

RESOLUTION NO. 64-61

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MESQUITE, TEXAS.

23

WHEREAS, the City Council of the City of Mesquite is of the opinion that it is necessary to levy an assessment against the property and the owners thereof abutting upon the following streets and highways, 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; fixing a time for the hearing of the owners of said property concerning the same, and directing the City Secretary to give notice of said hearing, as required by law; and

WHEREAS, the City Council has heretofore, by resolution, ordered the improvement of the streets and highways enumerated above, by excavating or filling so as to bring the same to grade; by paying with 7 inch reinforced 3,000 P.S.I. concrete pavement, with 6-inch height roll-type integral curbs, with 6 inch 2500 P.S.I. concrete driveway approaches and alley returns, and standard 4-inch thickness concrete sidewalks where specified, so that the roadway width is 62 feet from back of curb to back of curblines, 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 or 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, the Director of Public Works of the City of Mesquite has, in accordance with the law, filed his report with the City Council, setting forth the participation by the property owners, in the cost thereof, together with the names of the owners and the description of said property, and the work to be done adjacent thereto, and the amounts to be assessed against each lot or parcel and its owner and all other matters required by the applicable law;

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

SECTION 1. That the report or statement filed by the Director of Public Works having been duly examined is hereby approved.

SECTION 2. That it is hereby found and determined that the cost of improvements on the hereinafter described streets and highways, with the amount or amounts per front foot proposed to be assessed for such improvements against abutting property and the owners thereof, are as follows, to-wit:

- (a) The estimated cost of the improvements is \$261,572.66.
- (b) The estimated lien per front foot to be assessed against the abutting property and the owners thereof for concrete sidewalks is \$1.71.
- (c) The estimated lien per front foot to be assessed against abutting property and the owners thereof for improvements exclusive of sidewalks, curbs and gutters is \$20.38.
- (d) The estimated lien per square yard to be assessed against abutting property and the owners thereof for reinforced concrete driveway approaches is \$4.60.
- (e) The estimated lien per front foot to be assessed against abutting property and the owners thereof for one integral curb is \$.44 $\frac{1}{2}$  and for two integral curbs is \$.89.

All assessments, however, are to be made and levied by the City Council as it may deem just and equitable, having in view the special benefits in enhanced value to be received by such parcels of property and owners thereof, the equities of such owners, and the adjustment of the apportionment of the cost of improvements so as to produce a substantial equality of benefits received and burdens imposed.

SECTION 3. That a hearing shall be given to said owners of abutting property, or their agents or attorneys, and all persons interested in said matter, as to the amount to be assessed against each owner and his abutting property and as to the benefits to said property by reason of said improvement or any other matter or thing in connection therewith, which hearing shall be held in the Council Chamber of the City Hall of the City of Mesquite, County of Dallas, on the 15th day of January, 1962, at 2:30 o'clock P.M., at which time all the said owners, their agents or attorneys or other interested persons are notified to appear and be heard, and at said hearing said owners and other persons may appear, by counsel or in person, and may offer evidence, and said hearing shall be adjourned from day to day until fully accomplished.

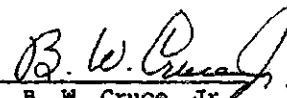
The City Secretary of the City of Mesquite is hereby directed to give notice of the time and place of such hearing and of other matters and facts in accordance with the terms and provisions of the Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, and known as Chapter 106 of the Acts of said Session, together with any amendments thereto, now shown as Article 1105b of Vernon's Texas Civil Statutes, which said law, as an alternative method for the construction of street improvements in the City of Mesquite, Texas, has been adopted and made a part of the Charter of said City, being Section

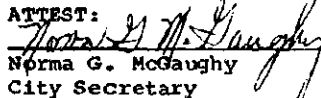
12, Article III of the said Charter. Said notice shall be by advertisement inserted at least three times in a newspaper published in the City of Mesquite, Texas, the first publication to be made at least ten (10) days before the date of said hearing. Said notice shall comply with and be in accordance with the terms and provisions of said Act.

The City Secretary is hereby further directed to give notice of said hearing by mailing to said owners, their agents or attorneys, if any, a copy of said notice by mail, deposited in the Post Office at Mesquite, Texas, ten (10) days prior to the date of said hearing, provided, however, that any failure of the property owners to receive said notice, shall not invalidate these proceedings.

SECTION 4. That this resolution shall take effect from and after its passage as in the Charter in such cases is made and provided.

PASSED by the City Council of the City of Mesquite, Texas, on the 18th day of December, 1961.

  
B. W. Cruce, Jr.  
Mayor

ATTEST:  
  
Norma G. McGaughey  
City Secretary

STREET IMPROVEMENTS ON GUS THOMASSON ROAD FROM U.S. HIGHWAY 67  
TO THE INTERSECTION OF GUS THOMASSON ROAD AND KARLA DRIVE,  
ON OATES DRIVE FROM THE ALLEY WEST OF OLEANDER TRAIL TO THE  
ALLEY EAST OF MODLIN STREET IN THE CITY OF MESQUITE, TEXAS

<u>OWNER'S NAME AND ADDRESS</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>PROPERTY DESCRIPTION</u>	<u>FRONT FOOTAGE</u>	<u>TOTAL ASSESSMENT</u>
Texas Power & Light Co. Fidelity Union Life Bldg., Dallas, Texas	Gus Thomasson Rd.	Item #1 Attached	86	\$ 1,976.28
Erben Realty Co. Texas Bank Bldg. Dallas, Texas	Gus Thomasson Rd.	Item #2 Attached	1003.40	23,437.27
Shareco, Inc. 6800 Denton Dr. Dallas, Texas	Gus Thomasson Rd. Oates Dr.	Item #3 Attached	857.13	19,994.68
		Item #3 Attached	345	<u>7,928.10</u>
		Total		27,922.78
Minyard's No.3, Inc. 716 Mt. Auburn Dallas, Texas	Gus Thomasson Rd.	Item #4 Attached	227.20	5,221.06
Marco Corp. Gulf Building Houston, Texas	Gus Thomasson Rd. Oates Dr.	Item #5 Attached	130	2,987.40
		Item #5 Attached	130	<u>2,987.40</u>
		Total		5,974.80
J.M.Hoppenstein, et al 1309 Main St. Dallas, Texas	Gus Thomasson Rd.	Item #6 Attached	1820.70	41,839.69
Warren R. Miller, Sr. 9702 Carnegie Dallas, Texas	Gus Thomasson Rd.	Item #7 Attached	50	1,325.74
Grand State Corp. 4511 1/2 Westway Dallas 5, Texas	Gus Thomasson Rd.	Item #8 Attached	299.92	6,892.16
Rudolph Prikrlyl 3538 Culver Dallas, Texas	Gus Thomasson Rd.	Item #9 Attached	100	2,298.00
<sup>10523</sup> Ethel Dolan 3 Dalehurst Dallas 28, Texas	Gus Thomasson Rd.	Item #10 Attached	102.90	2,364.64

<u>OWNER'S NAME AND ADDRESS</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>PROPERTY DESCRIPTION</u>	<u>FRONT FOOTAGE</u>	<u>TOTAL ASSESSMENT</u>
Sam F. Hensley Gus Thomasson Mesquite, Texas	Gus Thomasson Rd.	Item #11 Attached	100	\$ 2,497.14
C. A. Sammons 1212 S. Industrial Dallas 7, Texas	Gus Thomasson Rd.	Item #12 Attached	100	2,593.19
Maud Alford 2240 Dunloe Dallas, Texas	Gus Thomasson Rd. Oates Dr.	Item #13 Attached Item #13 Attached	162.40 171.29 Total	4,096.57 <u>4,126.25</u> 8,222.82
H. E. Enlow 98 Broadway Village Mesquite, Texas	Oates Dr.	Item #14 Attached	602.04	14,174.29
F.B. Alderdice & Webster Atwell, Tr. Box 719 Dallas, Texas	Oates Dr.	Item #15 Attached	120	3,280.57
Continental Oil Company 450th St. New York, New York	Oates Dr.	Item #16 Attached	151.01	3,568.33
Continental Oil Co. Box 10061 Dallas, Texas	Oates Dr.	Item #17 Attached	130	3,309.90
W. Nelson Taylor 3775 Walnut Hill Ln. Dallas, Texas	Oates Dr.	Item #18 Attached	130	3,048.91
Rae Sigel, Tr. et al 2021 Cockrell Dallas, Texas	Oates Dr. Gus Thomasson Rd.	Item #19 Attached Item #19 Attached	493.56 76.87 Total	11,342.01 <u>687.61</u> 12,029.62
Rae Sigel, Tr. et al 2021 Cockrell Dallas, Texas	Oates Dr.	Item #19-A Attached	283.71	6,519.65
D. C. Motley 7246 E. Grand Dallas, Texas	Oates Dr. Gus Thomasson Rd.	Item #20 Attached Item #20 Attached	239.16 270.02 Total	5,495.89 <u>6,205.75</u> 11,701.64
Subony Mobil Oil Co. Box 900 Dallas, Texas	Oates Dr. Gus Thomasson Rd.	Item #21 Attached Item #21 Attached	130 150 Total	3,386.04 <u>3,677.93</u> 7,063.97

<u>OWNER'S NAME AND ADDRESS</u>	<u>LOCATION OF IMPROVEMENTS</u>	<u>PROPERTY DESCRIPTION</u>	<u>FRONT FOOTAGE</u>	<u>TOTAL ASSESSMENT</u>
W. C. Griffith Over Petroleum Bldg. Dallas 1, Texas	Gus Thomasson Rd.	Item #22 Attached	160	\$ 3,676.80
Rae Sigel, Tr. et al 2021 Cockrell Dallas, Texas	Gus Thomasson Rd.	Item #23 Attached	175	1,565.37
Congregation Beth Israel 4805 Gus Thomasson Mesquite, Texas	Gus Thomasson Rd.	Item #24 Attached	189.04	1,690.96
J. B. Galloway & W. B. Hailey Gus Thomasson Rd. Mesquite, Texas	Gus Thomasson Rd. Oates Dr.	Item #25 Attached Item #25 Attached	1133.46 269.20 Total	23,737.54 <u>6,533.75</u> 30,271.29
Southwestern Bell Telephone Co. 308 S. Akard Dallas, Texas	Oates Dr.	Item #26 Attached	150.29	3,612.55
			<b>TOTAL</b>	<b>\$ 238,079.42</b>

ITEM #1

Texas Power & Light Company

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.

ITEM #2

Erben Realty Company

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 Northwesterly 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.

ITEM #3-

Sharco, Inc.

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.

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.

ITEM #3

Sharco, Inc.

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.

ITEM #4

Minvard's #3, Inc.

Being a 2.3 acre tract of land situated in the Theophalus Thomas Survey, Abstract No. 1461 deeded to Minvard'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.

ITEM #5

Tremarco Corporation

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.

ITEM #6

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 1695.3 feet along said Northwest line of U. S. Highway No. 67 to the place of beginning.

ITEM #7

Warren R. Miller, Sr.

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.



ITEM #8

The Grand State Corporation

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, Pag 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;  
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.

ITEM #9

Rudolph Prikryl and  
Minnie Prikryl

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 10 feet to the place of beginning.

ITEM #10

Dorothy Dolan

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 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 102.9 feet to the place of beginning.

ITEM #11

William F. Hensley and  
wife, Peggy A. Hensley

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.

ITEM #12

C. A. Sammons

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.

ITEM #13

Maud Alford

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.

ITEM #14

H. E. Enlow

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;

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.



ITEM #15

F. B. Alderdice &  
Webster Atwell, Trustees

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.

ITEM #16

Shell Oil Company

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 tract, 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.

ITEM #17

Continental Oil Company

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.

ITEM #18

W. Nelson Taylor  
Ellen Gibson Taylor

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.

ITEM #19

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.

ITEM #19-A

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.

ITEM #20

D. C. Motley

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 9, 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.

ITEM #21

Socony Mobil Oil Company, Inc.

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.



ITEM #22

Louis C. Griffith

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.

ITEM #23

1/2 interest - Rae Sigel, Trustee  
1/2 interest - Sidney, Louis & 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.

ITEM #24

Congregation Beth Israel of Dallas

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 03 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.

ITEM #25

J. B. Galloway & W. B. Hailey

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 on a curve to the right having a radius of 2854.8 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.

ITEM #26

Southwestern Bell Telephone Company

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 Northwest 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.