

RESOLUTION NO. 14-66

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 street :

Town East Boulevard from U. S. Highway 80 to Gross Road

and against railway companies whose tracks occupy said street, if any, for a part of the cost of improving said street, fixing a time for the hearing of the owners of said property, and the said railway companies, 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 said street enumerated above, by paving said street with 7-inch thick, 3,000 P.S.I. Reinforced Concrete Pavement; with 6-inch height roll-type integral curbs; with 6-inch thick reinforced concrete driveway approaches and alley returns where specified; and 4-inch thick concrete sidewalks where specified; so that there will be 6-11 ft. wide traffic lanes with 14 foot wide median, except where left turn lanes are provided and then the median will be 4 feet wide.

Any existing paving 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 railway companies, if any, and 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 street, with the amount or amounts per front foot proposed to be assessed for such improvements against abutting property and the owners thereof, and against railway companies whose tracks occupy said street, if any, are as follows, to-wit:

- (a) The total estimated cost of the improvements is \$254,726.78.
- (b) The estimated lien per front foot to be assessed against abutting business and apartment zoned property and the owners thereof for improvements exclusive of sidewalks, curbs and driveway approaches is \$35.12.
- (c) The estimated lien per front foot to be assessed against abutting undeveloped residential acreage and the owners thereof for improvements exclusive of sidewalks is \$10.07.
- (d) The estimated lien per front foot to be assessed against the abutting property and the owners thereof for concrete sidewalks is \$2.08 for five ft. wide walks and \$1.66 for four foot wide walks.
- (e) The estimated lien per front foot to be assessed against the abutting property and the owners thereof for integral curb is \$0.38.
- (f) The estimated lien per square yard to be assessed against abutting property and the owners thereof for concrete driveway approaches is \$5.28.
- (g) The estimated lien per side foot to be assessed against residential zoned lots and the owners thereof is \$2.75.

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, and of railways, if any 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 railways, 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 6 day of June, A.D. 1966, 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 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, and to said railway companies, 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 16 day of May, 1966.

George Boyce  
Mayor

ATTEST:

Norm H. M. Langley  
City Secretary

ASSESSMENT LIST

TOWN EAST BOULEVARD FROM U. S. HIGHWAY 90 TO GROSS ROAD

<u>Property Owner</u>	<u>Property Description</u>	<u>Front Footage</u>	<u>Amt. of Assessment</u>
1. Fonville & Dixon P. O. Box 132 RR#1, Garland, Tex.	<u>Town East Estates No. 1</u> Tract 3, Block E	69.34 ft.	\$ 2,601.87
2. Fonville & Dixon P.O.Box 132 RR#1, Garland	90.45' X 125' tract out of Tract 4, Block H	90.45 ft.	\$ 3,450.81
3. Reproco, Inc. Box 1967, Houston	150' X 145' tract out of Tract 4, Block H	150.00 ft.	\$ 5,695.82
4. J.D. Brown Box 20174, Dallas, Tex.	150' X 150' tract out of Tract 5, Block I	150.00 ft.	\$ 5,570.96
5. A.P. Roffino 711 Casa Ridge Mesquite, Tex.	Tract 5, Block I	580.76 ft.	\$ 21,575.34
6. Leonard J. Remley 2300 Bamboo Mesquite	Lot 1, Block O	120 sd. ft.	\$ 529.20
7. B. D. Forte 3621 Aloha Cir. Mesquite, Tex.	Lot 22, Block O	120 sd. ft.	\$ 529.20
8. Wm. A. Ellington 3601 Aloha Cir. Mesquite, Tex.	Lot 17, Block O	120 sd. ft.	\$ 529.20
9. Harold R. Hackler 2403 Luau St. Mesquite, Tex.	Lot 16, Block O	120 sd. ft.	\$ 529.20
10. James D. Chambers 2402 Luau St. Mesquite, Tex.	Lot 1, Block P	120 sd. ft.	\$ 529.20
M. Locke 501 Catalina Mesquite, Tex.	Lot 15, Block P	120 sd. ft.	\$ 529.20

## Town East Boulevard from U. S. Highway 80 to Gross Road

12. S. D. Harris 2500 Catalina Mesquite	Lot 1, Block Q	120 sd. ft.	\$ 529.20
13. Tony Wheeler 2603 Viva Dr. Mesquite	Lot 37, Block Q	120 sd. ft.	\$ 529.20
14. Elmer L. Jones 2602 Viva Dr. Mesquite	Lot 1, Block V	120 sd. ft.	\$ 529.20
15. Ponville & Dixon Box 132, RR # 1 Garland	Tract 6, Block V	625 ft.	\$ 23,743.34
16. Shamrock Oil Co. Box 631 Amarillo	150' X 150' tract out of Tract 6, Block V	150 ft.	\$ 5,674.28
17. Ponville & Dixon Box 132, RR#1 Garland	150' X 150' tract out of Tract 6, Block V	150 ft.	\$ 5,682.88
18. Shell Oil Co. Box 2099 Houston	D. Tanner Sur. Ab. 1462 Sheet 14-A (Item I Attached)	150 ft.	\$ 5,574.00
19. Eastern Hills Shopping Ctr. Box 8446, Dallas	D. Tanner Sur. Ab. 1462 Sheet 14-A (Item II Attached)	139.35 ft.	\$ 5,198.19
20. Travilla Williams 2724 Baker Dr. Mesquite	D. Tanner Sur. Ab. 1462 Sheet 14-A (Item III Attached)	300 ft.	\$ 3,541.26
21. A. P. Roffino 3711 Casa Ridge Mesquite	<u>Town East No. 3, 1st Sect.</u> Lot 18, Block 4	299.83 ft.	\$ 11,128.41
B. M. Bardwall 2526 Viva Dr. Mesquite	Lot 17, Block 4	111 sd. ft.	\$ 476.23

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Town East Blvd. from U. S. Highway 80 to Gross Road

23. Roffino Constr.Co. Lot 1, Block 5 3711 Casa Ridge Mesquite	111 sd. ft.	\$ 476.23
24. Roffino Constr.Co. Lot 34, Block 5 3711 Casa Ridge Mesquite	144 sd. ft.	\$ 621.76
25. Roffino Constr.Co. Lot 1, Block 6 3711 Casa Ridge Mesquite	111 sd. ft.	\$ 476.23
26. Triangle Improv.Co. Lot 42, Block 6 1802 N.Plano Rd. Garland	144 sd. ft.	\$ 621.76
27. Triangle Improv.Co. Lot 1, Block 7 1802 N.Plano Rd. Garland	111 sd. ft.	\$ 476.23
<u>Town East Estates No. 3, 2nd Sect.</u>		
28. Triangle Improv.Co. Lot 54, Block 7 1802 N.Plano Rd. Garland	144 sd. ft.	\$ 621.76
29. Triangle Improv.Co. Lot 1, Block 8 1802 N.Plano Rd. Garland	111 sd. ft.	\$ 476.23
30. Roffino Constr.Co. Lot 67, Block 8 3711 Casa Ridge Mesquite	144 sd. ft.	\$ 621.76
<u>Town East Estates No. 4</u>		
31. A. P. Roffino Lot 1, Block 9 3711 Casa Ridge Mesquite	730.76 ft.	\$ 27,151.24
32. A. P. Roffino Lot 1, Block 14 3711 Casa Ridge Mesquite	220 ft.	\$ 8,183.16
<u>Town East Estates No. 6</u>		
A. P. Roffino Lot 2, Block 14 3711 Casa Ridge Mesquite	89.57 ft.	\$ 3,358.67
	<u>6,106.06 ft.</u>	<u>\$147,761.22</u>

ITEM I

SHELL OIL COMPANY

Being a 150' x 150' tract of land out of the D. Tanner Survey, Abstract 1462, Town of Mesquite, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of the intersection of Town East Blvd. and Gross Road;

THENCE westerly along the southerly right of way line of Town East Blvd. a distance of 150 ft. to a point for corner;

THENCE southerly along a line which at all times is 150 ft. west of and parallel to the westerly right of way line of Gross Road a distance of 150 ft. to a point for corner;

THENCE easterly a distance of 150 ft. to a point for corner in the westerly right of way line of Gross Road;

THENCE N 45° W along the westerly right of way line of Gross Road a distance of 150 ft. to the place of beginning.

ITEM II

EASTERN HILLS SHOPPING CENTER

Being a 8.460 ac. tract of land out of the D. Tanner Survey, Abstract 1462, Town of Mesquite, Dallas County, Texas, and being more particularly described as follows:

Commencing at the southwest corner of the intersection of Town East Blvd. and Gross Road;

THENCE S 45° E along the westerly line of Gross Road a distance of 150 ft. to the place of beginning of the Eastern Hills Shopping Center tract of land;

THENCE southerly along the westerly right of way line of Gross Road a distance of 991.78 ft. to a point for corner;

THENCE westerly along the northerly line of a 15 ft. wide alley in Block A of Eastridge Park Addition No. 1, an addition to the City of Mesquite, Texas, a distance of 430.53 ft. to a point for corner;

THENCE N 49° 07' 44" W a distance of 486.12 ft.;

THENCE N 45° W 705.5 ft. to a point for corner; said point being in the southerly right of way line of Town East Blvd.;

THENCE easterly along the southerly right of way line of Town East Blvd. a distance of 139.35 ft. to a point for corner in the west corner of the Shell Oil Company 150' x 150' tract of land;

THENCE southerly 150' and easterly 150' around the said Shell Oil Company tract to the place of beginning of the said Eastern Hills Shopping Center 8.460 ac. tract of land.



ITEM III

TRAVILLA WILLIAMS

Being a five acre tract of land out of the D. Tanner Survey, Abstract No. 1462, Sheet 14-A, City of Mesquite, Dallas County, Texas, deeded to Travilla Williams by deed dated 9-18-48, recorded Dallas County Deed Records and being more fully described as follows;

**BEGINNING** at the southeast corner of the intersection of Town East Blvd. and Baker Drive;

**THENCE** easterly along the south right of way line of Town East Blvd. a distance of 300 feet to point for corner;

**THENCE** south 45 deg. east 725.5 feet to point for corner;

**THENCE** south 45 deg. west 300 feet to a point for corner in the east right of way line of Baker Drive;

**THENCE** northwesterly along the east right of way line of Baker Drive to the place of beginning.