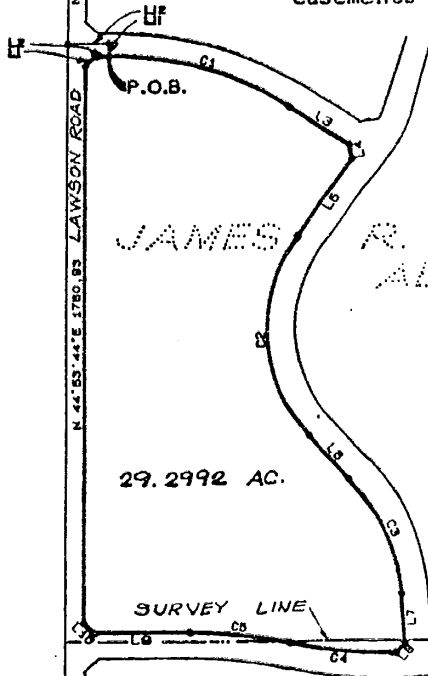
00272



P.O.C.

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	34° 05' 45"	880.00	571.28	592.89	S 26° 03' 23" E
2	76° 00' 00"	818.00	674.13	827.02	S 41° 29' 28" W
3	37° 16' 03"	815.00	400.02	393.01	S 22° 37' 31" W
4	14° 12' 32"	1280.00	312.47	311.87	N 38° 57' 13" W
5	13° 20' 52"	1340.00	312.17	311.48	N 38° 31' 23" W

This survey does not reflect any easements that may appear of record.



JAMES R. RAMSEY SURVEY
ABSTRACT 1189

29.2992 AC.

LINE	BEARING	DISTANCE
1	N 89° 53' 44" E	42.43
2	S 45° 08' 18" E	35.79
3	S 11° 00' 31" E	217.78
4	S 33° 59' 29" W	42.43
5	S 78° 50' 29" W	288.00
6	S 03° 59' 29" W	185.00
7	S 41° 15' 32" W	158.81
8	S 86° 15' 32" W	40.69
9	N 45° 11' 49" W	287.79
10	N 00° 09' 03" W	42.39
11	N 44° 53' 44" E	40.00
12	N 48° 08' 18" W	120.79

M.L. SWING SURVEY
ABSTRACT 1398

I, Sid A. Seligmann, do hereby certify that this plat was prepared from an on the ground survey, performed under my supervision, and that this plat correctly shows the facts as found at the time of survey.

Dated this 3rd day of March, 1986

Sid A. Seligmann
Sid A. Seligmann, P.E., R.P.S.
Texas Registration No. 4241



SCALE: 1"=400'

SURVEY OF
ENCLAVE 1 ~ R-1
BEING 29.2992 AC. OR 1,276,272 SQ. FT. OUT OF
THE JAMES R. RAMSEY SURVEY, ABSTRACT 1189
AND THE M.L. SWING SURVEY, ABSTRACT 1398
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB NO. _____ DRAWING NO. _____ DATE: _____
FIELD BOOK NO. _____ PLOTTED BY: _____

E CENTURY ENGINEERING INC.
8950 WESTPARK • SUITE 200 • HOUSTON, TEXAS 77043
(713) 780-8871

THENCE, following the arc of said curve subtending a central angle of $13^{\circ} 20' 52''$ a chord bearing and distance of $N 38^{\circ} 31' 23'' W$, 311.46 feet for a total arc distance of 312.17 feet to the point of tangency of said curve;

THENCE, $N 45^{\circ} 11' 49'' W$, a distance of 267.79 feet to a point for angle;

THENCE, $N 00^{\circ} 09' 03'' W$, a distance of 42.39 feet to a point for angle;

THENCE, $N 44^{\circ} 53' 44'' E$, a distance of 1760.93 feet to a point for angle;

THENCE, $N 89^{\circ} 53' 44'' E$, a distance of 42.43 feet to a point for angle;

THENCE, $S 45^{\circ} 06' 16'' E$, a distance of 35.79 feet to the POINT OF BEGINNING of the herein described tract and containing 1,276,272 square feet or 29.2992 acres of land.

DATED THIS 28TH DAY OF FEBRUARY, 1986

CENTURY ENGINEERING, INC.

Sid A. Seligmann
Sid A. Seligmann, P.E., R.P.S.
Texas Registration No. 4241



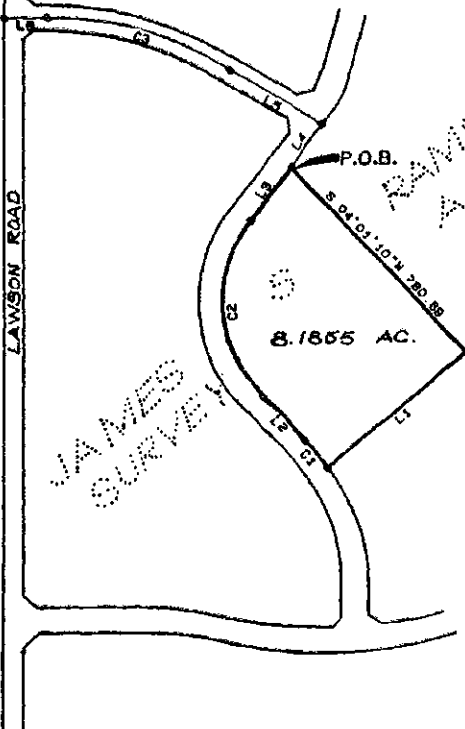
0328/6



P.O.C.
 N 44° 52' 44" E 785.75

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BRG
1	8° 48' 38"	675.00	103.40	103.36	N 08° 22' 40" E
2	78° 00' 00"	456.00	596.89	553.07	N 41° 20' 29" E
3	34° 05' 40"	1000.00	596.08	688.34	N 28° 03' 23" W

This survey does not reflect any easements that may appear of record.



LINE	BEARING	DISTANCE
1	N 88° 00' 31" W	543.27
2	N 03° 59' 29" E	185.00
3	N 78° 50' 26" E	205.61
4	N 78° 50' 29" E	159.49
5	N 11° 00' 01" W	307.78
6	N 43° 08' 18" W	120.78

I, Sid A. Seligmann, do hereby certify that this plat was prepared from an on the ground survey, performed under my supervision, and that this plat correctly shows the facts as found at the time of survey.



Dated this 3rd day of March, 1986

Sid A. Seligmann
 Sid A. Seligmann, P.E., R.P.S.
 Texas Registration No. 4241

SCALE: 1"=400'

SURVEY OF
ENCLAVE 2 ~ R-1A
 BEING 8.1855 AC. OR. 356,559 SQ. FT. OUT OF THE
 JAMES B. RAMSEY SURVEY, ABSTRACT 1189
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB NO. _____ DRAWING NO. _____ DATE: _____
 FIELD BOOK NO. _____ PLOTTED BY: _____

E CENTURY ENGINEERING INC.
 9950 WESTPARK • SUITE 100 • HOUSTON, TEXAS 77063
 (713) 790-8671

00273

ENCLAVE NO. 2 R-1A

FIELD NOTE DESCRIPTION OF 356,559 SQUARE FEET OR 8.1855 ACRES OF LAND OUT OF THE JAMES S. RAMSEY SURVEY, ABSTRACT 1189 CITY OF MESQUITE, DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point marking the most northern corner of a tract of land conveyed from A. Lindsey to L.W. Cartwright recorded in Volume 578, Page 616 of the Dallas County Deed Records, in the James S. Ramsey Survey, Abstract 1189;

THENCE, S 44° 53' 44" W, a distance of 765.72 feet to a point for corner;

THENCE, S 45° 06' 16" E, a distance of 120.79 feet to a point of a curve to the right having a radius of 1000.00 feet;

THENCE, following the arc of said curve subtending a central angle of 34° 05' 45", a chord bearing and distance of N 28° 03' 23" W, 586.34 feet for a total arc distance of 595.09 feet to the point of tangency of said curve;

THENCE, S 11° 00' 31" E, a distance of 307.76 feet to a point for corner;

THENCE, S 78° 59' 29" W, a distance of 159.49 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S 04° 01' 10" W, a distance of 780.69 feet to a point for corner;

THENCE, N 86° 00' 31" W, a distance of 543.27 feet to a point for corner, said point also falling on a curve to the left having a radius of 675.00 feet;

THENCE, following the arc of said curve subtending a central angle of 08° 46' 38" a chord bearing and distance of N 08° 22' 48" E, 103.30 feet for a total arc distance of 103.40 feet to the point of tangency of said curve;

THENCE, N 03° 59' 29" E, a distance of 185.00 feet to the point of curvature of a curve to the right having a radius of 455.00 feet;

THENCE, following the arc of said curve subtending a central angle of 75° 00' 00" a chord bearing and distance of N 41° 29' 29" E, 553.97 feet for a total arc distance of 595.59 feet to the point of tangency of said curve;

THENCE, N 78° 59' 29" E, a distance of 205.51 feet to the POINT OF BEGINNING of the herein described tract and containing as aforesaid 356,559 square feet or 8.1855 acres of land.

DATED THIS 28TH DAY OF FEBRUARY, 1986

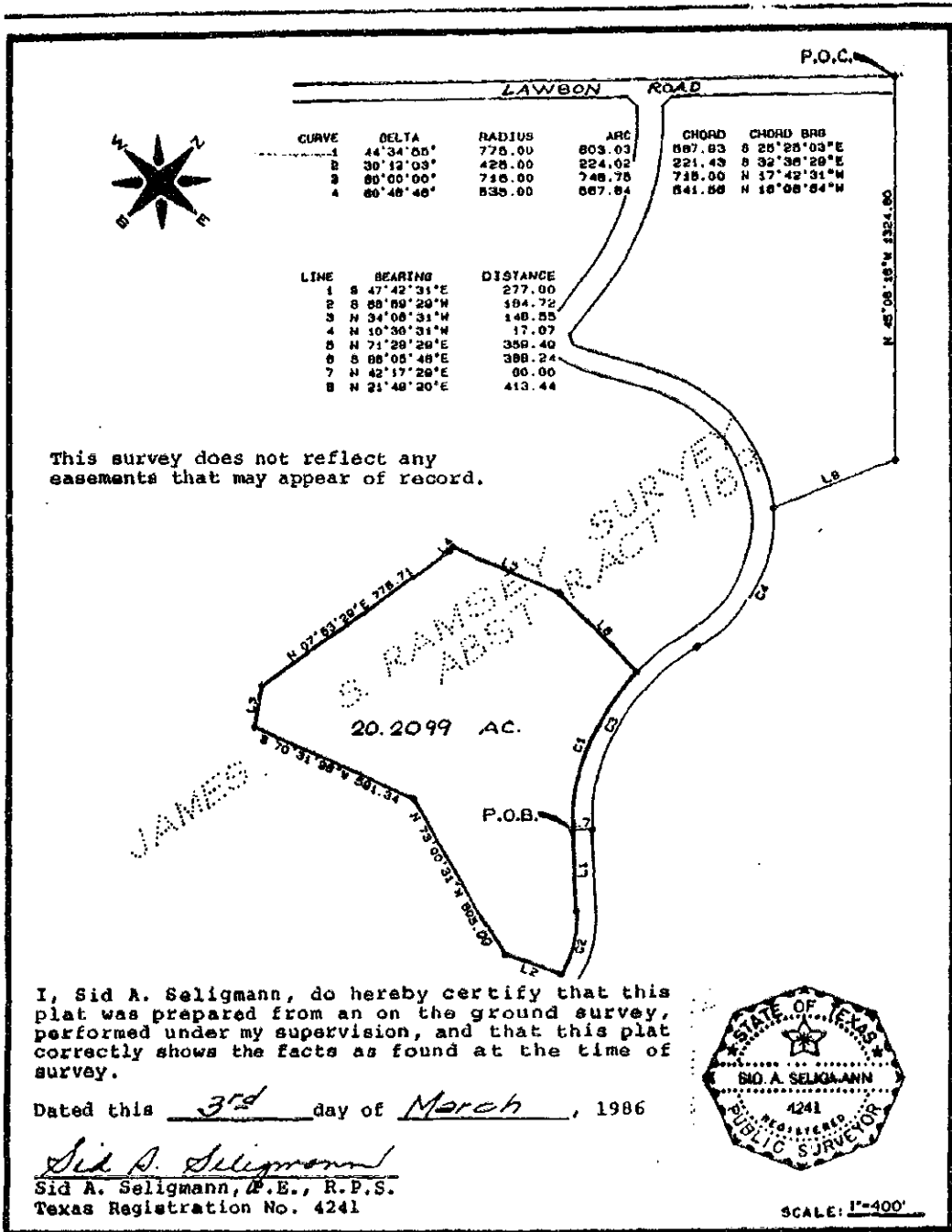
CENTURY ENGINEERING, INC.

Sid A. Seligmann
Sid A. Seligmann, P.E., R.P.S.
Texas Registration No. 4241



0329/6

00276



I, Sid A. Seligmann, do hereby certify that this plat was prepared from an on the ground survey, performed under my supervision, and that this plat correctly shows the facts as found at the time of survey.

Dated this 3rd day of March, 1986

Sid A. Seligmann
 Sid A. Seligmann, P.E., R.P.S.
 Texas Registration No. 4241



SURVEY OF
ENCLAVE 3~R-1A
 BEING 20.2099 AC. OR 880,341 SQ. FT. OUT OF
 THE JAMES S. RAMSEY SURVEY, ABSTRACT 1189
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB NO. _____ DRAWING NO. _____ DATE: _____
 FIELD BOOK NO. _____ PLOTTED BY: _____

CENTURY ENGINEERING INC.
 9960 WESTPARK • SUITE 200 • HOUSTON, TEXAS 77063
 (713) 790-8871

ENCLAVE NO. 3 R-1A

FIELD NOTE DESCRIPTION OF 880,341 SQUARE FEET
OR 20.2099 ACRES OF LAND OUT OF THE JAMES S.
RAMSEY SURVEY, ABSTRACT 1189 CITY OF
MESQUITE, DALLAS COUNTY, TEXAS, SAID TRACT
BEING MORE PARTICULARLY DESCRIBED BY METES
AND BOUNDS AS FOLLOWS:

COMMENCING at a point marking the most northern corner of a tract of land conveyed from A. Lindsey to L.W. Cartwright recorded in Volume 578, Page 616 of the Dallas County Deed Records, in the James S. Ramsey Survey, Abstract 1189;

THENCE, S 45° 06' 16" E, a distance of 1324.80 feet to a point for corner;

THENCE, S 21° 49' 20" W, a distance of 413.44 feet to a point of a curve to the right having a radius of 535.00 feet;

THENCE, following the arc of said curve subtending a central angle of 60° 48' 46", a chord bearing and distance of S 18° 06' 54" E, 541.56 feet for a total arc distance of 567.84 feet to a point of curvature of a curve to the left having a radius of 715.00 feet;

THENCE, following the arc of said curve subtending a central angle of 60° 00' 00" a chord bearing and distance of S 17° 42' 31" E, 715.00 feet for a total arc distance of 748.75 feet, to a point for corner;

THENCE, S 42° 17' 29" W, a distance of 60.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S 47° 42' 31" E, a distance of 277.00 feet to a point of curvature of a curve to the right having a radius of 425.00 feet;

THENCE, following the arc of said curve subtending a central angle of 30° 12' 03" a chord bearing and distance of S 32° 36' 29" E, 221.43 feet for a total arc distance of 224.02 feet to a point for corner;

THENCE, S 66° 59' 29" W, a distance of 184.72 feet to the point for angle;

THENCE, N 73° 00' 31" W, a distance of 605.00 feet to a point for angle;

THENCE, S 70° 31' 26" W, a distance of 591.34 feet to the point for corner;

THENCE, N 34° 06' 31" W, a distance of 146.55 feet to a point for corner;

THENCE, N 07° 53' 29" E, a distance of 776.71 feet to a point for angle;

THENCE, N 10° 30' 31" W, a distance of 17.07 feet to a point for corner;

THENCE, N 71° 29' 29" E, a distance of 359.40 feet to a point for angle;

THENCE, S 86° 05' 48" E, a distance of 368.24 feet to a point for corner said point being the point of curvature of a curve to the left having a radius of 775.00 feet;

00278

THENCE, following the arc of said curve subtending a central angle of $44^{\circ} 34' 55''$ a chord bearing and distance of $S 25^{\circ} 25' 03'' E$, 587.93 feet for a total arc distance of 603.03 feet to the POINT OF BEGINNING of the herein described tract and containing as aforesaid 880,341 square feet or 20.2099 acres of land.

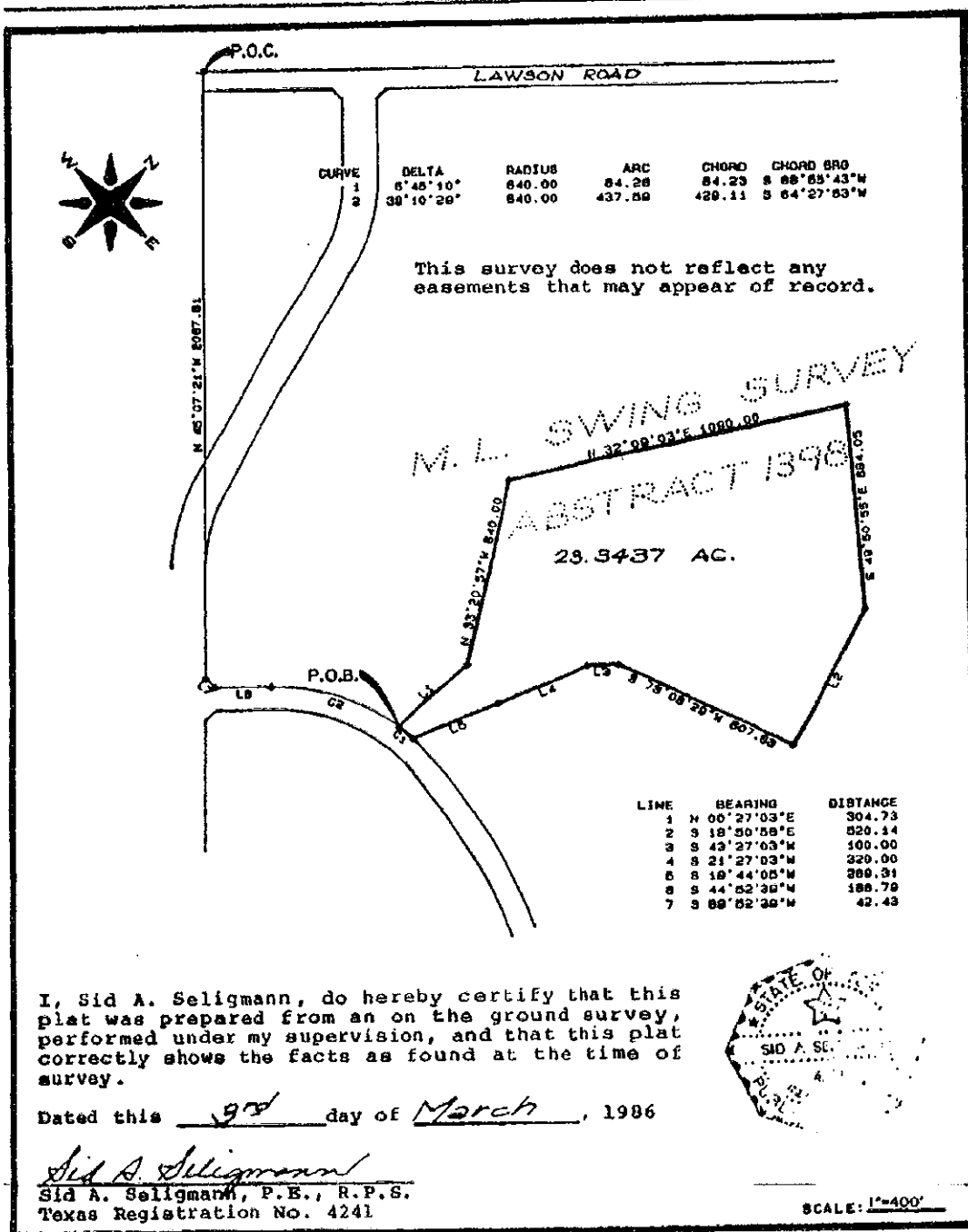
DATED THIS 28TH DAY OF FEBRUARY, 1986

CENTURY ENGINEERING, INC.

Sid A. Seligmann
Sid A. Seligmann, P.E., R.P.S.
Texas Registration No. 4241



0330/6



This survey does not reflect any easements that may appear of record.

I, Sid A. Seligmann, do hereby certify that this plat was prepared from an on the ground survey, performed under my supervision, and that this plat correctly shows the facts as found at the time of survey.

Dated this 9th day of March, 1986

Sid A. Seligmann
 Sid A. Seligmann, P.E., R.P.S.
 Texas Registration No. 4241



SCALE: 1"=400'

SURVEY OF
ENCLAVE 4-R-1
 BEING 23,3437 AC. OR 1,016,852 SQ. FT. OUT OF
 THE M.L. SWING SURVEY, ABSTRACT 1393
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB NO. _____ DRAWING NO. _____ DATE: _____
 FIELD BOOK NO. _____ PLOTTED BY: _____

E CENTURY ENGINEERING INC.
 8950 WEST PARK • SUITE 200 • HOUSTON, TEXAS 77063
 (713) 780-8871

ENCLAVE NO. 4 R-1

FIELD NOTE DESCRIPTION OF 1,016,852 SQUARE FEET OR 23.3437 ACRES OF LAND OUT OF THE M.L. SWING SURVEY ABSTRACT 1398, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a point marking the most northern corner of a tract of land conveyed from J. F. Langley to D.P.H. Cartwright recorded in Volume 48, Page 637 of the Dallas County Deed Records, in the M.L. Swing Survey, Abstract 1398;

THENCE, S 45° 07' 21" E, a distance of 2087.81 feet to a point for angle;

THENCE, N 89° 52' 39" E, a distance of 42.43 feet to a point for angle;

THENCE, N 44° 52' 39" E, a distance of 186.79 feet to the point of curvature of a curve to the right having a radius of 640.00 feet;

THENCE, along the aforementioned curve having a delta of 39° 10' 29" and a chord bearing N 64° 27' 53" E, a distance of 429.11 feet with an arc length of 437.59 feet to the POINT OF BEGINNING;

THENCE, N 00° 27' 03" E, a distance of 304.73 feet to a point for angle;

THENCE, N 33° 20' 57" W, a distance of 640.00 feet to a point for corner;

THENCE, N 32° 09' 03" E, a distance of 1090.00 feet to a point for corner;

THENCE, S 49° 50' 55" E, a distance of 694.05 feet to the point for angle;

THENCE, S 18° 50' 58" E, a distance of 520.14 feet to a point for corner;

THENCE, S 73° 08' 29" W, a distance of 607.63 feet to the point for angle;

THENCE, S 43° 27' 03" W, a distance of 100.00 feet to a point for angle;

THENCE, S 21° 27' 03" W, a distance of 320.00 feet to a point for angle;

THENCE, S 19° 44' 05" W, a distance of 289.31 feet to a point for corner, said point also being the point of curvature of a curve to the left having a radius of 640.00 feet;

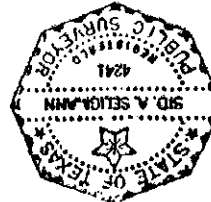
THENCE, following the arc of said curve subtending a central angle of 05° 45' 10" a chord bearing and distance of S 86° 55' 43" W, 64.23 feet, for a total arc distance of 64.26 feet to the POINT OF BEGINNING of the herein described tract and containing as aforesaid 1,016,852 square feet or 23.3437 acres of land.

DATED THIS 28TH DAY OF FEBRUARY, 1986

CENTURY ENGINEERING, INC.

Sid A. Sellgmann
Sid A. Sellgmann, C.E., R.P.S.
Texas Registration No. 4241

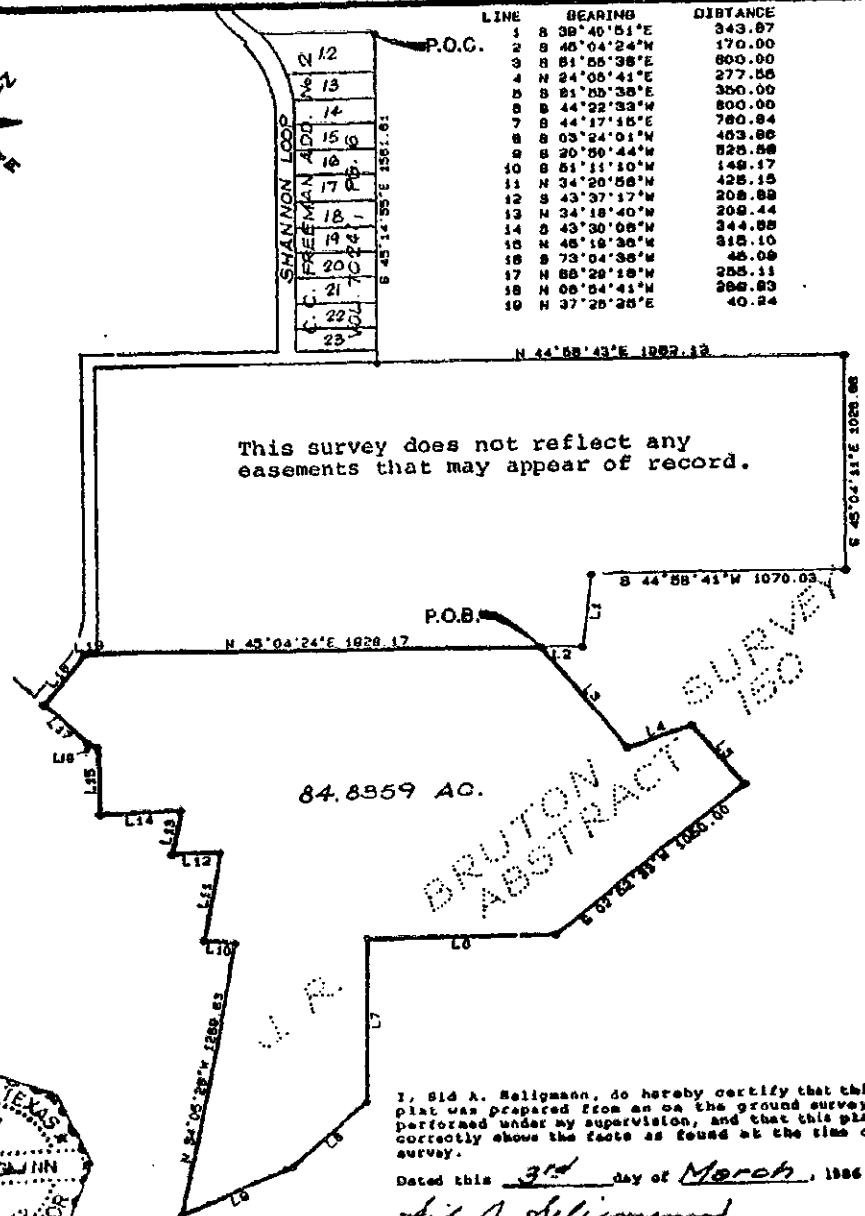
0331/6



00273



LINE	BEARING	DISTANCE
1	S 38°40'51"E	343.87
2	S 46°04'24"W	170.00
3	S 81°55'38"E	800.00
4	N 24°05'41"E	277.55
5	S 81°55'38"E	350.00
6	S 44°22'33"W	800.00
7	S 44°17'15"E	780.84
8	S 03°24'01"W	463.88
9	S 20°50'44"W	525.58
10	S 51°11'30"W	145.17
11	N 34°20'58"W	425.15
12	S 43°37'17"W	205.85
13	N 34°18'40"W	344.88
14	S 43°30'09"W	318.10
15	N 48°19'35"W	45.09
16	S 73°04'38"W	255.11
17	N 88°20'18"W	298.83
18	N 05°04'41"W	40.24
19	N 37°25'28"E	



This survey does not reflect any easements that may appear of record.

I, Sid A. Seligmann, do hereby certify that this plat was prepared from an on the ground survey, performed under my supervision, and that this plat correctly shows the facts as found at the time of survey.

Dated this 3rd day of March, 1986

Sid A. Seligmann
 Sid A. Seligmann, P.E., L.P.S.
 Texas Registration No. 4241



SCALE: 1"=600'

SURVEY OF

ENCLAVE 5-R-1A

BEING 84.8359 AC. OR 3,695,452 SQ. FT OUT OF THE J. R. BRUTON SURVEY, ABSTRACT 150 CITY OF MESQUITE, DALLAS COUNTY, TEXAS

JOB NO. _____ DRAWING NO. _____ DATE: _____

FIELD BOOK NO. _____ PLOTTED BY: _____

CENTURY ENGINEERING INC.
 6960 WESTPARK • SUITE 200 • HOUSTON, TEXAS 77063
 (713) 760-8671

00273

00282

FIELD NOTE DESCRIPTION OF 3,695,452 SQUARE FEET OR 84.8359 ACRES OF LAND OUT OF THE J.R. BRUTON SURVEY, ABSTRACT 150, CITY OF MESQUITE, DALLAS COUNTY, TEXAS:

COMMENCING a point marking the most northern corner of Lot 12 in the C.C. Freeman Addition No.2 recorded in Volume 70241, Page 6, of the Dallas County Map Records;

THENCE, S 45° 14' 55" E, a distance of 1561.81 feet to a point for corner;

THENCE, N 44° 56' 43" E, a distance of 1962.13 feet to a point for corner;

THENCE, S 45° 04' 11" E, a distance of 1026.88 feet to a point for corner;

THENCE, S 44° 58' 41" W, a distance of 1070.03 feet to a point for corner;

THENCE, S 39° 40' 51" E, a distance of 343.87 feet to a point for corner;

THENCE, S 45° 04' 24" W, a distance of 170.00 feet to the POINT OF BEGINNING of the herein described tract;

THENCE, S 81° 55' 36" E, a distance of 600.00 feet to a point for corner;

THENCE, N 24° 05' 41" E, a distance of 277.55 feet to a point for corner;

THENCE, S 81° 55' 36" E, a distance of 350.00 feet to a point for corner;

THENCE, S 02° 52' 33" W, a distance of 1050.00 feet to a point for angle;

THENCE, S 44° 22' 33" W, a distance of 800.00 feet to a point for corner;

THENCE, S 44° 17' 15" E, a distance of 760.84 feet to a point for angle;

THENCE, S 03° 24' 01" W, a distance of 453.96 feet to a point for angle;

THENCE, S 20° 50' 44" W, a distance of 525.56 feet to a point for corner;

THENCE, N 34° 05' 26" W, a distance of 1289.83 feet to a point for corner;

THENCE, S 51° 11' 10" W, a distance of 149.17 feet to a point for corner;

THENCE, N 34° 20' 56" W, a distance of 425.15 feet to a point for corner;

THENCE, S 43° 37' 17" W, a distance of 208.89 feet to a point for corner;

THENCE, N 34° 16' 40" W, a distance of 209.44 feet to a point for corner;

THENCE, S 43° 30' 06" W, a distance of 344.66 feet to a point for corner;

00283

THENCE, N 46° 19' 36" W, a distance of 315.10 feet to a point for angle;

THENCE, S 73° 04' 36" W, a distance of 45.09 feet to a point for angle;

THENCE, N 88° 29' 16" W, a distance of 255.11 feet to a point for corner;

THENCE, N 08° 54' 41" W, a distance of 289.93 feet to a point for angle;

THENCE, N 37° 25' 25" E, a distance of 40.24 feet to a point for angle;

THENCE, N 45° 04' 24" E, a distance of 1929.17 feet to the POINT OF BEGINNING of the herein described tract and containing as aforesaid 3,695,452 square feet or 84.8359 acres of land.

DATED THIS 28TH DAY OF FEBRUARY, 1986

CENTURY ENGINEERING, INC.

Sid A. Sellgmann
Sid A. Sellgmann P.E., R.P.S.
Texas Registration No. 4241



0332/6

00281