

ORDINANCE NO. 2871
File No. 1-17A

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO GRANT A CHANGE OF ZONING TO PLANNED DEVELOPMENT SINGLE FAMILY WITH CERTAIN STIPULATIONS ON SEVEN TRACTS IN CREEK CROSSING; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning 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 Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, 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 to Planned Development Single Family in Creek Crossing with the following stipulations:

- A. General Provision: All permitted uses and any development standards not specifically noted shall be in conformance with the requirements of the R-3 Single Family Residential District Requirements.
- B. Special Conditions on Tracts 4 and 5A: The following conditions shall apply to Tracts 4 and 5A only:
- 1) Alleys adjacent to the South Mesquite Creek flood plain shall be waived;
 - 2) Garage doors on lots with no alley shall be either rear- or side-loaded; and
 - 3) Amenities as presented, including arterial screening and landscaping, shall be provided.

C. Development Standards: Development standards for individual tracts shall be specified as follows:

<i>Required Standard</i>	<u>Tract</u> <i>I</i>	<u>Tract</u> <i>4</i>	<u>Tract</u> <i>5A</i>	<u>Tract</u> <i>5B</i>	<u>Tract</u> <i>6</i>	<u>Tract</u> <i>7</i>	<u>Tract</u> <i>8</i>
Minimum Lot Size (Sq Ft)	5,000	9,000	9,000	7,200	7,200	5,000	7,200
Minimum Lot Width (Ft)							
Standard Lots	50	70	70	60	60	50	60
Creek Lots/No Alley		75	75				
Minimum Lot Depth (Ft)	100	110	110	110	110	100	110
Maximum Number of Lots (Cap)		140	100	102			
Minimum Front Yard (Ft)	20	25	25	25	25	20	25
Minimum Rear Yard (Ft)	20	25	25	25	25	20	25
Minimum Side Yards (Ft):							
Interior	5	5	5	5	5	5	5
Exterior	10	10	10	10	10	10	10
Minimum Unit Size (Sq Ft)							
% of Units:							
100%	1,300	1,800				1,300*	1,600
20%			1,600	1,600	1,500		
80%			1,800	1,800	1,800		

*Homes around perimeter of Tract 7, adjacent to existing Creek Crossing #17, shall be a minimum of 1400 square feet.

The subject tract is located in the Creek Crossing Development in Southeast Mesquite; 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 Mesquite Zoning Ordinance.

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 Mesquite 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 Mesquite Zoning Ordinance as amended, of the City of Mesquite, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand (\$2,000.00) 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 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 3rd day of May, 1993.



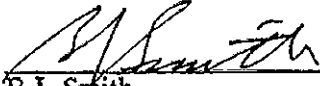
Cathye Ray
Mayor

ATTEST:

APPROVED:



Lynn Prugel
City Secretary



B.J. Smith
City Attorney

**TRACT 1
LEGAL DESCRIPTION
10.86 ACRES**

BEING a tract of land situated in the A.B. Lanier Survey, Abstract No. 1662, and being a part of a tract of land conveyed by deed to Baker & Associates #1, a Joint Venture, recorded in Volume 84105, Page 5162 Deed Records of Dallas County, Texas, and being a part of a tract conveyed by substitute trustee deed to GSC Realty Corporation recorded in Volume 90110 Pages 3371-3405, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of Newsom Road (60' R.O.W.) for the Northeast corner of Indian Trail Subdivision, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 84038, Page 2138, Deed Records of Dallas County, Texas;

THENCE South 89 degrees 40 minutes 49 seconds West, along said south right-of-way line of Newsom Road, a distance of 647.76 feet to 1/2" iron rod found for corner;

THENCE South 01 degrees 50 minutes 40 seconds East, departing the South right-of-way line of Newsom Road, a distance of 736.48 feet to a 1/2" iron rod found in the North line of Creek Crossing Estates No.6, Phase 1, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 87106 Page 7549, Deed Records of Dallas County, Texas;

THENCE South 89 degrees 57 minutes 13 seconds East, with the North line of said addition, a distance of 638.28 feet to a 1/2" iron rod found for corner, said corner being in the East line of said Indian Trails Addition;

THENCE North 02 degrees 35 minutes 40 seconds West, along the East Line of said Indian Hills Addition, a distance of 732.72 feet to the POINT OF BEGINNING and containing 10.86 acres of land.

00223

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**TRACT 4
LEGAL DESCRIPTION
58.66 ACRES**

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, in the City of Mesquite, Dallas County, Texas and being a part a of a tract of land conveyed by deed to Willard R. Baker, recorded in Volume 83218, Page 0434, being a part of a tract of land conveyed by deed to Willard R. Baker, recorded in Volume 84107, Page 0369, and being a part of a tract of land conveyed by deed to Willard R. Baker, recorded in Volume 84026, Page 1658, and being a part of a tract conveyed by Substitute Trustee deed to Guaranty Federal Savings Bank recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Southeast right-of-way line of Mesquite Valley Road (80 ft. right-of-way) with the Southwest right-of-way line of Clay-Mathis Road (100 ft. right-of-way);

THENCE South 44 degrees 51 minutes 17 seconds East, with the southwest line of said Clay-Mathis Road, a distance of 1,387.40 feet to a 1/2" iron rod found for corner;

THENCE South 44 degrees 51 minutes 17 seconds East, with the Southwest line of said Clay-Mathis Road, a distance of 608.47 feet to a 1/2" iron rod found for the intersection of the Southwest right-of-way line of Clay-Mathis (100 ft. right-of-way) with the Northwest right-of-way line of Faithon P. Lucas Sr. Blvd. (100 ft. right-of-way);

THENCE South 45 degrees 53 minutes 43 seconds West, with the Northwest right-of-way line of Faithon P. Lucas Sr. Blvd., a distance of 8.44 feet to a 1/2" iron rod found for the beginning of a curve to the left, having a central angle of 36 degrees 55 minutes 17 seconds, a radius of 1,000.00 feet, and a tangent of 333.83 feet;

THENCE with the curve to the left, and with said Northwest right-of-way line of Faithon P. Lucas Sr. Blvd., an arc distance of 644.40 feet to a 1/2" iron rod found at the point of tangency of said curve;

THENCE South 08 degrees 58 minutes 26 seconds West, continuing with the West right-of-way line of Faithon P. Lucas Sr. Blvd., a distance of 211.44 feet to a point in the center of North Mesquite Creek;

THENCE along the meanderings of said creek, the following courses and distances to wit:

North 02 degrees 03 minutes 35 seconds West 234.33 feet to a point for corner;

North 79 degrees 30 minutes 46 seconds West, 442.04 feet to a point for corner;

North 10 degrees 43 minutes 46 seconds East, 214.01 feet to a point for corner;

North 61 degrees 09 minutes 19 seconds West, 211.90 feet to a point for corner;

South 23 degrees 21 minutes 35 seconds West, a distance of 143.18 feet;

South 70 degrees 36 minutes 51 seconds West, a distance of 470.77 feet;

North 76 degrees 11 minutes 44 seconds West, a distance of 496.49 feet;

North 24 degrees 56 minutes 10 seconds East, a distance of 152.32 feet;
North 19 degrees 54 minutes 17 seconds West, a distance of 334.25 feet;
North 35 degrees 10 minutes 50 seconds West, a distance of 92.14 feet;
North 63 degrees 53 minutes 07 seconds West, a distance of 171.49 feet;
North 76 degrees 53 minutes 37 seconds West, a distance of 108.10 feet;
North 79 degrees 25 minutes 10 seconds West, a distance of 79.81 feet;
North 81 degrees 46 minutes 34 seconds West, a distance of 82.04 feet;
North 10 degrees 39 minutes 01 seconds West, a distance of 194.62 feet;
North 80 degrees 28 minutes 15 seconds East, a distance of 163.57 feet;
North 28 degrees 43 minutes 22 seconds West, a distance of 56.00 feet;
North 71 degrees 09 minutes 53 seconds West, a distance of 53.83 feet;
North 66 degrees 43 minutes 20 seconds West, a distance of 83.78 feet;
North 17 degrees 23 minutes 45 seconds West, a distance of 47.04 feet;
North 59 degrees 51 minutes 12 seconds East, a distance of 139.42 feet;
South 63 degrees 40 minutes 30 seconds East, a distance of 120.48 feet;
North 62 degrees 58 minutes 59 seconds East, a distance of 88.92 feet;
North 21 degrees 53 minutes 08 seconds West, a distance of 61.24 feet;

THENCE North 74 degrees 04 minutes 10 seconds East, departing the center of said creek, a distance of 149.93 feet to a 1/2" iron rod found for corner;

THENCE North 45 degrees 24 minutes 14 seconds East, a distance of 536.14 feet to a 1/2" iron rod found in the Southeast line of Mesquite Valley Road (variable Width Right-of-way) for the beginning of a curve to the left, said curve having a central angle of 30 degrees 15 minutes 01 seconds, a radius of 344.70 feet, a tangent length of 93.17 feet, a chord length of 179.88 feet and a chord bearing of South 59 degrees 46 minutes 24 seconds West;

THENCE with said curve to the left, and with the Southeast line of said Mesquite Valley Road, an arc distance of 181.99 feet to a 1/2" iron rod set at the point of tangency of said curve;

THENCE North 44 degrees 38 minutes 53 seconds East, with the Southeast Right-of-way line of said Mesquite Valley Road, a distance of 133.44 feet to the point of beginning and containing 58.66 acres of land.

TRACT 5A
LEGAL DESCRIPTION
45.50 ACRES

00225

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 a part of tracts of land conveyed by deed to Willard R. Baker, as recorded in Volume 83196, Page 5343, and being part of a tract conveyed by substitute trustee deed to Guaranty Federal Savings Bank as recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas, an being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the southeast right-of-way line of Faithon P. Lucas Sr. Blvd. (100' ROW) and the southwest right-of-way line of Clay-Mathis Road (100' ROW);

THENCE South $44^{\circ}51'17''$ East, along the southwest line of said Clay-Mathis Road, a distance of 604.08 feet to a 1/2" iron rod set for corner at the point of curvature of a circular curve to the right, said curve having a central angle of $16^{\circ}34'21''$, a radius of 2,300.00 feet and a tangent length of 334.97 feet;

THENCE along said curve to the right, and along the southwest line of said Clay-Mathis Road, an arc length of 665.26 feet to a 1/2" iron rod found at the point of tangency;

THENCE South $28^{\circ}16'56''$ East, along the southwest line of Clay-Mathis Road, a distance of 727.55 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left, said curve having a central angle of $16^{\circ}00'00''$, a radius of 2,500.00 feet and a tangent of 351.35 feet;

THENCE along the southwest line of Clay-Mathis Road, and along said circular curve to the left, an arc length of 698.13 feet to a 1/2" iron rod found at the point of tangency;

THENCE South $44^{\circ}16'56''$ East, along the southwest line of Clay-Mathis Road, a distance of 156.22 feet to a 1/2" iron rod found for corner;

THENCE South $45^{\circ}32'23''$ West, departing the southwest line of Clay-Mathis Road, and along the northwest line of a tract of land conveyed by deed to Lawrence McDaniel as recorded in Volume 3359, Page 0092, Deed Records of Dallas County, Texas, a distance of 1,189.29 feet to a point in the centerline of North Mesquite Creek, (a 1/2" iron rod offset to this point set on a bearing of North $45^{\circ}32'23''$ East, a distance of 200.00 feet from the corner point);

THENCE along said centerline of North Mesquite Creek, the following bearings and distances to points for corner:

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 $64^{\circ}04'49''$ East, 145.60 feet;
North $26^{\circ}44'28''$ West, 191.65 feet;
North $02^{\circ}34'33''$ West, 142.13 feet;
North $45^{\circ}20'00''$ West, 165.30 feet;
North $39^{\circ}46'08''$ East, 171.83 feet;
North $20^{\circ}19'27''$ West, 204.47 feet;
North $05^{\circ}32'18''$ West, 211.01 feet;

North $41^{\circ}51'55''$ West, 375.00 feet;

THENCE North $77^{\circ}37'09''$ West, a distance of 530.91 feet to a point for corner, said corner being in the east right-of-way line of said Faithon P. Lucas Sr. Blvd. (100' ROW), (said corner being offset with a $1/2''$ iron rod set in the east line of Faithon P. Lucas Sr. Blvd., North $08^{\circ}58'26''$ East, a distance of 150.00 feet from said point for corner);

THENCE North $08^{\circ}58'26''$ East, along the east right-of-way line of Faithon P. Lucas Sr. Blvd., a distance of 293.15 feet to a $1/2''$ iron rod set at the point of curvature of a circular curve to the right, said curve having a central angle of $36^{\circ}55'17''$, a radius of 900.00 feet and a tangent of 300.45 feet;

THENCE along said curve to the right, and along the southeast line of said Faithon P. Lucas Sr. Blvd., an arc length of 579.96 feet to a $1/2''$ iron rod set for corner at the point of tangency of said curve;

THENCE North $45^{\circ}53'43''$ East, along the southeast right-of-way line of said Faithon P. Lucas Sr. Blvd., a distance of 9.75 feet to the POINT OF BEGINNING and containing 45.50 acres of land.

TRACT 5B
LEGAL DESCRIPTION
34.70 ACRES

00228

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, and being part of a tract conveyed by substitute deed to Guaranty Federal Savings Bank as recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the intersection of the northeast right-of-way line of Cartwright Road (60' ROW) and the southeast line of Faithon P. Lucas Sr. Blvd. (100' ROW); THENCE North 45°58'27" East, along said southeast right-of-way line of Faithon P. Lucas Sr. Blvd., a distance of 1,080.00 feet to the POINT OF BEGINNING, said point of beginning also being the northwest corner of CREEK CROSSING ESTATES NO. 9, an addition to the City of Mesquite, Texas as recorded in Volume 89217, Page 5159 of Deed Records of Dallas County, Texas;

THENCE North 45°44'09" East, continuing along the southeast line of said Faithon P. Lucas Sr. Blvd., a distance of 287.83 feet to a 1/2" iron rod at the point of curvature of a circular curve to the left, said curve having a central angle of 36°45'43", a radius of 900.00 feet and a tangent of 299.06;

THENCE continuing along the southeast and east line of Faithon P. Lucas Sr. Blvd., and along said circular curve to the left an arc distance of 577.46 to a 1/2" iron rod found at the point of tangency of said curve;

THENCE North 08°58'26" East, continuing along the east line of Faithon P. Lucas Sr. Blvd. and a distance of 540.62 feet to a point for corner (offset 1/2" iron rod set South 58° 58' 26" West a distance of 150.00 feet from said corner) in the centerline of North Mesquite Creek;

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

South 77°37'09" East, 530.91 feet;
South 41°51'55" East, 375.00 feet;
South 05°32'18" East, 211.01 feet;
South 20°19'27" East, 204.27 feet;
South 39°46'08" West, 171.83 feet;
South 45°20'00" East, 165.30 feet;
South 02°34'33" East, 142.13 feet;
South 26°44'28" East, 191.65 feet;
South 64°04'49" West, 145.60 feet to a 1/2" iron rod found for corner, said corner being the northeast corner of said CREEK CROSSING ESTATES NO. 9 addition;

THENCE along the common north line with said addition as follows;

South 74°54'43" West, a distance of 967.33 feet to a 1/2" iron rod found at the beginning of a circular curve to the right, said curve having a central angle of 61°03'44", radius of 40.00 feet and tangent of 23.59;
Along said circular curve to the right, an arc length of 42.63 feet to a 1/2" iron rod found for corner;
North 44°01'33" West, a distance of 586.46 feet to the POINT OF BEGINNING and containing 34.70 acres of land.

**TRACT 6
LEGAL DESCRIPTION
12.11 ACRES**

BEING a tract of land situated in the J.P. Anderson Survey, Abstract No. 1, in the City of Mesquite, Dallas County, Texas and being a part of a tract of land conveyed by deed to Willard R. Baker, recorded in Volume 83196, Page 5343, and Volume 83218, Page 0434, and being a part of a tract conveyed by substitute trustee deed to Guaranty Federal Savings Bank recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas, an being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Northeast line of Cartwright Road (a 60 ft. right-of-way) with the Southeast line of Faithon P. Lucas Sr. Blvd. (100 ft. right-of-way);

THENCE North 45 degrees 58 minutes 26 seconds East, with the Southeast line of said Faithon P. Lucas Sr. Blvd., a distance of 752.53 feet to a 1/2" iron rod found for the most westerly corner of Creek Crossing Estates No. 9, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 89217 Page 5159, Deed Records of Dallas County, Texas;

THENCE along the common line with said addition, the following courses and distances to wit:

South 44 degrees 01 minutes 34 seconds East, a distance of 659.85 feet to a 1/2" iron rod found for the beginning of a tangency curve to the right, having a central angle of 89 degrees 07 minutes 02 seconds, a radius of 40.00 feet and a tangent length of 39.39 feet;

Southwesterly with the said curve to the right, an arc distance of 62.22 feet to a 1/2" iron rod found for corner at the point of tangency;

South 45 degrees 05 minutes 28 seconds West, a distance of 702.27 feet to a 1/2" iron rod found for corner in the Northeast line of Cartwright Road;

THENCE North 44 degrees 54 minutes 32 seconds West, with said Northeast line of Cartwright Road, a distance of 710.75 feet to the POINT OF BEGINNING and containing 12.11 acres of land.

00227

**TRACT 7
LEGAL DESCRIPTION
6.85 ACRES**

BEING a tract of land situated in the I. Edwards Survey, Abstract No. 445, in the City of Mesquite, Dallas County, Texas, and being a part of a tract of land conveyed by substitute trustee deed to Guaranty Federal Savings Bank recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of the Southeast line of Faithon P. Lucas Sr. Blvd. (100 ft. right-of-way) with the Southwest line of Berry Road (70 ft. right-of-way), and for the beginning of a curve to the right, with Berry Road, having a central angle of 19 degrees 09 minutes 36 seconds, a radius of 888.29 feet, and a tangent length of 149.92 feet, said curve having a chord bearing of South 63 degrees 52 minutes 56 seconds East, and a chord length of 295.67 feet;

THENCE with said curve to the right, and with the Southwest R.O.W. line of Berry Road, an arc length of 297.05 feet to a 1/2" iron rod found for corner;

THENCE South 45 degrees 16 minutes 40 seconds West, radial to said curve and perpendicular to the right-of-way ahead, a distance of 15.00 feet to a 1/2" iron rod found for corner, said corner being the place where the right-of-way width of Berry Road changes from 70.00 feet to 100.00 feet;

THENCE South 44 degrees 33 minutes 20 seconds East, with said Southwest line of Berry Road, a distance of 428.45 feet to a 1/2" iron rod found for the Northeast corner of Creek Crossing Estates No. 17, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 87059, Page 1541, Deed Records of Dallas County, Texas;

THENCE South 45 degrees 53 minutes 43 seconds West, along the Northwest line of said addition, a distance of 445.51 feet to a 1/2" iron rod found for corner;

THENCE North 44 degrees 06 minutes 17 seconds West, along the Northeast line of said addition, a distance of 650.00 feet to a 1/2" iron rod found in the Southeast line of said Faithon P. Lucas Sr. Blvd;

THENCE North 45 degrees 53 minutes 43 seconds East, with the Southeast line of said Faithon P. Lucas Sr. Blvd., a distance of 28.88 feet to a 1/2" iron rod found for the beginning of a tangency curve to the left, having a central angle of 20 degrees 58 minutes 40 seconds, a radius of 1,050.00 feet, and a tangent length of 194.40 feet;

THENCE with said curve to the left, and with the Southeast line of said Faithon P. Lucas Sr. Blvd., an arc length of 384.44 feet to the POINT OF BEGINNING and containing 6.85 acres of land.

**TRACT 8
LEGAL DESCRIPTION
11.99 ACRES**

BEING a tract of land situated in the I. Edwards Abstract No. 445, in the City of Mesquite, Dallas County, Texas and being a part of a tract of land conveyed by deed to Willard R. Baker, recorded in Volume 83196, Page 5343 and being a part of a tract conveyed by substitute trustee deed to Guaranty Federal Savings Bank recorded in Volume 90110, Pages 3371-3405, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the intersection of Southeast line of Fathion P. Lucas Sr. Blvd. (100 ft. right-of-way) with the Northeast line of Clay-Mathis Road (100 ft. right-of-way);

THENCE North 45 degrees 53 minutes 43 seconds East, with the Southeast line of Fathion P. Lucas Sr. Blvd., a distance of 631.35 feet to a 1/2" iron rod found for the East corner of Creek Crossing Estates No. 12, Phase 1, an addition to the City of Mesquite, Texas according to the plat thereof recorded in Volume 87057, Page 2249, Deed Records of Dallas County, Texas;

THENCE along the common boundary of said addition, the following courses and distances to wit:

South 44 degrees 06 minutes 17 seconds East, departing the Southeast line of Fathion P. Lucas Sr. Blvd., a distance of 584.40 feet to a 1/2" iron rod found for the beginning of a tangency curve to the right, having a central angle of 17 degrees 00 minutes 01 seconds, a radius of 495.60 and a tangent of 74.07 feet;

Southwesterly with the said curve to the right, an arc length of 147.05 to a 1/2" iron rod set for the beginning of a reverse curve to the left, having a central angle of 2 degrees 37 minutes 43 seconds and a radius of 824.40 feet, with a radial bearing of South 47 degrees 15 minutes 03 seconds West;

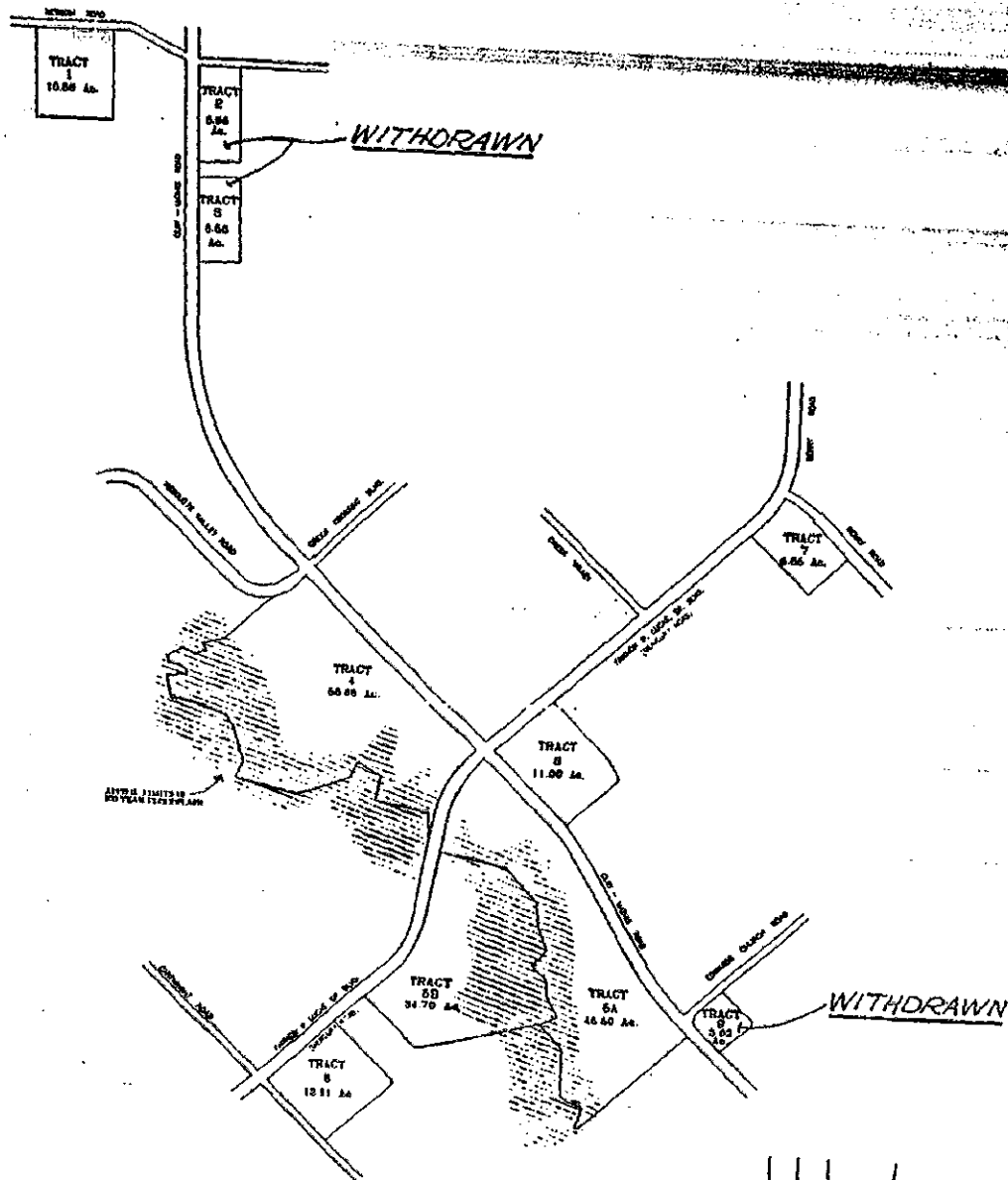
Southeasterly with the said curve to the left, an arc distance of 37.82 feet to a 1/2" iron rod found for the beginning of a reverse curve to the right, having a central angle of 74 degrees 53 minutes 08 seconds, a radius of 40.0 feet, and a tangent of 30.63 feet;

Southwesterly with the said curve to the right, an arc distance of 52.28 feet to a 1/2" iron rod found at the point of tangency of said curve;

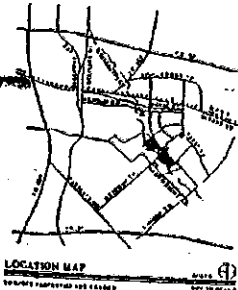
South 45 degrees 08 minutes 43 seconds West, a distance of 549.41 feet to a 1/2" iron rod found in the Northeast line of said Clay-Mathis Road, for the beginning of a non-tangent curve to the left, having a central angle of 05 degrees 48 minutes 52 seconds, a radius of 2,400 feet, a tangent length of 121.88 feet, a chord length of 243.45 feet and a chord bearing of North 41 degrees 48 minutes 52 seconds West;

THENCE, with the said northeast line and the said curve to the left, an arc length of 243.56 feet to a 1/2" iron rod found for corner at the point of tangency of said curve;

THENCE North 44 degrees 51 minutes 17 seconds West, continuing with the Northeast line of said Clay-Mathis Road, a distance of 602.77 feet to the POINT OF BEGINNING and containing 11.99 acres of land.



ZONING EXHIBIT FOR:
 CREEK CROSSING
 MESQUITE, TEXAS



OWNER
 CREEK CROSSING DEVELOPMENT GROUP, LTD
 12200 BELLEVUE BOULEVARD SUITE 200
 DALLAS, TEXAS 75240
 (214) 341-3400

PLANNING/ENGINEER
 THE NELSON COMPANY
 1800 SUPERIOR DRIVE, SUITE 200
 DALLAS, TEXAS 75241
 (214) 306-8844

Date: January 11, 1994
 File No.: 302 0000011



00232