

ORDINANCE NO. 3155

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS ABANDONING, CERTAIN SIGN EASEMENTS LOCATED IN THE CREEK CROSSING AREA AT THE INTERSECTION OF CLAY MATHIS ROAD AND NEWSOM ROAD AND THE INTERSECTION OF FAITHON P. LUCAS, SR. BOULEVARD AND CARTWRIGHT ROADS, AND PROVIDING AN EFFECTIVE DATE THEREOF.

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

SECTION 1. That the sign easement located at the intersection of Clay Mathis Road and Newsom Road described in Exhibit "A" attached hereto and detailed in Exhibit "B" attached hereto, shall be and the same is hereby abandoned, and the sign easement located at the intersection of Faithon P. Lucas, Sr. Boulevard and Cartwright Road described in Exhibit "C" attached hereto and detailed in Exhibit "D" attached hereto, shall be and the same is hereby abandoned.

SECTION 2. That the present ordinances of the City of Mesquite are inadequate to insure the orderly development of the City of Mesquite, creates an urgency and an emergency for the preservation of the public health, safety, and welfare and requires that the easements described herein be abandoned, and 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 5th day of May, 1997.



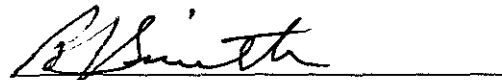
Mike Anderson  
Mayor

ATTEST:



Ellen Williams  
City Secretary

APPROVED:



B.J. Smith  
City Attorney

STATE OF TEXAS \$
COUNTY OF DALLAS \$

Return To:

CITY OF MESQUITE
P.O. BOX 850137
MESQUITE, TX 75185-0137

Know all men by these presents: That Creek Crossing/Mesquite Venture
of Dallas, Texas

A 9226 2 3.00 DEE
2 05/08/91

in consideration of the sum of \$1.00 (One Dollar) and other good and valuable
consideration in hand paid by the City of Mesquite, Texas (hereinafter referred
to as "Grantee"), receipt of which is hereby acknowledged, do by these presents
grant, bargain, sell and convey unto to Grantee, the free and uninterrupted use,
liberty and privilege of the passage in, along, upon and across the following
described property, a landscape and entry monument maintenance easement, owned by
Grantor, situated in Dallas County, Texas and being more particularly described
as follows:

BEING a tract of land situated in the T.P. Summers Survey, Abstract 1667 and the
A. P. Summers Survey, Abstract 1677, City of Mesquite, Dallas County, Texas and
being a part of a tract of land conveyed to Baker & Associates #1, A Joint Venture
as recorded in Volume 84105, Page 5162 of the Deed Records of Dallas County, Texas
and being more particularly described as follows:

BEGINNING at an "x" cut in concrete at the intersection of the east line of Clay
Mathis Road (a 100.00' R.O.W.) and the south line of Newsom Road (a 50.00' R.O.W.);
said point also being on a circular curve to the left;

THENCE, departing the intersection and the said east line of Clay Mathis Road, along
the said south line of Newsom Road and said circular curve to the left a central
angle of 5°11'09", a radius of 150.95 feet, a tangent of 6.84 feet, a chord bearing
of South 86°57'11" East, a chord of 13.66 feet and an arc length of 13.66 feet to
an iron rod set for a corner and the end of said circular curve to the left;

THENCE South 89°32'45" East continuing along the said south line of Newsom Road
a distance of 37.00 feet to an iron rod set for a corner;

THENCE South 00°27'15" West departing the said south line of Newsom Road a distance
of 23.00 feet to an iron rod set for a corner;

THENCE South 43°54'25" West a distance of 69.32 feet to an iron rod set for a corner,
said point also being on the said east line of Clay Mathis Road;

THENCE North 1°50'40" West along the said east line of Clay Mathis Road a distance
of 74.00 feet to the POINT OF BEGINNING and containing 2,407 square feet of land.

This easement shall be for the purpose of maintaining landscaping improvements and
entry monuments in, along, upon and across said premises, with the right and privilege
at all times of the grantee herein, his or its agents, employees, workmen and
representatives having ingress, egress, and regress in, along, upon and across said
premises for the purpose of maintaining, making additions to, improvements on and
repairs to the said landscaping improvements and entry monuments or any part thereof.

To have and to hold unto the said Grantee as aforesaid for the purposes aforesaid
the premises above described.

Witness my hand, this the 12th the day of June, 1989,
Willard R. Baker
Creek Crossing/Mesquite Venture

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS \$
COUNTY OF DALLAS \$

BEFORE ME, the undersigned authority, on this day personally appeared Willard R.
Baker known to me to be the person and officer whose name is subscribed to the
foregoing instrument and acknowledged to me that the same was the act of the said
Creek Crossing/Mesquite Venture a corporation, and that he executed the same as
the act of such corporation for the purposes and consideration therein expressed,
and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 12th day of June, A.D.
1989.



Notary Public, in and for the State of Texas
MADELA CHRISTENSEN

97101 04832



Return To: CITY SECRETARY 120006

STATE OF TEXAS §  
COUNTY OF DALLAS §

CITY OF MESQUITE  
P.O. BOX 850137  
MESQUITE, TX 75185-0137

Know all men by these presents:

That Creek Crossing/Mesquite Venture  
of Dallas, Texas

A 9233 2 3.00 DEED  
2 05/08/90

in consideration of the sum of \$1.00 (One Dollar) and other good and valuable consideration in hand paid by the City of Mesquite, Texas (hereinafter referred to as "Grantee"), receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto to Grantee, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, a landscape and entry monument maintenance easement, owned by Grantor, situated in Dallas County, Texas and being more particularly described as follows:

BEING a tract of land situated in the J.P. Anderson Survey, Abstract 1, City of Mesquite, Dallas County, Texas conveyed to Baker & Associates No. 1, a Joint Venture and Gibbens Development Corp. as recorded in the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at an iron rod set at the intersection of the north line of Cartwright Road (a variable width R.O.W.) and the east line of Faithon P. Lucas, Sr. Boulevard (a 100.00' R.O.W.); THENCE North 45°44'09" East departing the intersection and along the said east line of Faithon P. Lucas, Sr. Boulevard a distance of 30.00 feet to an iron rod set for the Point of Beginning;

THENCE North 45°44'09" East continuing along the said east line of Faithon P. Lucas, Sr. Boulevard a distance of 56.50 feet to an iron rod set for a corner;

THENCE South 44°15'51" East departing the said east line of Faithon P. Lucas, Sr. Boulevard a distance of 9.00 feet to an iron rod set for a corner;

THENCE South 00°16'50" East a distance of 68.89 feet to an iron rod set for a corner;

THENCE South 45°05'28" West a distance of 8.00 feet to an iron set for a corner;

THENCE North 44°54'32" West a distance of 58.66 feet to the POINT OF BEGINNING and containing 2,104 square feet of land.

This easement shall be for the purpose of maintaining landscaping improvements and entry monuments in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of maintaining, making additions to, improvements on and repairs to the said landscaping improvements and entry monuments or any part thereof.

To have and to hold unto the said Grantee as aforesaid for the purposes aforesaid the premises above described.

Witness my hand, this the 12<sup>th</sup> day of June, 1989.  
*Willard R. Baker*  
Willard R. Baker  
Creek Crossing/Mesquite Venture

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Willard R. Baker known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Creek Crossing/Mesquite Venture a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 12<sup>th</sup> day of June, A.D. 1989.



*Karen A. Anderson*  
Notary Public, in and for the State of Texas  
My Commission Expires: 04/01/1990

97101 04834

2.290 Acres  
Tract # 28  
Deed of Trust  
Vol. 91238, Pg. 0748

# FAITHON

PLACE OF BEGINNING

1/2" Iron Pin Found

Landscape Esmt. Ded. No. 11  
Vol. 90090, Pg. 3008

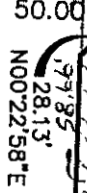
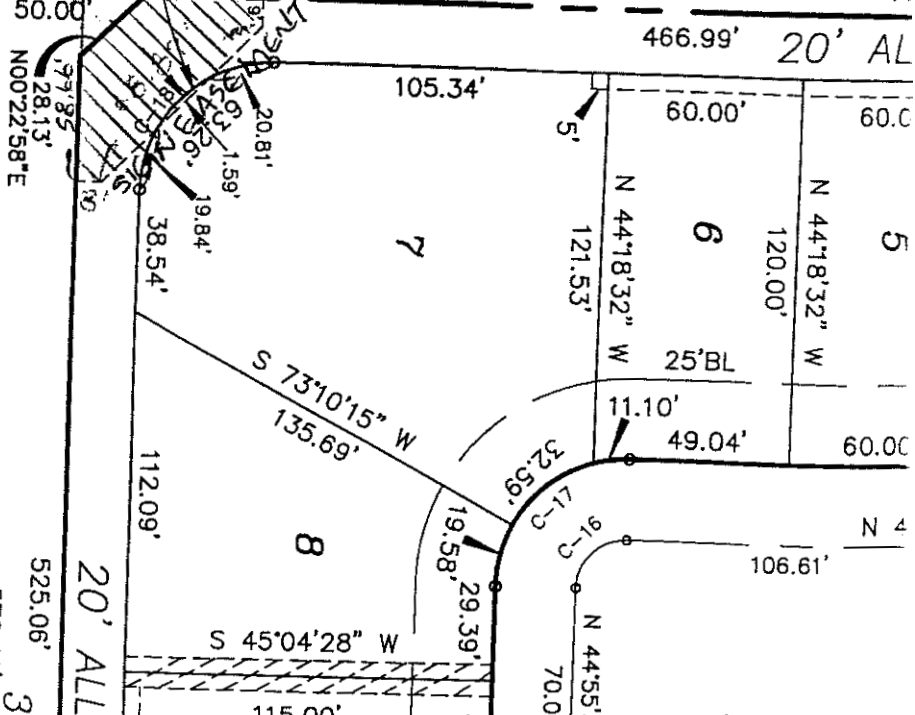
N 44°46'28" W  
99.92'

100'

60'

1/2" Iron Pin Found  
Control Monument

466.99' 20' ALL



CAR

20' ALL

525.06'  
570.40'

58870 10116