

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, TAKING APPROPRIATE ACTION INCLUDING CONSIDERATION OF THE USE OF EMINENT DOMAIN TO CONDEMN THE PROPERTY; DECLARING THE NECESSITY TO ACQUIRE FEE SIMPLE TITLE TO 0.103 ACRES (4,492 SQUARE FEET) OF LAND COMPRISED OF SIX SEPARATE PARCELS SITUATED IN THE COUNTRY CLUB ESTATES 2, THE CASA VIEW HEIGHTS NO. 15, AND THE WHITSON GARDENS 1 ADDITIONS TO THE CITY OF MESQUITE, TEXAS, AND THE JOHN HARDIN SURVEY, ABSTRACT NO. 545, IN DALLAS COUNTY, TEXAS, WITH STREET ADDRESSES IN THE 4300 THROUGH THE 4700 BLOCKS OF GUS THOMASSON ROAD FOR ROADWAY EXPANSION, RECONSTRUCTION AND OTHER IMPROVEMENTS IN CONNECTION WITH THE THOMASSON SQUARE SUSTAINABLE DEVELOPMENT PROJECT; DETERMINING THE PUBLIC NECESSITY FOR SUCH ACQUISITION; AUTHORIZING THE ACQUISITION OF PROPERTY RIGHTS NECESSARY FOR THE ROADWAY EXPANSION, RECONSTRUCTION AND IMPROVEMENTS PROJECT; APPOINTING A NEGOTIATOR AS NECESSARY; AUTHORIZING THE CITY MANAGER TO ESTABLISH JUST COMPENSATION FOR THE PROPERTY RIGHTS TO BE ACQUIRED; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND ORDINANCES; AND AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO INSTITUTE CONDEMNATION PROCEEDINGS TO ACQUIRE THE PROPERTY IF PURCHASE NEGOTIATIONS ARE NOT SUCCESSFUL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Thomasson Square Sustainable Development Project (“the Project”), funded in part by a grant from the North Central Texas Council of Governments (“the NCTCOG”), consists of the widening, reconstruction and other improvements to Gus Thomasson Road between Whitson Drive and Karla Drive for the public purposes of increasing traffic efficiency, pedestrian and bicycle safety, and to encourage the use of alternative modes of transportation; and

WHEREAS, the City Council has determined that 0.103 acres (4,492 square feet) of land comprised of six separate parcels in the Country Club Estates 2, the Casa View Heights No. 15, and the Whitson Gardens 1 Additions to the City of Mesquite, Texas, and the John Hardin Survey, Abstract No. 545, in the City of Mesquite, Dallas County, Texas, with the following street addresses, a legal description for each of which is attached hereto as Exhibits A-F (collectively “the Thomasson Square Properties”), are appropriate for use in the widening, reconstruction and other improvements to be made in connection with the Project, and that there exists a public necessity to acquire the Thomasson Square Properties, in fee simple title, for the Project and to fulfill the public purposes and intent of the NCTCOG grant, to wit:

Parcel 1 (Exhibit A) – 4621 Gus Thomasson Road
Parcel 2 (Exhibit B) – 4400 Gus Thomasson Road
Parcel 3 (Exhibit C) – 4401 Gus Thomasson Road
Parcel 4 (Exhibit D) – 4331 Gus Thomasson Road
Parcel 5 (Exhibit E) – 4700 Gus Thomasson Road
Parcel 6 (Exhibit F) – 4600 Gus Thomasson Road

WHEREAS, the City Council desires to acquire the Thomasson Square Properties for the aforementioned public uses in conjunction with the Project because, in part, additional right-of-way is necessary to safely design Gus Thomasson Road and two roundabouts in conformance with good engineering practices; and

WHEREAS, the City Council desires that the City Manager, or designee, take all necessary and proper steps to acquire the needed property interests, including but not limited to the retention of appraisers, engineers and other consultants and experts, and that the City Manager, or designee, negotiate or contract with a qualified agent to negotiate the purchase of the property interests voluntarily from the affected property owners; and

WHEREAS, in the event that the City Manager, designee or agent is unsuccessful in purchasing any of the needed property interests, the City Council desires that the City Attorney, or designee, institute or retain qualified outside legal counsel to institute condemnation proceedings to acquire said property or properties; and

WHEREAS, time is of the essence for beginning and completing the widening, reconstruction and other improvements of the Project, and the City Council finds that it is appropriate to take such action as is deemed necessary in advance of beginning negotiations with property owners to ensure that the acquisition of the needed property interests are secured as soon as possible and without undue delay and expense to the City of Mesquite.

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

SECTION 1. That all of the above premises are hereby found to be true and correct legislative and factual findings of the City Council for the City of Mesquite, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. That the City Council hereby finds and determines that a public use and necessity exists for the City of Mesquite to widen, reconstruct and otherwise improve Gus Thomasson Road in connection with the Project, and to acquire the necessary property rights in the Thomasson Square Properties deemed necessary for the widening, reconstruction and other improvements of the Project, as allowed by law.

SECTION 3. That the City Manager, or designee, is authorized and directed to negotiate, or contract with a qualified agent to negotiate for and to acquire the required property rights for the City of Mesquite, and to acquire said rights in compliance with applicable State law. Moreover, the City Manager, designee or agent is specifically authorized and directed to do each and every act necessary to acquire the needed property rights, including, but not limited to, the authority to seek donation, negotiate, give notices, make written offers to purchase, receive,

accept or reject offers from property owners to sell, to retain and designate a qualified appraiser of the property interests to be acquired, to obtain assistance from the City Attorney or his designee with the preparation of contracts, as well as any other experts or consultants that may be deemed necessary for the acquisition process, purchase and secure temporary agreements with property owners for the right of entry and possession prior to the final acquisition of property interests, and if necessary, to institute proceedings in eminent domain.

SECTION 4. That the legal descriptions contained in the Exhibits A-F are intended to provide notice that properties in this area may be subject to condemnation proceedings. If it is determined that there are errors in the legal descriptions, the City Manager, or designee, is authorized to have such errors corrected or revisions made without the necessity of obtaining a new ordinance authorizing the initiation of condemnation proceedings for the acquisition of needed property interests in the corrected or revised properties.

SECTION 5. That the City Manager, or designee, or contracted agent is appointed as negotiator for the acquisition of the needed property interests and, as such, the City Manager, designee or agent is authorized and directed to do each and every act and deed hereinabove specified or authorized by reference, subject to the availability of funds appropriated by the City Council for such purpose. Further, the City Manager or designee is specifically authorized to establish the just compensation for the acquisition of the Thomasson Square Properties. Additionally, if the City Manager, designee or agent determines that a voluntary agreement as to damages or compensation cannot be reached, then the City Attorney, or designee, or retained outside legal counsel is hereby authorized and directed to file or cause to be filed, against the owner(s) and interested parties of the needed property interests, proceedings in eminent domain to acquire the above-stated interests in the Thomasson Square Properties.

SECTION 6. That in accordance with Texas Government Code Section 2206.053(b), the adoption of this Ordinance on a single record vote shall serve as authorization of the City Council of the City of Mesquite to initiate condemnation proceedings for any or all of the six hereinabove described parcels comprising the Thomasson Square Properties if the City Manager, designee or agent determines that a voluntary agreement as to damages or compensation cannot be reached. Further, the City Secretary is hereby directed to record in the minutes of the City Council that the first vote on this Ordinance applies to all six parcels comprising the Thomasson Square Properties. Provided, however, that if more than one member of the City Council objects to adopting this Ordinance for the purposes of initiating, if necessary, condemnation proceedings for all of the Thomasson Square Properties, a separate record vote shall be taken for each parcel of property and the motion for each vote may by reference incorporate all of the recitals and findings set forth in this Ordinance, including but not limited to, the necessity and public purposes to be achieved by the acquisition of the needed property interests in the Thomasson Square Properties and the authorization of the appropriate City officials to seek donations, negotiate, determine just compensation, make written offers and initiate condemnation proceedings, as though said recitals and findings were read aloud and set forth in full for each separate record vote.

SECTION 7. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this Ordinance shall become effective immediately from and after its passage.

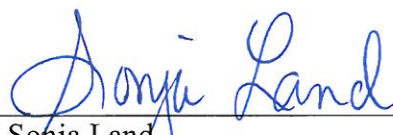
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 1st day of April, 2013.




John Monaco
Mayor

ATTEST:

APPROVED:



Sonja Land
City Secretary



B. J. Smith
City Attorney

EXHIBIT A

RIGHT-OF-WAY DEDICATION

2,036 SQ.FT.

PART OF LOT 42, BLOCK 16

CASA VIEW HEIGHTS No. 15

CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, being a portion of Lot 42, Block 16, Casa View Heights No. 15, an Addition in the City of Mesquite, Texas according to the Plat thereof recorded in Volume 29, Page 233, Official Public Records, Dallas County, Texas and being a portion of that certain tract of land conveyed to Goodwill Industries of Dallas, Inc. by Deed recorded in Volume 88163, Page 2488, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner in the Southwest ROW line of Gus Thomasson Road (a 120' ROW), being at the North corner of said Goodwill Industries tract and the East corner of a tract of land conveyed to 4633 GTR, Ltd. by Deed recorded in Instrument No. 201100200425, Official Public Records, Dallas County, Texas;

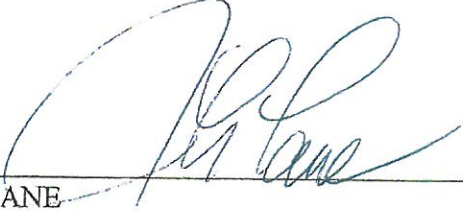
THENCE: South 45 degrees 48 minutes 02 seconds East, along the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Goodwill Industries tract, a distance of 118.13 feet to a point for corner;

THENCE: North 73 degrees 15 minutes 34 seconds West, departing the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Goodwill Industries tract, a distance of 45.29 feet to a point for corner;

THENCE: North 45 degrees 36 minutes 11 seconds West, a distance of 77.94 feet to a point for corner in the common line of said Goodwill Industries tract and said 4633 GTR tract;

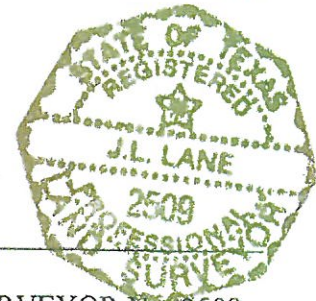
THENCE: North 44 degrees 11 minutes 58 seconds East, along the common line of said Goodwill Industries tract and said 4633 GTR tract, a distance of 20.62 feet to the PLACE OF BEGINNING and containing 2,036 square feet of land.

November 2, 2012



J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



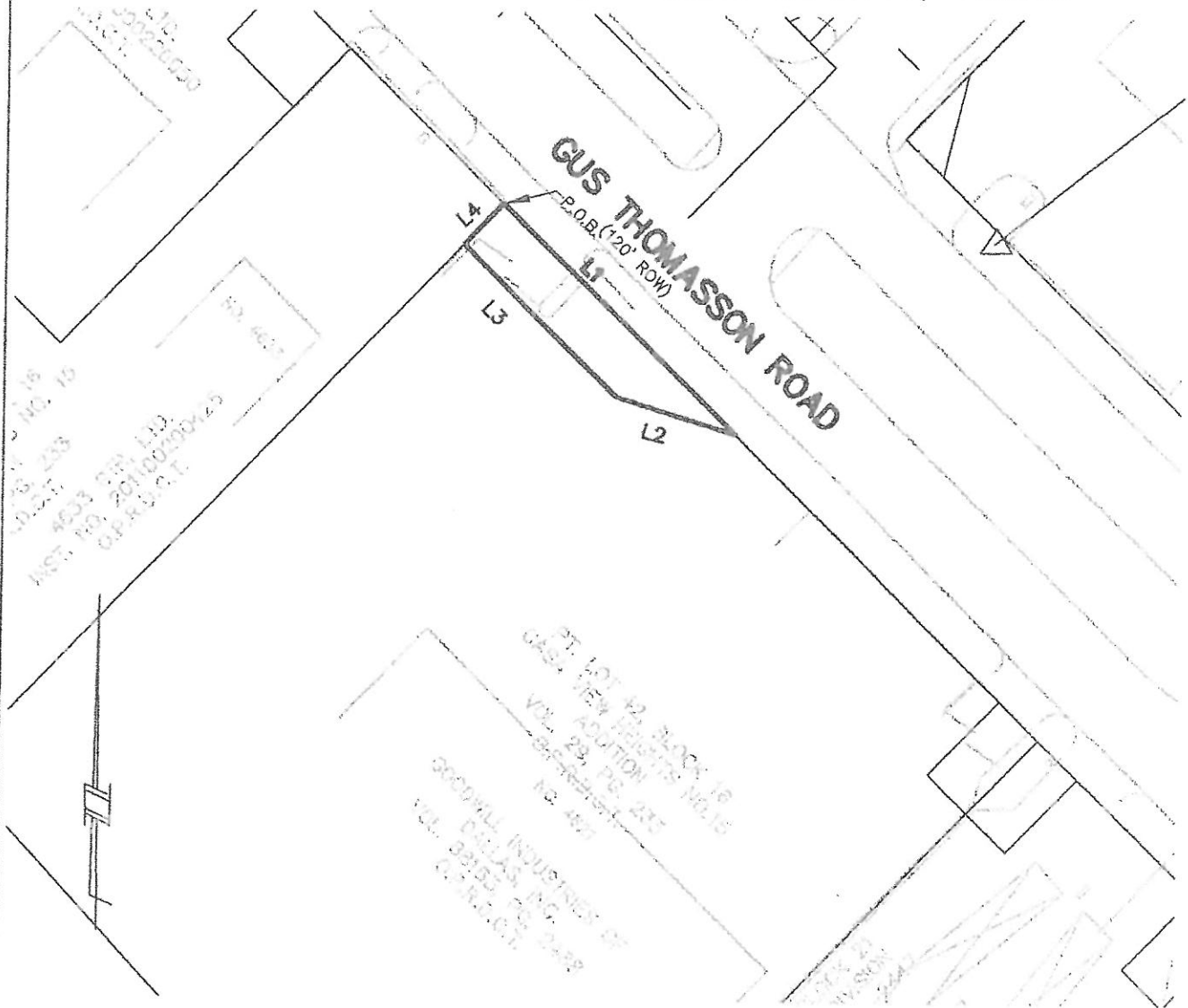
BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

ROW Dedication No. 1

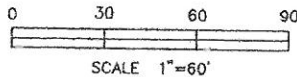
RIGHT-OF-WAY DEDICATION

2036 SQ.FT.

PART OF LOT 42, BLOCK 16
 CASA VIEW HEIGHTS NO.15
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	S45°48'02"E	118.13'
L2	N73°15'34"W	45.29'
L3	N45°36'11"W	77.94'
L4	N44°11'58"E	20.62'



BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
 BASE POINT IS NO. 2 NADA 83

OWNER:

GOODWILL INDUSTRIES OF DALLAS, INC.
 3020 N. WESTMORELAND RD.
 DALLAS, TX 75212

LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DR. SUITE B
 MESQUITE, TEXAS 75150
 PH 972-881-4442
 EMAIL -J.LTLKH@EARTHINK.NET

EXHIBIT B

RIGHT-OF-WAY DEDICATION

522 SQ.FT.

PART OF LOT 12R, BLOCK A

REPLAT OF WHITSON GARDENS 1

CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, being a portion of Lot 12R, Block A, Replat of Whitson Gardens 1, an Addition in the City of Mesquite, Texas according to the Plat thereof recorded in Volume 89139, Page 40, Official Public Records, Dallas County, Texas and being a portion of that certain tract of land conveyed to KFC US Properties, Inc. by Deed recorded in Volume 2003003, Page 14379, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the Northeast ROW line of Gus Thomasson Road (a 120' ROW) with the Northwest ROW line of Whitson Way (a 60' ROW), being at the South corner of said Lot 12R, Block A;

THENCE: North 46 degrees 07 minutes 52 seconds West, along the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Lot 12R, Block A, a distance of 51.30 feet to a point for corner;

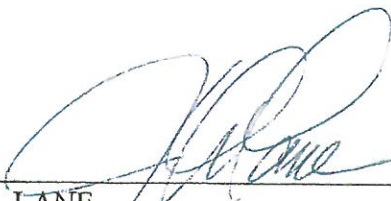
THENCE: South 64 degrees 36 minutes 26 seconds East, departing the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Lot 12R, Block A, a distance of 52.93 feet to a point for corner;

THENCE: North 46 degrees 57 minutes 19 seconds East, a distance of 37.62 feet to a point for corner;

THENCE: South 43 degrees 07 minutes 17 seconds East, a distance of 2.00 feet to point for corner in the Northwest ROW line of Whitson Way and the Southeast line of said Lot 12R, Block A;

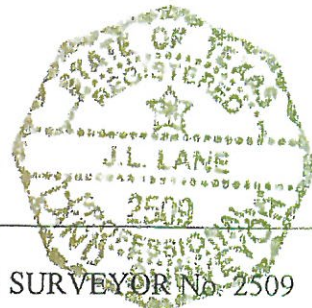
THENCE: South 46 degrees 57 minutes 19 seconds West, along the Northwest ROW line of Whitson Way and the Southeast line of said Lot 12R, Block A, a distance of 54.31 feet to the PLACE OF BEGINNING and containing 522 square feet of land.

November 2, 2012



J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

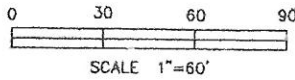
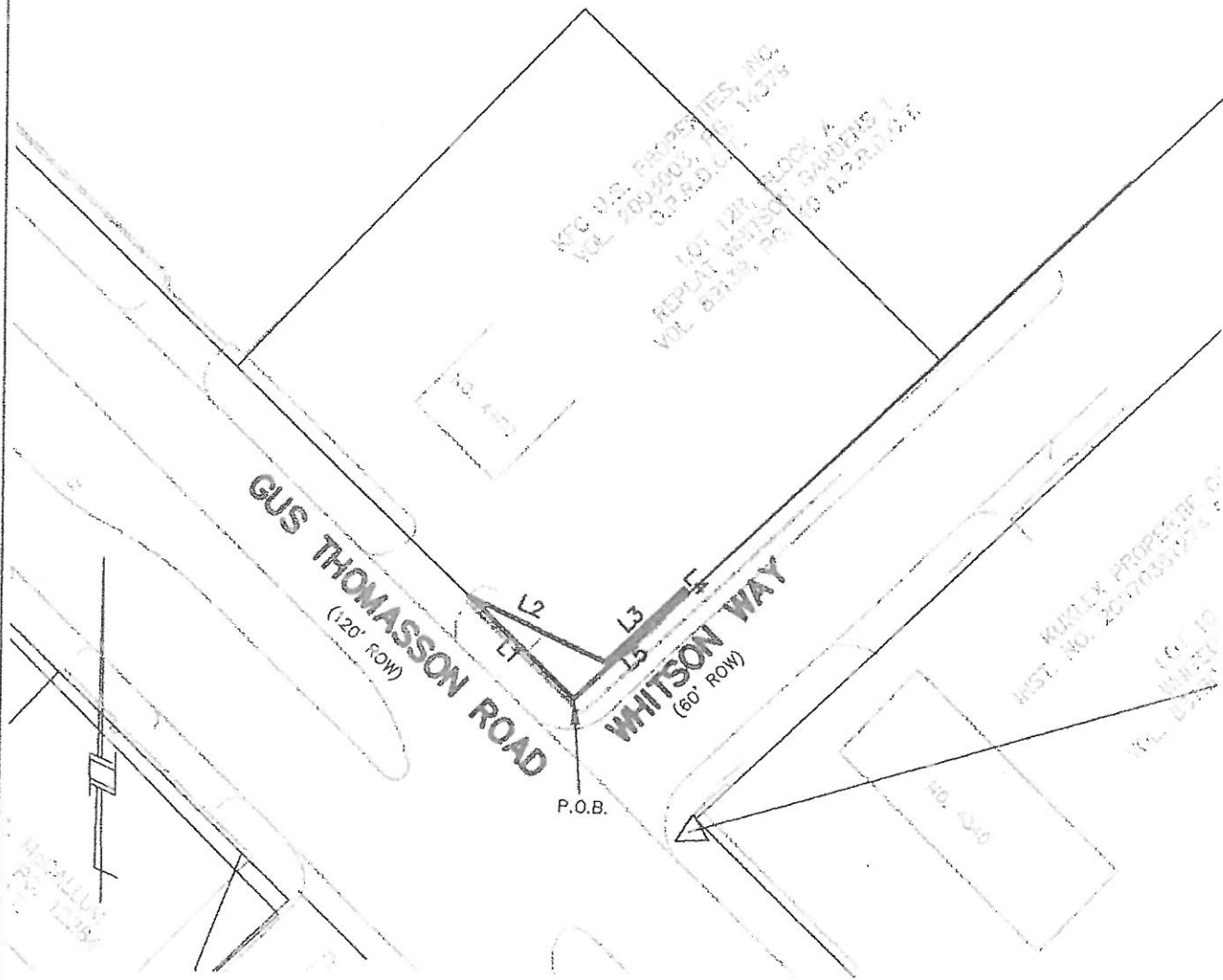


BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

ROW Dedication No. 7

RIGHT-OF-WAY DEDICATION

522 SQ.FT.
 PART OF LOT 12R, BLOCK A
 REPLAT WHITSON GARDENS 1
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	N46°07'52"W	51.30'
L2	S64°36'26"E	52.93'
L3	N46°57'19"E	37.62'
L4	S43°07'17"E	2.00'
L5	S46°57'19"W	54.31'

BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
 BASE POINT IS NO. 2 NADA 83

OWNER:
 KFC U.S. PROPERTIES, INC.
 PO BOX 35370
 LOUISVILLE, KY 40232

LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DR. SUITE B
 MESQUITE, TEXAS 75150
 PH 972-681-4442
 EMAIL -J.LTLKH@EARTHLINK.NET

EXHIBIT C

RIGHT-OF-WAY DEDICATION

569 SQ.FT.

PART OF JOHN HARDIN SURVEY, ABST. No. 545
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas and being a portion of that certain tract of land conveyed to Darrell A. McCallum by Deed recorded in Volume 2002106, Page 12284, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the Southwest ROW line of Gus Thomasson Road (a 120' ROW) with the Northwest ROW line of Moon Drive (a 50' ROW), being at the East corner of said Darrell A. McCallum tract

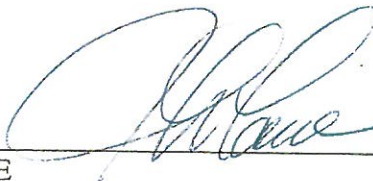
THENCE: South 47 degrees 03 minutes 43 seconds West, along the Northwest ROW line of Moon Drive and the Southeast line of said Darrell A. McCallum tract, a distance of 40.61 feet to a point for corner;

THENCE: North 42 degrees 56 minutes 17 seconds West, departing the Northwest ROW line of Moon Drive and the Southeast line of said Darrell A. McCallum tract, a distance of 4.74 feet to a point for corner;

THENCE: North 21 degrees 38 minutes 46 seconds East, a distance of 43.51 feet to a point for corner in the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Darrell A. McCallum tract;

THENCE: South 46 degrees 07 minutes 52 seconds East, along the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Darrell A. McCallum tract, a distance of 23.45 feet to the PLACE OF BEGINNING and containing 569 square feet of land.

November 2, 2012



J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

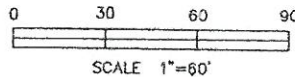
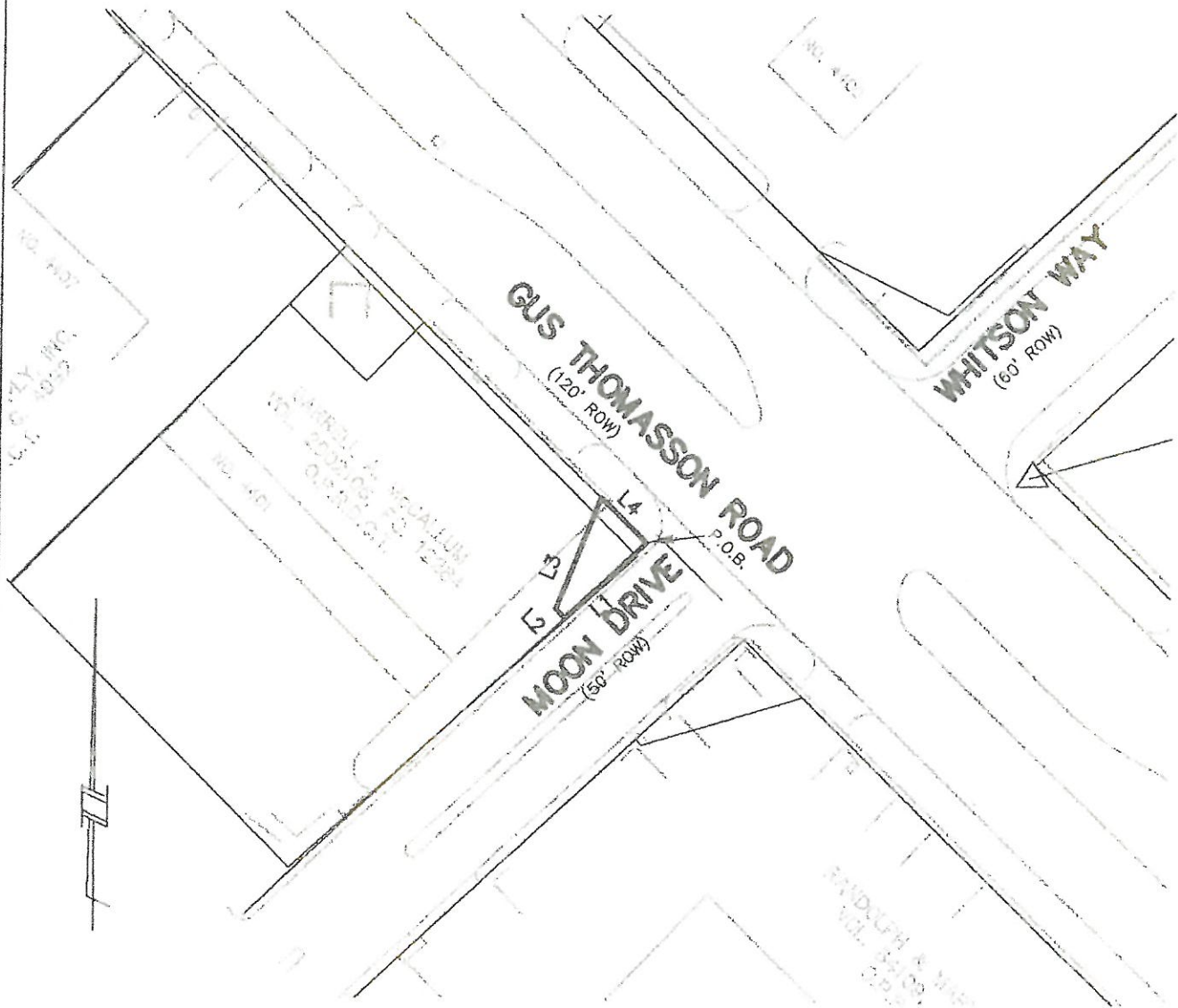


BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

ROW Dedication No. 3

RIGHT-OF-WAY DEDICATION

569 SQ.FT.
 PART OF JOHN HARDIN SURVEY, ABST. NO.545
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	S47°03'43"W	40.61'
L2	N42°56'17"W	4.74'
L3	N21°38'46"E	43.51'
L4	S46°07'52"E	23.45'

BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
 BASE POINT IS NO. 2 NADA 83

OWNER:

DARRELL A. McCALLUM
 1535 E. 1-30
 ROCKWALL, TX 75087

LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DR. SUITE B
 MESQUITE, TEXAS 75150
 PH 972-681-4442
 EMAIL - JLTUKH@EARTHLINK.NET

EXHIBIT D

RIGHT-OF-WAY DEDICATION

902 SQ.FT.

PART OF JOHN HARDIN SURVEY, ABST. No. 545
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas and being a portion of that certain tract of land conveyed to Randolph & Mary Hopkins by Deed recorded in Volume 84109, Page 3440, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the Southwest ROW line of Gus Thomasson Road (a 120' ROW) with the Southeast ROW line of Moon Drive (a 50' ROW), being at the North corner of said Randolph & Mary Hopkins tract;

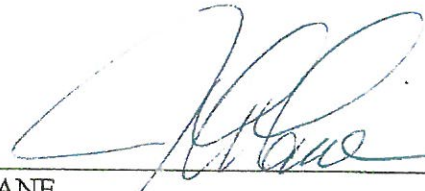
THENCE: South 46 degrees 07 minutes 52 seconds East, along the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Randolph & Mary Hopkins tract, a distance of 30.46 feet to a point for corner;

THENCE: South 73 degrees 19 minutes 08 seconds West, departing the Southwest ROW line of Gus Thomasson Road and the Northeast line of said Randolph & Mary Hopkins tract, a distance of 61.97 feet to a point for corner;

THENCE: North 42 degrees 27 minutes 06 seconds West, a distance of 3.00 feet to a point for corner in the Southeast ROW line of Moon Drive and the Northwest line of said Randolph & Mary Hopkins tract;

THENCE: North 47 degrees 03 minutes 43 seconds East, along the Southeast ROW line of Moon Drive and the Northwest line of said Randolph & Mary Hopkins tract, a distance of 53.85 feet to the PLACE OF BEGINNING and containing 902 square feet of land.

November 2, 2012



J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509



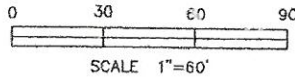
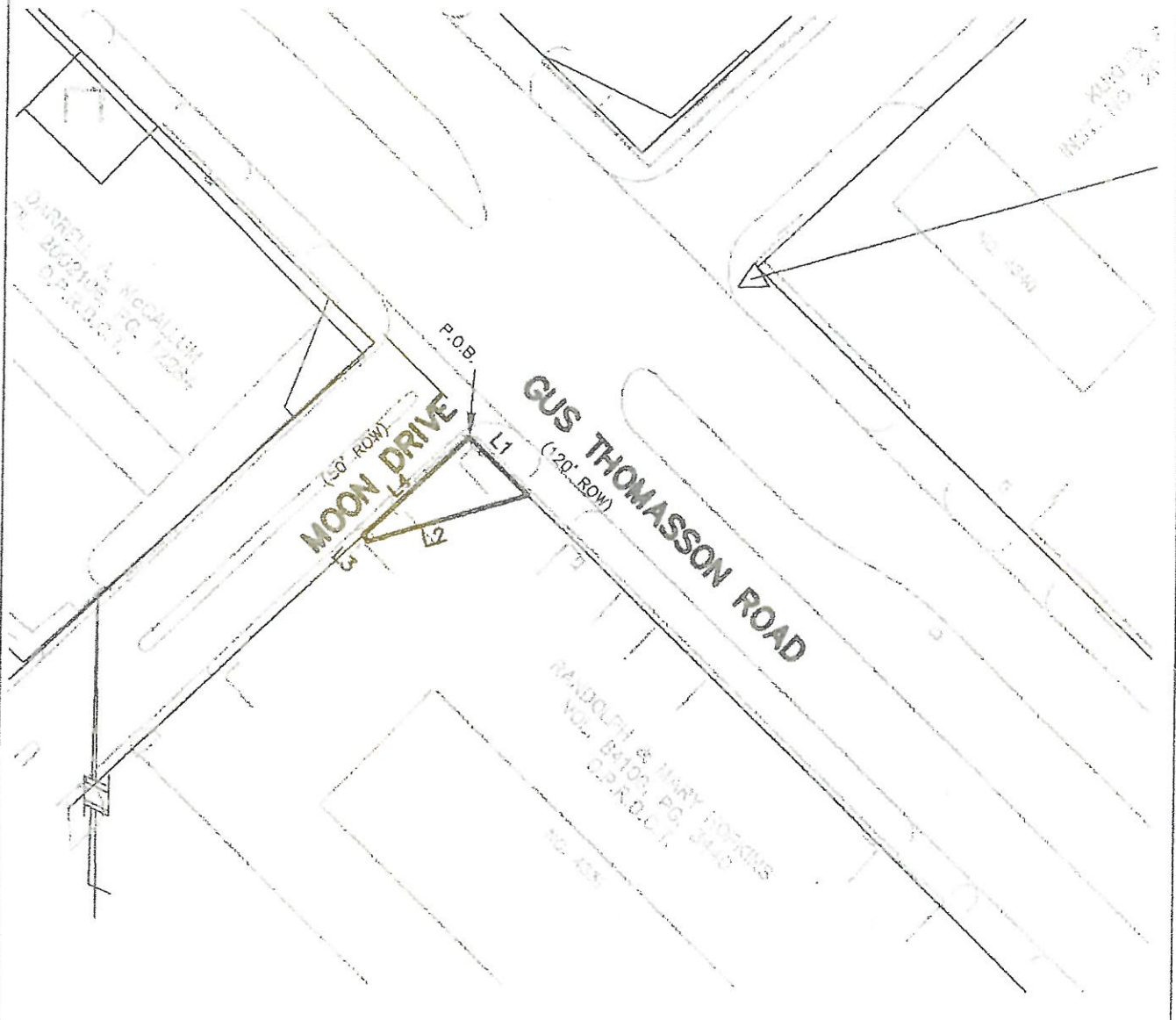
BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

ROW Dedication No. 4

AGE 1 OF 2

RIGHT-OF-WAY DEDICATION

902 SQ.FT.
 PART OF JOHN HARDIN SURVEY, ABST. NO. 545
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	S46°07'52"E	30.46'
L2	S73°19'08"W	61.97'
L3	N42°27'06"W	3.00'
L4	N47°03'43"E	53.85'

BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
 BASE POINT IS NO. 2 NADA 83

OWNER:
 RANDOLPH & MARY HOPKINS
 3105 DREXEL DRIVE
 DALLAS, TX 75205

LANE'S SOUTHWEST SURVEYING INC.
 2717 MOTLEY DR. SUITE B
 MESQUITE, TEXAS 75150
 PH 972-681-4442
 EMAIL -JLTUKH@EARTHLINK.NET

EXHIBIT E

RIGHT-OF-WAY DEDICATION

136 SQ.FT.

PART OF TRACT A, BLOCK 24

COUNTRY CLUB ESTATES 2

CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, being a portion of tract A, Block 24, Country Club Estates 2, an Addition in the City of Mesquite, Texas according to the Plat thereof recorded in Volume 36, Page 41, Official Public Records, Dallas County, Texas and being a portion of that certain tract of land conveyed to A.J. & R.I. Head by Deed recorded in Volume 6381, Page 242, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner at the intersection of the Northeast ROW line of Gus Thomasson Road (a 120' ROW) with the Northwest ROW line of Karla Drive (a 50' ROW), being at the South corner of said Tract A, Block 24;

THENCE: North 45 degrees 48 minutes 02 seconds West, along the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Tract A, Block 24, a distance of 10.39 feet to a point for corner;

THENCE: North 65 degrees 46 minutes 56 seconds East, departing the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Tract A, Block 24, a distance of 28.22 feet to a point for corner in the Northwest ROW line of Karla Drive and the Southeast line of said Tract A;

THENCE: South 44 degrees 10 minutes 50 seconds West, along the Northwest ROW line of Karla Drive and the Southeast line of said Tract A, Block 24, a distance of 26.25 feet to the PLACE OF BEGINNING and containing 136 square feet of land.

November 2, 2012


J. L. LANE

REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

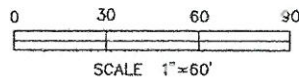


BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

RIGHT-OF-WAY DEDICATION

136 SQ.FT.

PART OF TRACT A, BLOCK 24
COUNTRY CLUB ESTATES 2
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	N45°48'02"W	10.39'
L2	N65°46'56"E	28.22'
L3	S44°10'50"W	26.25'

BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
BASE POINT IS NO. 2 NADA 83

OWNER:

A.J. & R.I. HEAD
PO BOX 721177
DALLAS, TX 75372

LANE'S SOUTHWEST SURVEYING INC.
2717 MOTLEY DR. SUITE B
MESQUITE, TEXAS 75150
PH 972-681-4442
EMAIL -JLTUKH@EARTHINK.NET

EXHIBIT F

RIGHT-OF-WAY DEDICATION

327 SQ.FT.

PART OF TRACT B, BLOCK 25

COUNTRY CLUB ESTATES 2

CITY OF MESQUITE, DALLAS COUNTY, TEXAS

BEING a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, being a portion of Tract B, Block 25, Country Club Estates 2, an Addition in the City of Mesquite, Texas according to the Plat thereof recorded in Volume 36, Page 41, Official Public Records, Dallas County, Texas and being a portion of that certain tract of land conveyed to Ann G. Rorie, et al, by Deed recorded in Volume 99189, Page 715, Official Public Records, Dallas County, Texas and being more particularly described as follows:

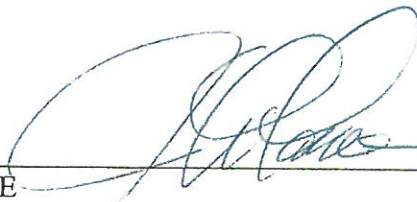
BEGINNING at a point for corner at the intersection of the Northeast ROW line of Gus Thomasson Road (a 120' ROW) with the Southeast ROW line of Karla Drive (a 50' ROW), being at the West corner of said Tract B, Block 25;

THENCE: North 44 degrees 11 minutes 23 seconds East, along the Southeast ROW line of Karla Drive and the Northwest line of said Tract B, Block 25, a distance of 33.26 feet to a point for corner;

THENCE: South 13 degrees 36 minutes 17 seconds West, departing the Southeast ROW line of Karla Drive and the Northwest line of said Tract B, Block 25, a distance of 38.64 feet to a point for corner in the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Tract B;

THENCE: North 45 degrees 48 minutes 02 seconds West, along the Northeast ROW line of Gus Thomasson Road and the Southwest line of said Tract A, Block 25, a distance of 19.66 feet to the PLACE OF BEGINNING and containing 327 square feet of land.

November 2, 2012



J. L. LANE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2509

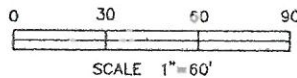
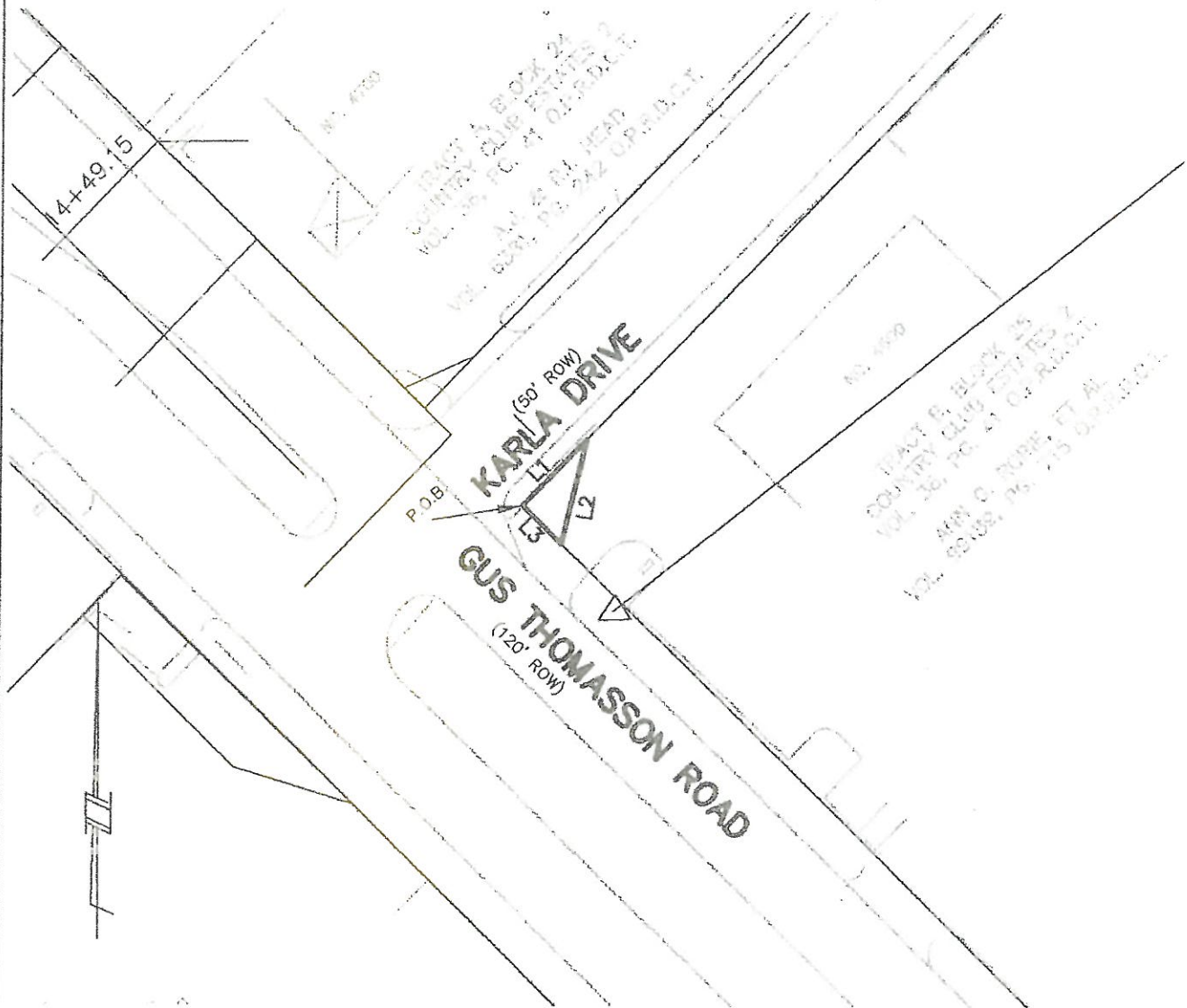


BASIS OF BEARINGS from City of Mesquite GPS System, Base Point is No. 2 NADA 83

RIGHT-OF-WAY DEDICATION

327 SQ.FT.

PART OF TRACT B, BLOCK 25
COUNTRY CLUB ESTATES 2
CITY OF MESQUITE, DALLAS COUNTY, TEXAS



NUM	BEARING	DISTANCE
L1	N44°11'23"E	33.26'
L2	S13°36'17"W	38.64'
L3	N45°48'02"W	19.66'

BASIS OF BEARINGS FROM CITY OF MESQUITE GPS SYSTEM
BASE POINT IS NO. 2 NADA 83

OWNER:

ANN G. RORIE, ET AL
3841 GREENBRIER DR.
DALLAS, TX 75225

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MESQUITE, TEXAS 75150
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