

ORDINANCE NO. 3507

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, ANNEXING 92.01 ACRES OF LAND LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY, GENERALLY LOCATED EAST AND NORTHEAST OF SHANNON ROAD IN THE AREA GENERALLY LYING SOUTH OF INTERSTATE-HIGHWAY 20 AND WEST OF THE EAST FORK OF THE TRINITY RIVER IN DALLAS COUNTY AND ADJOINING THE PROPERTY KNOWN AS FALCON'S LAIR SOUTH IN SOUTHEAST MESQUITE THUS EXTENDING THE BOUNDARY LIMITS OF SAID CITY OF MESQUITE, DALLAS COUNTY, TEXAS, PURSUANT TO PETITION OF THE OWNERS, GRANTING THE INHABITANTS OF THE AREA ALL RIGHTS AND PRIVILEGES OF OTHER CITIZENS OF THE CITY AND MAKING APPLICABLE TO SAID TERRITORY ALL OF THE ORDINANCES AND REGULATIONS OF SAID CITY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite (the "City") has heretofore adopted a Home Rule Charter authorizing it to annex territory and extend the corporate limits of the City; and

WHEREAS, the owners of a land area consisting of a total of 92.01 acres located east and northeast of Shannon Road in the area generally lying south of Interstate-Highway 20 and west of the East Fork of the Trinity River in Dallas County and adjoining the property known as Falcon's Lair South in southeast Mesquite have properly petitioned the City for annexation of such land; and

WHEREAS, such area of land is contiguous to the City and is within the extraterritorial jurisdiction of the City; and

WHEREAS, such area of land is one-half mile or less in width and is vacant and without residents; and

WHEREAS, the City Council of the City of Mesquite has concluded that said area of land should be annexed pursuant to Local Government Code § 43.028.

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

SECTION 1. That the property described in the attached Exhibit "A" Part 1 and Exhibit "A" Part 2, attached hereto and made a part of this ordinance for all purposes, is hereby annexed for all municipal purposes to the City of Mesquite, Dallas County, Texas, and the

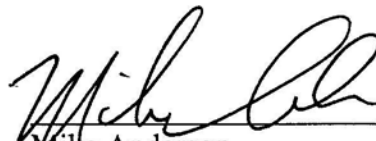
boundary limits of the City of Mesquite be and are hereby extended to include the territory described in Exhibit "A" Part 1 and Exhibit "A" Part 2 within the city limits of the City of Mesquite, and the same shall hereafter be included within the territorial limits of said City and residents of the area shall have the rights and privileges of other citizens of the City and all City of Mesquite ordinances, resolutions and regulations shall be applicable to the described territory.

SECTION 2. That should any portion of the territory described in Exhibit "A" Part 1 and Exhibit "A" Part 2 not be subject to legal annexation by the City of Mesquite, such fact shall not prevent the City from annexing such territory which is subject to legal annexation by the City, and it is the intention of the City of Mesquite to annex only such territory as may be legally annexed by it within the limits of the area.

SECTION 3. That a certified copy of this ordinance and a copy of the petition requesting annexation of the territory will be filed in the office of the county clerk.

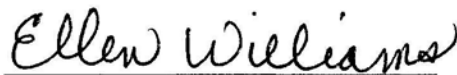
SECTION 4. That this ordinance shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of June, 2002.



Mike Anderson  
Mayor

ATTEST:



Ellen Williams  
City Secretary

APPROVED:



B. J. Smith  
City Attorney

Exhibit A

BEING all that certain lot, tract or parcel of land located in the J.R. BURTON SURVEY, ABSTRACT NO. 150, Dallas County, Texas and being part of a 75.530 acre tract of land conveyed to Mike Rorie, by deed recorded in Volume 2000139, Page 03230, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron rod set at the North corner of the above mentioned 75.530 acre tract;

Thence South 45 degrees 05 minutes 30 seconds East, along the Northeast line of said 75.530 acre tract, a distance of 1026.88 feet to a 1/2 inch diameter iron rod found at the East corner of said 75.530 acre tract;

Thence South 45 degrees 45 minutes 41 seconds West, a distance of 1066.05 feet to a fence post for corner at the North corner of a 11.931 acre tract of land (Tract 1), by deed recorded in Volume 2000098, Page 02229, Deed Records, Dallas County, Texas;

Thence South 44 degrees 20 minutes 55 seconds West, along the Northwest line of said 11.931 acre tract, a distance of 2144.16 feet to a 1/2 inch diameter iron rod set for corner in the centerline of Shannon Road;

Thence North 45 degrees 02 minutes 52 seconds West, along said centerline, a distance of 1026.78 feet to a 1/2 inch diameter iron rod set at the West corner of said 75.530 acre tract;

Thence North 44 degrees 48 minutes 58 seconds East, along the Northwest line of said 75.530 acre tract, a distance of 702.14 feet to a 1/2 inch diameter iron rod set at the West corner of a 0.080 of an acre tract of land conveyed to City of Mesquite, by deed recorded in Volume 93145, Page 3552, Deed Records, Dallas County, Texas;

Thence South 52 degrees 07 minutes 12 seconds East, along the Southwest line of said 0.080 of an acre tract, a distance of 56.98 feet to a 3/8 inch diameter iron rod found at the South corner of said 0.080 of an acre tract;

Thence North 35 degrees 48 minutes 38 seconds East, along the Southeast line of said 0.080 of an acre tract, a distance of 61.07 feet to a fence post for corner at the East corner of said 0.080 of an acre tract;

Thence North 52 degrees 39 minutes 36 seconds West, along the Northeast line of said 0.080 of an acre tract, a distance of 47.31 feet to a 3/8 inch diameter iron rod found for corner in the Northwest line of said 75.530 acre tract;

Thence North 44 degrees 48 minutes 58 seconds East, along said Northwest line, a distance of 2446.01 to the PLACE OF BEGINNING and containing 74.929 acres of land.

Exhibit A

Tract 1:

BEING all that certain lot, tract or parcel of land located in the J.R. BRUTON SURVEY, ABSTRACT NO. 150, Dallas County, Texas and being all of a 11.931-acre tract of land (Tract One) and all of Tract Two, conveyed to James L. Rabe, by deed recorded in Volume 2000098, Page 02229, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron rod set for corner in the Northeast line of proposed Shannon Road, said point being at the West corner of the above mentioned Tract Two;

Thence North 44 degrees 20 minutes 55 seconds East, along the Northwest line of said Tract Two, a distance of 1547.43 feet to a fence post for corner at the North corner of the above mentioned 11.931 acre tract;

Thence South 39 degrees 17 minutes 32 seconds East, along the Northeast line of said 11.931 acre tract, a distance of 359.94 feet to a fence post for corner at the East corner of said 11.931 acre tract;

Thence South 44 degrees 49 minutes 04 seconds West, along the Southeast line of said 11.931 acre tract, a distance of 1674.22 feet to a 1/2 inch diameter iron rod set for corner in the Northeast line of said proposed Shannon Road and said point being at the beginning of a curve to the left having a central angle of 26 degrees 11 minutes 21 seconds, a radius of 341.64 feet and a chord bearing of North 11 degrees 58 minutes 56 seconds West, a distance of 154.80 feet;

Thence in a Northwesterly direction along said curve to the left and said Northeast line, a distance of 156.16 feet to a 1/2 inch diameter iron rod set for corner;

Thence North 25 degrees 04 minutes 36 seconds West, along said Northeast line, a distance of 229.84 feet to the PLACE OF BEGINNING and containing 12.877 acres of land.

Tract 2:

BEING all that certain lot, tract or parcel of land located in the J.R. BRUTON SURVEY, ABSTRACT NO. 150, Dallas County, Texas and being all of Tract Three, conveyed to James L. Rabe, by deed recorded in Volume 2000098, Page 02229, Deed Records, Dallas County, Texas and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron rod set for corner in the centerline of Shannon Road, said point being at the South corner of the above mentioned Tract Three;

Exhibit A (Continued)

Thence North 45 degrees 02 minutes 52 seconds West, along said centerline, a distance of 340.48 feet to a 1/2 inch diameter iron rod set at the South corner of a 75.530 acre tract of land conveyed to Mike Rorie, by deed recorded in Volume 2000139, Page 03230, Deed Records, Dallas County, Texas;

Thence North 44 degrees 20 minutes 55 seconds East, along the Southeast line of said 75.530 acre tract, a distance of 511.27 feet to a 1/2 inch diameter iron rod found for corner in the Southwest line of said proposed Shannon Road;

Thence South 25 degrees 04 minutes 36 seconds East, along said Southwest line, a distance of 199.81 feet to a 1/2 inch diameter iron rod set for corner in said Southwest line and said point being at the beginning of a curve to the right having a central angle of 50 degrees 37 minutes 07 seconds, a radius of 261.64 feet and a chord bearing of South 00 degrees 13 minutes 57 seconds West, a distance of 223.70 feet;

Thence in a Southeasterly direction along said curve to the right and said Southwest line, a distance of 231.15 feet to a 1/2 inch diameter iron rod set at the East corner of said Tract Three;

Thence South 44 degrees 49 minutes 04 seconds West, along the Southeast line of said Tract Three, a distance of 284.05 feet to the PLACE OF BEGINNING and containing 3.428 acres of land.

Tract 3:

BEGINNING at a point said point being the intersection of the new southwest line of SHANNON LOOP AND THE NORTHWEST LINE OF THE CHAS W SMITH 25 acre tract in the J. R. BRUTON SURVEY ABSTRACT NO. 150 said being the southeast line of the S. W. and W. EWALT 75 acre tract in the J. R. BRUTON SURVEY ABSTRACT NO. 150 said point being 510 feet plus or minus northeasterly along the last above mentioned from the centerline of old Shannon Loop;

THENCE SOUTHEASTERLY along the New Southwest line of said Loop being at all times parallel to and 40 feet perpendicularly distant from centerline a distance of 198.5 feet to the point of curve of a circular curve having a central angle of 67° 25' to the right and a radius of 261.64 feet;

THENCE SOUTHERLY along said curve same being the new west line of said Loop being at all times concentric to and 40 feet perpendicularly distant from the centerline a distance of 246 feet to a point in said curve said point being in the southwest line of said CHAS W SMITH 25 acre tract same being the northwest line of the DAN SAKELLARIOU tract in said survey;

THENCE NORTHEASTERLY along last above mentioned line a distance of 160 feet to a point in a circular curve having a central angle of 67° 25' to the left and a radius of 341.64 feet;

THENCE NORTHERLY along said curve same being the new east line of said Loop being at all times concentric to and 40 feet perpendicularly distant from centerline a distance of 162 feet to the point of tangency;

THENCE NORTHWESTERLY along the new northeast line of said Loop being at all times parallel to and 40 feet perpendicularly distant from the centerline a distance of 227.7 feet to a point for a corner said point being in the northwest line of said CHAS W SMITH 25 acre tract in said survey;

THENCE SOUTHWESTERLY along last above mentioned line, a distance of 85.2 feet TO THE POINT OF BEGINNING...and containing 0.766 acre.

And it is further agreed that the said \_ in consideration of the benefits above set out will remove from the property above described such fences, buildings and other obstructions as may be found upon said property.