

ORDINANCE NO. 408

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS LEVYING ASSESSMENTS AGAINST THE VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS AND HIGHWAYS IN THE CITY OF MESQUITE, TEXAS, TO-WIT: GUS THOMASSON ROAD FROM U. S. HIGHWAY 67 TO THE INTERSECTION OF GUS THOMASSON ROAD AND KARLA DRIVE; OATES DRIVE FROM THE ALLEY WEST OF OLEANDER TRAIL TO THE ALLEY EAST OF MODLIN STREET; PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A LIEN AND CHARGE AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS AND HIGHWAYS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of Gus Thomasson Road from U. S. Highway 67 to the intersection of Gus Thomasson Road and Karla Drive and Oates Drive from the alley west of Oleander Trail to the alley east of Modlin Street by excavating or filling so as to bring the same to grade; by paving with 7 inch reinforced 3,000 p.s.i. concrete pavement, with 6 inch height rolltype integral curbs, with 6 inch reinforced 2,600 p.s.i. concrete driveway approaches and alley returns, and standard 4 inch thickness sidewalks where specified, so that the roadway width is 62 feet from back of curb to back of curblane, except where left turn lanes are specified, and then said roadway width is 72 feet; and by constructing all necessary drains, sewers and culverts where specified. Any existing curbs and gutters in place, meeting these specifications, or which can be utilized, shall be left in place, if any, and corresponding credits to the property owners shall be allowed on the assessments; and

WHEREAS, pursuant to said resolution, specifications were prepared for said work by the Director of Public Works, filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and

WHEREAS, thereafter in compliance with the law, the Director of Public Works prepared his statements or lists showing the names of property owners upon said street and highways, the description of their property, the total cost of the said improvements, the cost thereof per front foot and the cost of each property owner, said statements possessing all the other requisites required by law; and

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a

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hearing to such property owners, their agents, or attorneys, all in accordance with the terms of applicable law, at which hearing said owners were to be heard as to the benefits of said improvements to their property, as to any error or invalidity in said proceedings or to any matter or thing connected with the said improvements; and

WHEREAS, the said resolution in connection with the improvements of said streets and highways was duly adopted in compliance with the law on the 18th day of December, 1961; and

WHEREAS, thereafter, in accordance with the terms of the law, the City Secretary of the City of Mesquite gave notice to the property owners on said streets and highways, their agents and attorneys, of said hearing, by publishing a copy of said resolution one time in the TEXAS MESQUITER, a weekly paper of general circulation in the City of Mesquite ten days prior to the days set for the hearing, to-wit, the 15th day of January, 1962; and the City Secretary also gave notice of said hearing by posting letters containing the same to the property owners, their agents and attorneys, ten days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate those proceedings; and

WHEREAS, said hearing was had at the time and place mentioned in the said resolution and notice, to-wit, on the 15th day of January, 1962, at 2 o'clock p.m. at the Council Chamber in the City Hall of the City of Mesquite, Texas, which hearing was continued from day to day, and time to time, until the 5th day of February, 1962, and was then closed; and

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner to be heard concerning the benefits thereof, or in any other matter, were heard, and error and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected;

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

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 5th day of February, 1962, in these proceedings is hereby ratified and confirmed by this ordinance; that the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets and highways hereinbelow mentioned and against the owners thereof, and that such assessments and changes are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the

improvement in the unit or district for which such assessments are levied, and establish substantial justice and equality and uniformity among the respective owners of the respective properties and among all parties concerned, considering the benefits received and burdens imposed, and further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance, and further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and the proceedings of the City heretofore had with reference to said improvements and is in all respects valid and regular.

SECTION 2. There shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same, and the owners thereof, as far as such owners are known, being as follows:

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 1			
TEXAS POWER & LIGHT CO.	Gus Thomasson	86	\$ 1,976.28

PROPERTY DESCRIPTION

Being a 1.53 acre tract of land located in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being that certain tract conveyed by Alexander Motor Company to Texas Power & Light Company by deed dated December 31, 1958, recorded Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the said 1.53 acre tract, said point being located in the Easterly right-of-way line of Gus Thomasson Road;
THENCE North 44 degrees 51 minutes East 540 feet to a point for corner;
THENCE South 45 degrees 06 minutes East 125 feet to a point for corner;
THENCE South 45 degrees 01 minutes West 449 feet to a point for corner, said point being located in the North right-of-way line of U. S. Highway 67;
THENCE Westerly along the North right-of-way line of U. S. Highway 67, 98 feet to a point for corner;
THENCE Northerly 86 feet along the Easterly right-of-way line of Gus Thomasson Road to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 2			
ERBEN REALTY COMPANY	Gus Thomasson	1003.40	\$23,437.27

PROPERTY DESCRIPTION

Being two tracts of land, consisting of a total of 13.65 acres, in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, deeded to Erben Realty Company by deed dated May 1, 1959, recorded Dallas County Deed Records, and being part of an 80 acre tract of land conveyed to Alexander Motor Company by H. B. Parris as recorded in Volume 4194, Page 553 of the Deed Records of Dallas County, Texas and being more particularly described by metes and bounds as follows:

Tract No. 1

BEGINNING at the North corner of the intersection of Live Oak Drive and Gus Thomasson Road;
THENCE North 45 degrees 36 minutes West 673.16 feet to point for corner;
THENCE North 44 degrees 41 minutes East with the Northwesternly line of said 80 acre tract 479.06 feet to an iron stake for corner, said corner being in the Westerly right-of-way line of a 15 foot alley in Block 1 of Casa View Heights Addition No. 20, an addition to the City of Mesquite, Texas;
THENCE South 45 degrees 36 minutes East 670.79 feet along the Westerly right-of-way line of said 15 foot alley to a point in the Northerly right-of-way line of Live Oak Drive (a 50 foot right-of-way);
THENCE South 44 degrees 24 minutes West 479.05 feet along the Northerly right-of-way line of Live Oak Drive to the place of beginning.

Tract No. 2

BEGINNING at the East corner of the intersection of Live Oak Drive and Gus Thomasson Road;
THENCE North 44 degrees 24 minutes East 479.05 feet along the Southerly right-of-way line of Live Oak Drive to a point for corner, said point being located in the Westerly right-of-way line of a 15 foot alley in Block 8 of Casa View Heights Addition No. 20, an addition to the City of Mesquite, Texas;
THENCE Southerly and Southeasterly along the Westerly right-of-way line of the said 15 foot alley in Block 8 of Casa View Heights

Addition No. 20 a distance of 699.7 feet to a point for corner;
THENCE South 44 degrees 43 minutes West 663.61 feet to a point
for corner, said point being located in the Northeasterly right-
of-way line of U. S. Highway 67;

THENCE North 45 degrees 27 minutes West with the Northeasterly
right-of-way line of U. S. Highway 67, 156.0 feet to a point on
the Southeasterly line of a 1.53 acre tract owned by the Texas
Power & Light Company, an iron stake set for corner;

THENCE around said Texas Power & Light Company tract as follows:

North 45 degrees 01 minutes East 449.0 feet, an iron stake for
corner;

North 45 degrees 06 minutes West 125.0 feet, an iron stake for
corner;

South 44 degrees 51 minutes West 540.0 feet, an iron stake for
corner;

said corner being located in the Easterly right-of-way line of
Gus Thomasson Road;

THENCE North 45 degrees 36 minutes West 330.24 feet along the
Easterly right-of-way line of Gus Thomasson Road to the place of
beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENTS
NO. 3			
SHARECO, INC.	Gus Thomasson	857.13	\$19,994.68
	Oates Dr.	345	<u>7,928.10</u>
	Total		\$27,922.78

PROPERTY DESCRIPTION

Being three tracts of land situated in the Theophalus Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, and being that certain tract conveyed by A. B. White and T. C. Bateson et al to Sharco, Inc. by deed dated October 16, 1959 (two deeds), recorded Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

Tract No. 1

BEGINNING at a point in the Easterly right-of-way line of Gus Thomasson Road, said point being 230 feet South of the intersection of Gus Thomasson Road and Oates Drive and being also the Southwest corner of Sharco Addition No. 1;
THENCE North 44 degrees 43 minutes East 130 feet to point for corner;
THENCE North 45 degrees 36 minutes West 230 feet to point for corner; said point being in the South right-of-way line of Oates Drive;
THENCE North 44 degrees 43 minutes East along the South right-of-way line of Oates Drive 345 feet to point for corner;
THENCE South 45 degrees 36 minutes East 373.4 feet to point for corner;
THENCE South 44 degrees 24 minutes West a distance of 65.0 feet to point for corner;
THENCE South 45 degrees 36 minutes East a distance of 40.0 feet to point for corner;
THENCE South 44 degrees 24 minutes West a distance of 85.0 feet to point for corner;
THENCE North 45 degrees 36 minutes West a distance of 45.91 feet to point for corner;
THENCE South 44 degrees 24 minutes West a distance of 325.0 feet to point for corner, said point being in the Easterly right-of-way line of Gus Thomasson Road;
THENCE North 45 degrees 36 minutes West 130.08 feet, more or less, to the place of beginning.

NO. 3 (continued)

Tract No. 2

BEGINNING at a point in the Easterly right-of-way line of Gus Thomasson Road, said point being also the most Southwesterly corner of that said 2.3 acre tract deeded to Minyard #3 Inc. by deed dated July 24, 1959, recorded Dallas County Deed Records;
THENCE North 45 degrees 36 minutes West 79.50 feet to a point for corner;
THENCE North 44 degrees 24 minutes East a distance of 85.0 feet to a point for corner;
THENCE South 45 degrees 36 minutes East a distance of 40.0 feet to point for corner;
THENCE North 44 degrees 24 minutes East a distance of 65.0 feet to point for corner;
THENCE South 45 degrees 36 minutes East to a point for corner in the North right-of-way line of Whitson Way;
THENCE South 47 degrees 36 minutes 45 seconds West along the North right-of-way line of Whitson Way a distance of 475.73 feet to a point for corner in the Easterly right-of-way line of Gus Thomasson Road;
THENCE North 45 degrees 36 minutes West along the Easterly right-of-way line of Gus Thomasson Road a distance of 25 feet, more or less, to the place of beginning.

Tract No. 3

BEGINNING at the East corner of the intersection of Gus Thomasson Road and Whitson Way;
THENCE South 45 degrees 36 minutes East along the Easterly right-of-way line of Gus Thomasson Road 602.05 feet, more or less, to a point for corner;
THENCE North 44 degrees 45 minutes East a distance of 505.06 feet to a point for corner, said point being in the West right-of-way line of a 15 foot alley in Block C of Whitson Gardens Addition No. 1, an addition to the City of Mesquite, Texas;
THENCE North 45 degrees 36 minutes West along the West right-of-way line of said 15 foot alley to a point for corner in the South right-of-way line of Whitson Way;
THENCE South 47 degrees 36 minutes 45 seconds West 475.73 feet along the South right-of-way line of Whitson Way to the place of beginning.

OATES DRIVE:

Being a 100 foot x 130 foot tract of land out of the Theophalus Thomas Survey, Abstract No. 1461, and being known as Sharco Addition No. 1, an addition to the City of Mesquite, Dallas County, Texas.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENTS
NO. 4			
MINYARD'S NO. 3, INC.	Gus Thomasson	227.20	\$ 5,221.06

PROPERTY DESCRIPTION

Being a 2.3 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461 deeded to Minyard's No. 3 Inc. by deed dated July 24, 1959, recorded in Dallas County Deed Records, located in the City of Mesquite, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwesterly line of Whitson Gardens Addition No. 1, said point being South 45 degrees 36 minutes East a distance of 393.40 feet from the most northwesterly corner of Whitson Gardens Addition No. 1;
 THENCE South 45 degrees 36 minutes East a distance of 200.00 feet to a point for corner;
 THENCE South 44 degrees 24 minutes West a distance of 65.0 feet to a point for corner;
 THENCE North 45 degrees 36 minutes West a distance of 40 feet to a point for corner;
 THENCE South 44 degrees 24 minutes West a distance of 85.0 feet to a point for corner;
 THENCE South 45 degrees 36 minutes East a distance of 79.50 feet to a point for corner;
 THENCE South 47 degrees 36 minutes 45 seconds West a distance of 325.50 feet to a point for corner, said point being in the Easterly line of Gus Thomasson Road;
 THENCE North 45 degrees 36 minutes West with the Easterly line of Gus Thomasson Road a distance of 227.20 feet to a point for corner;
 THENCE North 44 degrees 24 minutes East a distance of 325.0 feet to a point for corner;
 THENCE South 45 degrees 36 minutes East a distance of 45.91 feet to a point for corner;
 THENCE North 44 degrees 24 minutes East a distance of 85.0 feet to a point for corner;
 THENCE North 45 degrees 36 minutes West a distance of 40.0 feet to a point for corner;
 THENCE North 44 degrees 24 minutes East a distance of 65.0 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 5			
TREMARCO CORP.	Gus Thomasson	130	\$ 2,987.40
	Oates Dr.	130	<u>2,987.40</u>
	Total		\$ 5,974.80

PROPERTY DESCRIPTION

Being a parcel of land out of the A. B. White and T. C. Bateson tract of land in the Theophalus Thomas Survey, Abstract No. 1461 in the City of Mesquite, Dallas County, Texas, conveyed by deed dated June 10, 1957 by A. B. White and T. C. Bateson to Tremarco Corporation, recorded in Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at the Easterly corner of the intersection of Gus Thomasson Road and Oates Drive;
 THENCE in a Northeasterly direction along the Southeasterly right-of-way line of Oates Drive a distance of 130 feet to a point for corner;
 THENCE South 45 degrees 36 minutes East a distance of 130 feet to a point for corner;
 THENCE South 44 degrees 43 minutes West a distance of 130 feet to a point for a corner in the Northeasterly right-of-way line of Gus Thomasson Road (a 120 foot right-of-way);
 THENCE North 45 degrees 36 minutes West along said Northeasterly right-of-way line of Gus Thomasson Road a distance of 130 feet to the point of beginning.

OWNERS	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 6			
J. M. HOPPENSTEIN O. L. NELMS VICTOR RICHMAN JOE RICHMAN IRVING GLAZER ROBERT GLAZER	Gus Thomasson	1820.70	\$41,839.69

PROPERTY DESCRIPTION

- 1/5 Interest - O. L. Nelms, J. M. Hoppenstein, Victor Richman and Joe Richman
- 1/10 Interest - Irving Glazer and Robert Glazer

Being a tract of land located in the John Hardin Survey, Abstract No. 545 conveyed by Valtai M. Joyce and M. E. Joyce to L. L. Nelms, J. M. Hoppenstein, Victor Richman, Joe Richman, Irving Glazer and Robert Glazer by deed dated April 26, 1954, recorded Dallas County Deed Records, and being part of a hundred acre tract conveyed by D. Florence to C. C. McGaughy by deed dated October 15, 1902, recorded in Volume 302 Page 196 Deed Records of Dallas County, Texas, being more particularly described by metes and bounds as follows:

BEGINNING at a point on the Southwest line of said John Hardin Survey, the Southwest line of said hundred acre tract and its intersection of the Northwest line of U. S. Highway No. 67;
 THENCE North 44 degrees 48 minutes West 1342.2 feet along the Southwest line of said hundred acre tract to its West corner;
 THENCE North 44 degrees 54 minutes East to a point in the Southwesterly right-of-way line of Gus Thomasson Road (a 120 foot right-of-way);
 THENCE South 45 degrees 06 minutes East along the Southwesterly right-of-way line of Gus Thomasson Road a distance of 1820.7 feet to a point for corner;
 THENCE South 45 degrees 42 minutes West to a point for corner located in the Northwest line of U. S. Highway No. 67;
 THENCE South 61 degrees 04 minutes West 1685.3 feet along said Northwest line of U. S. Highway No. 67 to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 7			
WARREN R. MILLER, SR.	Gus Thomasson	50	\$ 1,325.74

PROPERTY DESCRIPTION

Being a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed to Warren R. Miller, Sr. by Maud Alford by deed dated July 7, 1954, recorded in the Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on Gus Thomasson Road, 1012.5 feet from the center of Oates Drive at the intersection of Gus Thomasson Road; THENCE 170 feet in a Southwesterly direction to a corner; THENCE 50 feet in a Northwesterly direction to a corner; THENCE 170 feet in a Northeasterly direction to a point on Gus Thomasson Road 962.5 feet from the center of Oates Drive at the intersection of Gus Thomasson Road; THENCE 50 feet in a Southeasterly direction along Gus Thomasson Road to the point of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 8			
GRAND STATE CORP.	Gus Thomasson	229.92	\$ 6,892.16

PROPERTY DESCRIPTION

Being two tracts of land situated in the J. Hardin Survey, Abstract No. 545 and being out of a 1.60 acre tract conveyed to The Grand State Corporation by Warren R. Miller, Sr. by deed dated March 30, 1955, recorded in Volume 4230, Page 566, Dallas County Deed Records, and being more particularly described as follows:

Tract No. 1

BEGINNING at a point on the proposed Southwesterly line of Gus Thomasson Road and on the Northwesterly line of Moon Drive (a 50 foot street), an iron stake for corner;
THENCE South 47 degrees 56 minutes West 170.26 feet along the Northwesterly line of said Moon Drive, to a point on the Southwesterly line of the Grand State Corporation tract, an iron stake for corner;
THENCE North 45 degrees 15 minutes West 45.0 feet along the said Southwesterly line of the Grand State Corporation tract, an iron stake for corner;
THENCE North 44 degrees 36 minutes East 170.0 feet along the Northwesterly line of the Grand State Corporation tract to a point on the proposed Southwesterly line of Gus Thomasson Road, an iron stake for corner;
THENCE South 45 degrees 15 minutes East 54.90 feet along the proposed Southwesterly line of Gus Thomasson Road to the place of beginning and containing 0.19 acres of land.

Tract No. 2

BEGINNING at a point on the proposed Southwesterly line of Gus Thomasson Road and on the Southeasterly line of Moon Drive (a 50 foot street) an iron stake for corner;
THENCE South 45 degrees 15 minutes East 245.02 feet along the proposed Southwesterly line of Gus Thomasson Road to a point on the Northwesterly line of the Warren R. Miller, Sr. tract, an iron stake for corner;
THENCE South 44 degrees 36 minutes West 170.0 feet along the Northwesterly line of the said Miller tract, said point also being the South corner of the Grand State Corporation tract, an iron stake for corner;

NO. 8 (continued)

THENCE North 45 degrees 15 minutes West 254.92 feet along the Southwesterly line of the Grand State Corporation tract to a point on the Southeasterly line of said Moon Drive, an iron stake for corner;

THENCE North 47 degrees 56 minutes East 170.26 feet along the Southeasterly line of said Moon Drive to the place of beginning, and containing 0.98 acres of land.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 9			
RUDOLPH PRIKRYL MINNIE PRIKRYL	Gus Thomasson	100	\$ 2,298.00

PROPERTY DESCRIPTION

Being a tract of land out of the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed by Sherman L. Vencil to Rudolph Prikryl and Minnie Prikryl by deed dated November 17, 1958, recorded Dallas County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of Gus Thomasson Road, the following courses and distances from the intersection of the centerline of Gus Thomasson Road with the centerline of Oates Drive;

- (1) South 45 degrees 04 minutes East with the centerline of Gus Thomasson Road 607.59 feet;
- (2) South 43 degrees 52 minutes 30 seconds West 60.02 feet to the place of beginning;

THENCE South 43 degrees 52 minutes 30 seconds West 169.99 feet to point for corner;

THENCE North 45 degrees 04 minutes West parallel with Gus Thomasson Road 100 feet to point for corner;

THENCE North 43 degrees 52 minutes 30 seconds East 169.99 feet to point for corner in the Southwest line of Gus Thomasson Road, said point being 60 feet, measured perpendicularly from the centerline of Gus Thomasson Road;

THENCE South 45 degrees 04 minutes East with the Southwest line of Gus Thomasson Road 100 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 10			
DOROTHY DOLAN	Gus Thomasson	102.90	\$2,364.64

PROPERTY DESCRIPTION

Being a tract of land out of the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed by Maud Alford to Dorothy Dolan by deed dated September 15, 1958, recorded Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of Gus Thomasson Road the following courses and distances from the intersection of the centerline of Gus Thomasson Road with the centerline of Oates Drive;

- (1) South 45 degrees 04 minutes East with the centerline of Gus Thomasson Road 507.59 feet;
 - (2) South 43 degrees 52 minutes 30 seconds West 60.02 feet;
- THENCE South 43 degrees 52 minutes 30 seconds West 169.99 feet to point for corner;
THENCE North 45 degrees 04 minutes West parallel with Gus Thomasson Road 102.9 feet to point for corner;
THENCE North 43 degrees 52 minutes 30 seconds East 169.99 to point for corner in the Southwest line of Gus Thomasson Road, said point being 60 feet measured perpendicularly from the centerline of Gus Thomasson Road;
THENCE South 45 degrees 04 minutes East with the Southwest line of Gus Thomasson Road 102.9 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 11			
WILLIAM F. HENSLEY and wife, PEGGY A. HENSLEY	Gus Thomasson	100	\$ 2,497.14

PROPERTY DESCRIPTION

Being a tract of land out of the John Hardin Survey, Abstract No. 545, Dallas County, Texas, conveyed by Maud Alford to William F. Hensley and wife, Peggy A. Hensley by deed dated November 19, 1959, recorded Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of Gus Thomasson Road, the following courses and distances from the intersection of the centerline of Gus Thomasson Road with the centerline of Oates Drive;

(1) South 45 degrees 04 minutes East with the centerline of Gus Thomasson Road 404.69 feet;

(2) South 43 degrees 52 minutes 30 seconds West 60.02 feet; THENCE South 43 degrees 52 minutes 30 seconds West 169.99 feet to point for corner;

THENCE North 45 degrees 04 minutes West parallel with Gus Thomasson Road 122.68 feet to a point for corner;

THENCE North 51 degrees 30 minutes East 171.08 feet to point for corner in the Southwest line of Gus Thomasson Road, said point being 60 feet measured perpendicularly from the centerline of Gus Thomasson Road;

THENCE South 45 degrees 04 minutes East with the Southwest line of Gus Thomasson Road 100 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 12			
C. A. SAMMONS	Gus Thomasson	100	\$ 2,593.19

PROPERTY DESCRIPTION

Being a part of the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, and being a 0.39 acre tract of land conveyed by Alden E. Wagner and John M. Mahaffey to C. A. Sammons by deed dated May 6, 1960, recorded Dallas County Deed Records, and being more fully described by metes and bounds as follows:

BEGINNING at a point in the Southwest line of Gus Thomasson Road (after widening) South 45 degrees East along said Southwest line 162.4 feet from the intersection of same with the Southerly or Southeasterly line of Oates Drive (after widening);
THENCE South 45 degrees East along the said Southwest line of Gus Thomasson Road 100 feet to a point for corner;
THENCE South 52 degrees 03 minutes West and parallel with Oates Drive 171.2 feet to point for corner;
THENCE North 45 degrees West and parallel to Gus Thomasson Road, 100 feet to point for corner;
THENCE North 52 degrees 03 minutes East and parallel to Oates Drive, 171.2 feet to the place of beginning and containing 0.39 acres of land, more or less.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 13			
MAUD ALFORD	Gus Thomasson	162.40	\$ 4,096.57
	Oates Drive	171.29	<u>4,126.25</u>
	Total		\$ 8,222.82

PROPERTY DESCRIPTION

Being a tract of land out of the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed by F. H. Hamilton and wife, Eva R. Hamilton to Maud Alford by deed dated July 1, 1954, recorded Dallas County Deed Records, and being more particularly described by metes and bounds as follows:

BEGINNING AT the South corner of the intersection of Gus Thomasson Road and Oates Drive;
THENCE South 45 degrees 162.4 feet along the Southwesterly right-of-way line of Gus Thomasson Road to a point for corner;
THENCE South 51 degrees 30 minutes East 171.08 feet to point for corner;
THENCE Northwesterly 162.4 feet to a point for corner in the Southeasterly right-of-way line of Oates Drive;
THENCE North 52 degrees 03 minutes East along the Southeasterly right-of-way line of Oates Drive 171.29 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 14			
H. E. ENLOW	Oates Dr.	602.04	\$14,174.29

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Hardin Survey, Abstract No. 545 and the William Johnston Survey, Abstract No. 706, Dallas County, Texas, and being part of the 18.93 acre tract of land conveyed to H. E. Enlow by deed dated January 3, 1955, recorded Dallas County Deed Records and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the South right-of-way line of Oates Drive 130 feet East of the East right-of-way line of a 30 foot alley in Block 3 Casa View Heights Addition No. 16, an addition to the City of Mesquite, Texas, said point being the Northeast corner of a 0.34 acre tract of land conveyed to W. Nelson Taylor by deed dated September 14, 1961, recorded Dallas County Deed Records;
 THENCE South 19 degrees 55 minutes East 60 feet to point for corner;
 THENCE South 47 degrees 56 minutes West 175.41 feet to point for corner;
 THENCE Westerly 25 feet to a point for corner in the East right-of-way line of a 20 foot alley in Block 3 Casa View Heights Addition No. 16, an addition to the City of Mesquite, Texas;
 THENCE South 0 degrees 19 minutes East along the East right-of-way line of said 20 foot alley a distance of 275.83 feet to point for corner;
 THENCE along the Westerly, Northerly and Easterly right-of-way line of said 20 foot alley 1488.01 feet to point for corner;
 THENCE North 44 degrees 53 minutes East 286.88 feet to a point for corner;
 THENCE North 45 degrees 11 minutes East 405.5 feet to point for corner;
 THENCE North 45 degrees 15 minutes West to a point for corner in the Southerly right-of-way line of Moon Drive;
 THENCE Southwesterly along the Southerly extension of the Southerly right-of-way line of Moon Drive 187.26 feet to point for corner, said point being the Westerly corner of a 1.115 acre tract conveyed to George H. Blocker by deed dated January 4, 1961, recorded Dallas County Deed Records;
 THENCE Southeasterly 295.41 feet along the Southwesterly property line of said 1.115 acre tract to point for corner;
 THENCE Northeasterly along the Southeasterly property line of said 1.115 acre tract 167 feet to point for corner;

NO. 14 (continued)

THENCE Northwesterly 286.51 feet along the Northeasterly property line of said 1.115 acre tract to point for corner, said point being in the Southerly extension of the Southerly right-of-way line of Moon Drive;

THENCE Northeasterly along the Southerly extension of the Southerly right-of-way line of Moon Drive 20 feet to point for corner;

THENCE North 45 degrees 15 minutes West to a point for corner, said point being located in the Southerly right-of-way line of Oates Drive;

THENCE Southwesterly along the Southerly right-of-way line of Oates Drive 15.09 feet to point for corner, said point being the North corner of a 0.328 acre tract conveyed to F. B. Alderdice and Webster Atwell, Trustee, by deed dated November 7, 1957, recorded Dallas County Deed Records;

THENCE Southeasterly along the Northeasterly line of said 0.328 acre tract 120 feet to point for corner;

THENCE South 51 degrees 30 minutes West along the Southeasterly line of said 0.328 acre tract 120 feet to point for corner;

THENCE North 45 degrees 16 minutes West along the Southwesterly property line of said 0.328 acre tract 120 feet to point for corner; said point being located in the Southerly right-of-way line of Oates Drive;

THENCE Southwest along the Southerly right-of-way line of Oates Drive to a point for corner, said point being the North corner of a 0.42 acre tract of land conveyed to Shell Oil Company by deed dated June 28, 1961, recorded Dallas County Deed Records;

THENCE South 45 degrees 07 minutes East along the Northeasterly property line of said 0.42 acre tract 113.6 feet to point for corner;

THENCE South 44 degrees 53 minutes West along the Southeasterly property line of said 0.42 acre tract 150 feet to point for corner;

THENCE North 45 degrees 07 minutes West along the Southwesterly property line of said 0.42 acre tract 131 feet to point for corner, said point being located in the Southerly right-of-way line of Oates Drive;

THENCE Southwest along the Southerly right-of-way line of Oates Drive to a point for corner, said point being the North corner of a 0.37 acre tract conveyed to Continental Oil Company by deed dated March 16, 1956, recorded Dallas County Deed Records;

THENCE South 45 degrees 10 minutes East along the Northeasterly property line of said 0.37 acre tract to point for corner, said point being the East corner of the said 0.37 acre tract;

THENCE South 51 degrees 30 minutes West along the Southeasterly property line of said 0.37 acre tract 123 feet to point for corner;

THENCE South 86 degrees 50 minutes West 10.46 feet to point for corner;

THENCE North 45 degrees 10 minutes West along the Southwesterly property line of said 0.37 acre tract to point for corner, said point being located in the Southerly right-of-way line of Oates Drive;

THENCE Southwesterly along the Southerly right-of-way line of Oates Drive to the place of beginning.

OWNER NO. 15	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
F. B. ALDERDICE & WEBSTER ATWELL, TR.	Oates Drive	120	\$ 3,280.57

PROPERTY DESCRIPTION

Being a 0.328 acre tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed to F. B. Alderdice & Webster Atwell, Trustees, by Deed dated November 7, 1957, recorded Dallas County Deed Records; said tract also being part of a 10.07 acre tract of land conveyed to Enlow Construction Company by E. Melton Horton, Trustee and recorded in Volume 4345, Page 301, Dallas County Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the Southeast line of Oates Drive (a 100 foot right-of-way) and the Southwest line of Gus Thomasson Road (a 120 foot right-of-way);
 THENCE South 51 degrees 30 minutes West 186.38 feet to a point for corner, said point being the place of beginning of the herein described tract;
 THENCE South 45 degrees 16 minutes East along the Northeast line of the said 0.328 acre tract 120.0 feet to an iron stake set for corner;
 THENCE South 51 degrees 30 minutes West 120.0 feet parallel to Oates Drive, to an iron stake set for corner;
 THENCE North 45 degrees 16 minutes West 120.0 feet to a point for corner, said point being located in the Southeasterly right-of-way line of Oates Drive;
 THENCE North 51 degrees 30 minutes East along the Southeasterly right-of-way line of Oates Drive 120.0 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 16			
SHELL OIL COMPANY	Oates Drive	151.01	\$ 3,568.33

PROPERTY DESCRIPTION

Being a 0.42 acre tract of land situated in the John Hardin Survey, Abstract No. 545, Dallas County, Texas, conveyed to Shell Oil Company by deed dated June 28, 1961, and being out of the Casa View Heights Addition No. 16 Shopping Area, an addition to the City of Mesquite, Texas, and being more particularly described as follows:

BEGINNING at the North corner of the said 0.42 acre Shell Oil Company tracg, said point being located in the Southeasterly right-of-way line of Oates Drive;
THENCE South 45 degrees 07 minutes East 113.60 feet, an iron stake for corner;
THENCE South 44 degrees 53 minutes West 150.0 feet, an iron stake for corner;
THENCE North 45 degrees 07 minutes West 131.0 feet to a point for corner, said point being located in the Southeasterly right-of-way line of Oates Drive;
THENCE Northeasterly 151.01 feet along the Southeasterly right-of-way line of Oates Drive to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 17			
CONTINENTAL OIL COMPANY	Oates Drive	130	\$3,309.90

PROPERTY DESCRIPTION

Being a 0.37 acre, more or less, tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas; conveyed to Continental Oil Company by deed dated March 16, 1956, and being out of the Casa View Heights Addition No. 16 Shopping Area, an addition to the City of Mesquite, Texas, and being more particularly described as follows:

BEGINNING at the North corner of the said 0.37 acre, more or less, Continental Oil Company tract, said point being located in the Southeasterly right-of-way line of Oates Drive;
THENCE South 45 degrees 10 minutes East 125.0 feet, more or less, to point for corner, said point being the East corner of the said 0.37 acre, more or less, tract;
THENCE South 51 degrees 30 minutes West 123.0 feet to a point for corner;
THENCE North 86 degrees 50 minutes West 10.46 feet to a point for corner;
THENCE North 45 degrees 10 minutes West 118.0 feet, more or less, to point for corner, said point being located in the Southeasterly right-of-way line of Oates Drive;
THENCE Northeasterly 130.0 feet along the Southeasterly right-of-way line of Oates Drive to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 18			
W. NELSON TAYLOR ELLEN GIBSON TAYLOR	Oates Drive	130	\$3,048.91

PROPERTY DESCRIPTION

Being a 0.34 acre tract of land situated in the J. Hardin Survey, Abstract No. 545 and the William Johnston Survey, Abstract No. 706, Dallas County, Texas, conveyed to W. Nelson Taylor and Ellen Gibson Taylor by deed dated September 14, 1961 and a fifteen (15) year lease to Humble Oil & Refining Company dated September 14, 1961, and being more particularly described as follows;

COMMENCING at a point located in the South line of Oates Drive, said point being the Northeast corner of Casa View Heights Addition No. 16, First Section, and the East line of a 20 foot alley;

THENCE in an Easterly direction along the South line of Oates Drive around a curve with a radius of 714.51 feet and a central angle of 0 degrees 48 minutes 41 seconds, 10.12 feet to the place of beginning, an iron stake for corner;

THENCE in a Northeasterly direction along the South right-of-way line of Oates Drive around a curve having a radius of 714.51 feet and a central angle of 10 degrees 25 minutes 30 seconds 130.0 feet, an iron stake for corner;

THENCE South 19 degrees 55 minutes East, 60.0 feet, an iron stake for corner;

THENCE South 47 degrees 56 minutes West, 175.42 feet, an iron stake for corner;

THENCE South 89 degrees 41 minutes West, 15.0 feet, an iron stake for corner;

THENCE North 0 degrees 19 minutes West, 141.09 feet to the place of beginning and containing 0.34 acres of land, being the same property conveyed to Humble Oil & Refining Company by T. C. Stricklin and wife, Viva Ellison Stricklin, by deed dated November 10, 1959, recorded in Volume 5238, Page 216, Deed Records, Dallas County, Texas.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 19			
RAE SIGEL, TRUSTEE	Oates Dr.	493.56	\$11,342.01
SIDNEY SIGEL			
LOUIS SIGEL	Gus Thomasson	76.87	<u>687.61</u>
MARVIN SIGEL			
DORIS ABRAMSON		Total	\$12,029.62

PROPERTY DESCRIPTION

1/2 Interest to Rae Sigel, Trustee
1/2 Interest to Sidney, Louis &
Marvin Sigel and Doris Abramson

Being Lot 1, Block 21, Casa View Heights Addition No. 15, an addition to the City of Mesquite, Dallas County, Texas as conveyed to Rae Sigel, Trustee, by deed dated April 18, 1960, recorded Dallas County Deed Records and 1/2 interest conveyed to Sidney, Louis and Marvin Sigel and Doris Abramson by deed dated February 21, 1961, recorded Dallas County Deed Records.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 19-A			
RAE SIGEL, TRUSTEE SIDNEY SIGEL LOUIS SIGEL MARVIN SIGEL DORIS ABRAMSON	Oates Drive	283.71	\$6,519.65

PROPERTY DESCRIPTION

- 1/2 Interest - Rae Sigel, Trustee
- 1/2 Interest - Sidney, Louis and Marvin Sigel and Doris Abramson

Being Lot 18, Block 20, Casa View Heights Addition No. 15, an addition to the City of Mesquite, Dallas County, Texas, as conveyed to Rae Sigel, Trustee, by deed dated April 18, 1960, recorded Dallas County Deed Records and 1/2 interest conveyed to Sidney, Louis and Marvin Sigel and Doris Abramson by deed dated February 21, 1961, recorded Dallas County Deed Records.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 20			
D. C. MOTLEY	Oates Drive	239.16	\$ 5,495.89
	Gus Thomasson	270.02	<u>6,205.75</u>
	Total		\$11,701.64

PROPERTY DESCRIPTION

Being a tract of land situated in the J. Hardin Survey, Abstract No. 545, Dallas County, Texas, and being out of an original five (5) acre tract conveyed to D. C. Motley as recorded in Volume 4307, Page 40, of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southwest right-of-way line of Gus Thomasson Road, said point being North 45 degrees West 310 feet from the Northwest right-of-way line of Oates Drive, said point being also the North corner of that certain 0.5 acre tract conveyed to L. C. Griffith by deed dated May 8, 1961;
 THENCE North 45 degrees West 270.05 feet to a point for corner;
 THENCE South 44 degrees 21 minutes 10 seconds West 339.62 feet to point for corner;
 THENCE South 42 degrees 48 minutes 35 seconds East 535.99 feet to point for corner, said point being located in the Northwest right-of-way line of Oates Drive;
 THENCE North 44 degrees 21 minutes 10 seconds East 239.16 feet to a point for corner, said point being also the South corner of that certain 150 feet x 130 feet tract owned by Socony Mobil Oil Company;
 THENCE North 45 degrees West 150 feet to a point for corner;
 THENCE South 51 degrees 34 minutes West 30 feet to a point for corner;
 THENCE North 44 degrees 51 minutes West 160 feet to a point for corner;
 THENCE North 51 degrees 31 minutes East 160 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 21			
SOCONY MOBIL OIL CO.	Oates Drive	130	\$3,386.04
	Gus Thomasson	150	<u>3,677.93</u>
	Total		\$7,063.97

PROPERTY DESCRIPTION

Being a tract of land situated in the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, and being a part of that certain 5.0 acre tract of land conveyed to D. C. Motley by S. D. Smith, et al, by Warranty Deed dated August 30, 1917, and recorded in Volume 725, Page 366, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a T-bar at the intersection of the present Northwest right-of-way line of Oates Drive with the present Southwest right-of-way line of Gus Thomasson Road;
 THENCE South 51 degrees 34 minutes West 130 feet with the Northwest right-of-way line of Oates Drive to a T-bar;
 THENCE North 45 degrees 00 minutes West 150 feet to a T-bar;
 THENCE North 51 degrees 34 minutes East 130 feet to a T-bar in the Southwest right-of-way line of Gus Thomasson Road;
 THENCE South 45 degrees 00 minutes East 150 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 22			
Louis C. Griffith	Gus Thomasson Rd.	160	\$3,676.80

PROPERTY DESCRIPTION

BEING a 0.58 acre tract of land out of the John Hardin Survey, Abstract No. 545, City of Mesquite, Dallas County, Texas, conveyed by D. C. Motley to Louis C. Griffith by deed dated May 8, 1961, recorded Dallas County Deed Records, and also being out of an original 5.0 acre tract conveyed to D. C. Motley as recorded in Volume 4307, Page 40 of the Dallas County Deed Records and being more particularly described as follows:

COMMENCING at the West corner of the intersection of Gus Thomasson Road (a 120 foot right-of-way) and Oates Drive (a 100 foot right-of-way);

THENCE Westerly 150 feet along the Southwesterly right-of-way line of Gus Thomasson Road to the point of beginning of the said 0.58 acre tract conveyed to Louis C. Griffith by deed dated May 8, 1961;

THENCE South 51 degrees 31 minutes West along the Northwesterly line of the Socony Mobil Oil Company 150 ft. x 130 ft. tract, and its extension, 160.0 feet to an iron stake for corner;

THENCE North 44 degrees 51 minutes West and parallel to said Gus Thomasson Road, 160.0 feet to an iron stake for corner;

THENCE North 51 degrees 31 minutes East and parallel to said Northwesterly line of the Socony Mobil Oil Company tract, 160.0 feet to an iron stake for corner;

THENCE South 44 degrees 51 minutes East along the Southwesterly right-of-way line of Gus Thomasson Road 160.0 feet to the place of beginning.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 23			
Rae Sigel, Sidney Sigel, Louis Sigel, Harry Sigel and Doris Abramson	Gus Thomasson Road	175	\$1,565.37

PROPERTY DESCRIPTION

1/2 interest - Rae Sigel, Trustee
1/2 interest - Sidney Sigel, Louis Sigel, Harry Sigel and Doris
Abramson

Lot 41, Block 16, Casa View Heights Addition No. 15, an addition to the City of Mesquite, Dallas County, Texas, conveyed by deed to Rae Sigel, Trustee, April 18, 1960, recorded Dallas County Deed Records and 1/2 interest conveyed to Sidney, Louis and Harry Sigel and Doris Abramson by deed dated February 21, 1961, recorded Dallas County Deed Records.

NAME	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 24			
Congregation Beth Israel of Dallas	Gus Thomasson Road	189.04	\$1,690.96

PROPERTY DESCRIPTION

Being a 5 acre tract out of Lot 42, Block 16, Casa View Heights Addition No. 15, an addition to the City of Mesquite, Dallas County, Texas, conveyed to Congregation Beth Israel of Dallas by deed dated December 23, 1958, and recorded Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the North corner of Lot 41, Block 16, Casa View Heights Addition No. 15, an addition to the City of Mesquite, Texas, said point being located in the Southwesterly right-of-way line of Gus Thomasson Road, an iron stake for corner;
THENCE South 45 degrees 09 minutes West 373.84 feet along the Northwesterly line of said Lot 41, Block 16, to a point on the Northeasterly line of a 10 foot alley, an iron stake for corner;
THENCE North 42 degrees 08 minutes West 607.73 feet along the Northeasterly line of said 10 foot alley, an iron stake for corner;
THENCE North 45 degrees 09 minutes East 344.15 feet to point for corner, said point being located in the Southwesterly line of Gus Thomasson Road;
THENCE South 44 degrees 51 minutes East 607.0 feet along the Southwesterly line of Gus Thomasson Road to the place of beginning and containing 5.0 acres of land.

NAME	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 25			
J. B. Galloway and	Gus Thomasson Road	1133.46	\$23,737.54
W. B. Hailey	Oates Drive	269.20	6,533.75

DESCRIPTION OF PROPERTY

TRACT A

BEING a 10.10 acre tract of land situated in the T. Thomas Survey, Abstract No. 1461, City of Mesquite, Dallas County, Texas, conveyed to J. B. Galloway and W. B. Hailey by deed dated March 15, 1948, recorded Dallas County Deed Records with a ninety-nine (99) year lease to Broadway Square, Inc. dated December 20, 1960, and being part of that 36.5 acre tract conveyed to J. B. Galloway and W. B. Hailey, by John S. Byrd and wife, Dorothy M. Byrd, and filed in Volume 2952, Page 64, of the Dallas County Deed Records, and being more particularly described as follows:

BEGINNING at the North corner of the intersection of Gus Thomasson Road (a 120 ft. right-of-way) and Oates Drive (a 100 ft., more or less, right-of-way);

THENCE North 45 degrees 11 minutes West with the Northeasterly right-of-way line of said Gus Thomasson Road, 992.55 feet to an iron stake found in place for corner, said point being the South corner of Block 25, Country Club Estates, 2nd Installment, an addition to the City of Mesquite, Texas;

THENCE North 44 degrees 43 minutes East with the Southeasterly line of said Block 25, Country Club Estates, 2nd Installment, 420.0 feet to the North corner of the tract herein described, said point being located in the Southwesterly right-of-way line of Forrest Drive;

THENCE South 45 degrees 06 minutes East with the Southwesterly right-of-way line of Forrest Drive 1005.0 feet, more or less, to a point for corner, said point being located in the Northwesterly right-of-way line of Oates Drive;

THENCE South 44 degrees 43 minutes West with the said Northwesterly right-of-way line of Oates Drive 146.95 feet to the East corner of a tract of land conveyed to the Southwestern Bell Telephone Company by J. B. Galloway and W. B. Hailey and recorded in Volume 4044, Page 233, Dallas County Deed Records, an iron stake for corner;

THENCE North 45 degrees 17 minutes West with the Northeasterly line of said Southwestern Bell Telephone Company tract 277.88 feet to the North corner of said Southwestern Bell Telephone Company tract 150.0 feet to the West corner of said Telephone Company tract, an iron stake set for corner;

THENCE South 45 degrees 17 minutes East with the Southwesterly line of said Telephone tract 277.88 feet to the South corner of said Telephone Company tract, said corner being located in the Northwesterly right-of-way line of Oates Drive, said point also being

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on a curve to the right having a radius of 2834.8 feet and a central angle of 3 degrees 04 minutes 16 seconds, an iron stake set for corner;

THENCE Southwesterly with the Northwesterly line of Oates Drive and around said curve 122.25 feet to the place of beginning.

TRACT B

BEING Block 25 of Country Club Estates, Second Installment, an addition to the City of Mesquite, Dallas County, Texas, conveyed to J. B. Galloway and W. B. Hailey by deed dated January 28, 1959, recorded Dallas County Deed Records with a ninety-nine (99) year lease to Broadway Square, Inc. dated December 20, 1960, and a fifteen (15) year lease to Safeway Stores, Inc. dated February 16, 1961.

OWNER	LOCATION OF IMPROVEMENTS	FRONT FOOTAGE	AMOUNT OF ASSESSMENT
NO. 26			
Southwestern Bell Telephone Co.	Oates Drive	150.29	\$3,612.55

PROPERTY DESCRIPTION

BEING a tract of land out of the T. Thomas Survey, Abstract No. 1461, Dallas County, Texas, conveyed to Southwestern Bell Telephone Company by deed dated May 22, 1954, recorded Dallas County Deed Records, and being part of a 90 acre tract of land conveyed by Lynn L. Byrd to John S. Byrd by deed dated December 1, 1937, and recorded in Volume 2052, Page 38, Deed Records of Dallas County, Texas, and being part of a tract of land conveyed by John S. Byrd to W. B. Hailey and J. B. Galloway by deed dated March 11, 1948, and recorded in Volume 2952, Page 64, Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the South corner of the above described Southwestern Bell Telephone Company tract, said point being located in the Northwest right-of-way line of Oates Drive and being situated 122.25 feet, more or less, from the North corner of the intersection of Gus Thomasson Road (a 120 ft. right-of-way) and Oates Drive (a 100 ft. right-of-way);
 THENCE Northeast along the Northwest right-of-way line of Oates Drive a distance of 150.29 feet to point for corner;
 THENCE North 45 degrees 17 minutes West a distance of 277.88, more or less, feet to point for corner;
 THENCE South 44 degrees 43 minutes West 150 feet to point for corner;
 THENCE South 45 degrees 17 minutes East a distance of 277.88 feet, more or less, to the place of beginning.

SECTION 3. Where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable only for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. The several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8 %) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied and shall be a first and paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

The sums so assessed against the abutting property and the owners thereof shall be and become due and payable as follows, to-wit: In sixty (60) equal installments, the first payment on or before thirty (30) days from the completion and acceptance of the improvements in the unit or district upon which the property abuts, and one (1) payment each month thereafter until the total amount is paid; deferred payments shall bear interest from the date of such completion and acceptance at the rate of eight per centum (8 %) per annum, payable monthly with each installment, so that upon the completion and acceptance of the improvements in a particular unit or district, assessments against such completed and accepted unit or district shall be and become due and payable in such installments, and with interest from the date of such completion and acceptance. Provided, however, that any owner shall have the right to pay the entire assessment, or any installment thereof, before maturity by payment of principal and accrued interest, and further provided that, if default shall be made in the payment of any installment of principal or interest promptly as the same matures, then the entire amount of the assessment upon which such default is made shall, at the option of the said City of Mesquite, or its assigns, be and become immediately due and payable, and shall be collectible, together with reasonable attorney's fees and costs of collection, if incurred.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by the sale of the said property by the Assessor and Collector of Taxes

of the City of Mesquite as near as possible in the manner provided for the sale of property for non-payment of ad valorem taxes; or at the option of the said City of Mesquite the payment of the said sums shall be enforced by suit in any court having jurisdiction.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates shall be issued by the City of Mesquite upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Mesquite or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number or front feet thereof, or such description as may otherwise identify the same be reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Mesquite being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises, and shall provide that if default shall be made in the payment thereof, the same may be enforced either by sale of the property by the Tax Assessor and Collector of the City of Mesquite, as above recited, or by suit in any court having jurisdiction.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly had in compliance with the terms of the applicable law, and that all pre-requisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide the amounts payable thereunder shall be paid to the Assessor and Collector of

Taxes of the City of Mesquite, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Mesquite, to be kept and held by him in a special fund, and which payments shall be by the Treasurer paid to the said City of Mesquite or other holder of the said certificates, on presentation thereof to him, duly credited by Assessor and Collector of Taxes, the said credit by said Assessor and Collector of Taxes, being the Treasurer's Warranty for making such payment and the said City of Mesquite or other holder of said certificate, shall deliver receipt in writing to said Treasurer when paid in full, together with all costs of collection.

And the said certificates shall further provide that the City of Mesquite shall exercise all legal power, when requested to do so by the holder of said certificate, to aid in the collection thereof; but the City of Mesquite shall in no wise be liable to the holder of said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidities or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. All assessments levied are a personal liability and charge against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. The assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Article 1105b of Vernon's Texas Civil Statutes, which said law has been adopted as an alternative method for the construction of street and alley improvements in the City of Mesquite, Texas, and Section 12 of Article III of the Charter of the City of Mesquite:

Section 12. The act by the Legislature of the State of Texas in 1927 and shown as Chapter 106, Acts of the First Called Session of the Fortieth Legislature, together with all amendments thereof, said Act with amendments being shown as Article 1105b, Vernon's Annotated Revised Civil Statutes of the State of Texas, is hereby embraced in and made a part of this Charter.

SECTION 9. The assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. The fact that in order to finance these improvements in an expeditious manner creates an urgency and an emergency in the immediate preservation of public peace, health, and safety and required that the rules providing for ordinances to be read more than one time, or at more than one meeting, be suspended, and that this ordinance be passed as and take effect as an emergency measure, and such rules are accordingly suspended and this ordinance is passed as and shall take effect and be in force as an emergency measure, and shall be in force and effect immediately from and after its passage.

PASSED by the City Council of the City of Mesquite, Texas,
on the 5 day of February, 1962.

B.W. Cuneo
MAYOR

ATTEST:

Norma H. McLaughlin
CITY SECRETARY

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY