

RESOLUTION NO. 52-68

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

WHEREAS, the City of Mesquite deems it necessary to permanently improve the hereinafter named streets within the City of Mesquite by paving (1) Bryan Street with 5-inch thick 3,000 P.S.I. reinforced concrete pavement; with 6-inch high integral curbs where specified; with 6-inch thick concrete driveway approaches where specified; so that the roadway width will be 27 feet from back of curb to back of curb; (2) Lakeview Drive with 5-inch thick 3,000 P.S.I. reinforced concrete pavement; with 6-inch high integral curbs where specified; with 6-inch thick concrete driveway approaches where specified; so that the roadway width will be 27 feet from back of curb to back of curb; (3) Bruton Road with 8-inch thick 3,000 P.S.I. reinforced concrete pavement; with 6-inch high integral curbs where specified; with 6-inch thick concrete driveway approaches where specified; so that there will be 2-24 foot wide traffic lanes with 33 foot wide median and left turn lanes where specified; and with necessary drainage facilities where specified.

Any existing paving in place, meeting these specifications and which can be utilized, shall be left in place and corresponding credits to the property owners shall be allowed on the assessments; and

WHEREAS, the City Council of the City of Mesquite is of the opinion that it is necessary to levy an assessment against the properties and the owners thereof abutting upon the following streets:

- (1) Bryan Street from Tosch Lane to south of Whitehurst Street,
- (2) Lakeview Drive from Tosch Lane to south of Whitehurst Street,
- (3) Bruton Road from Hickory Tree Road to Interstate Highway 635

and against railway companies whose tracks occupy said streets, if any, for a part of the cost of improving said streets, 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, plans and specifications shall be made by the Director of Public Works for the improvements of said streets; and,

WHEREAS, the Director of Public Works of the City of Mesquite in accordance with the law, has filed his report with the City Council setting forth the participation by the railway companies, if any, and the property owners on the cost thereof, together with the names of

the owners and the description of said properties and the work to be done adjacent thereto, and the amounts to be assessed against each lot or parcel of land, and its owner, and all other matters required by law, now, therefore;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the following streets:

- (1) Bryan Street from Tosch Lane to south of Whitehurst Street,
- (2) Lakeview Drive from Tosch Lane to south of Whitehurst Street,
- (3) Bruton Road from Hickory Tree Road to Interstate Highway 635

shall be improved in the following manner, to-wit:

(1) That said streets shall be cut or filled so as to bring the same to grade.

(2) That Bryan Street shall be paved with 5-inch thick 3,000 P.S.I. reinforced concrete pavement, with 6-inch high integral curbs where specified, with 6-inch thick concrete driveway approaches where specified, so that the roadway width will be 27 feet from back of curb to back of curb; that Lakeview Drive shall be paved with 5-inch thick 3,000 P.S.I. reinforced concrete pavement, with 6-inch high integral curbs where specified, with 6-inch thick concrete driveway approaches where specified, so that the roadway width will be 27 feet from back of curb to back of curb; that Bruton Road shall be paved with 8-inch thick 3,000 P.S.I. reinforced concrete pavement, with 6-inch high integral curbs where specified, with 6-inch thick concrete driveway approaches where specified, with necessary drainage facilities where specified, so that there will be 2-24 foot wide traffic lanes with 33 foot wide median and left turn lanes where specified.

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.

That bids shall be taken for the construction of the work for the type of construction enumerated above, and the work shall be done with the materials and according to plans and methods selected

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by the City Council after the bids are opened.

That the cost of said improvements shall be paid for as follows;
to-wit:

(a) The cost of improving so much of said streets and their intersection with other streets and alleys as is occupied by the rails and tracks of railways, if any, occupying said streets, and between the same and two (2) feet on the outside thereof, shall be paid by the owners of said railways respectively.

(b) The City of Mesquite shall pay ten percent (10%) of the estimated cost of all such improvements exclusive of curb, gutters and sidewalks, and driveway approaches.

(c) That after deducting the proportion of the cost provided for in said Subsections (a) and (b) above, the whole remaining cost, including the cost of concrete curbs or curbs and gutters, driveways and sidewalks shall be paid by the owners of property abutting on said streets named to be paved, in the following manner, to-wit:

The cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed twenty-four in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Mesquite, and one installment each month thereafter until paid, together with interest thereon at the rate of six percent, with provision that any of said installments may be paid any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property an assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

Provided that, if the application of the above-mentioned rule of apportionment between property owners would, in the opinion of the City Council, in particular cases be unjust or unequal, it shall be the duty of the said Council to assess and apportion said cost in such manner as it may deem just and equitable, having in view the special benefits in enhanced value to be received by each

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owner of such property, the equities of owners, and the adjustment of such apportionment, so as to produce a substantial equality of benefits received by and burdens imposed upon such owners.

That no such assessment shall be made against any owner of abutting property, or of a railway, if any, until after the notice and hearing provided by law, and no assessment shall be made against an owner of abutting property in excess of the benefits to such property in enhanced value thereof by means of such improvements.

That the contractor shall be paid for the work performed under the specifications, upon monthly estimates to be prepared by the Director of Public Works. That there shall be deducted as a retainage fee, ten (10%) of such monthly estimates, to be held by the City of Mesquite until the contract is performed and executed to the satisfaction of the Director of Public Works. The monthly estimates shall be paid on or before the 10th day of the next succeeding month for the work performed during the previous month.

For that part of the cost of the improvements that shall be determined to be levied against the owners of abutting property and their property shall be levied by assessment as herein provided, and said improvements may further be secured by Mechanic's Liens to be executed in favor of the City of Mesquite, provided by law in accordance with the terms and provisions of this resolution. Paving certificates evidencing the assessment shall be issued in favor of the City of Mesquite for the amount of the assessment, whether the property owners have executed Mechanic's Liens to secure the payment or not, and shall be payable for the use and benefit of the fund established for the purpose of financing paving improvements.

That the Director of Public Works is hereby directed to prepare at once plans and specifications and file the same with the City Council for the hereinabove described pavement and improvements. That in the specifications prepared, provision shall be made to require all contractors to give a maintenance bond for a term not longer than five (5) years for all pavements and improvements hereinabove described, if, in the judgment of the City Council, it is deemed advisable to require said maintenance bond.

That such specifications shall require the bidder to make a bid upon the improvements above described, with maintenance bond as herein provided.

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That the specifications shall also state the amount of the performance and payment bonds which shall equal the amount of the bid, as well as the method by which it is proposed to pay the cost of said improvements, said method being in accordance with this resolution, and said performance and payment bonds shall comply with the terms and provisions of Article 5106 of Vernon's Texas Civil Statutes.

SECTION 2. That the plans and specifications so presented to the City Council of the City of Mesquite by the Director of Public Works and prepared by him for the improvement of said streets enumerated above, as hereinbefore defined, having been carefully considered by the City Council, be, and the same are hereby approved and adopted as the specifications for the improvement of said streets.

SECTION 3. That the City Secretary be, and she is hereby instructed to advertise for sealed bids for the construction of the improvements called for by this resolution, such advertisement for bids to be published in the Texas Mesquiter, the official publication of the City of Mesquite, which is a newspaper of general circulation in the City of Mesquite. The advertisement shall run one time each week for two weeks, and the bids shall be received not earlier than fourteen (14) days from the date of the first publication. All bids shall be received subject to the terms and provisions of the Charter of the City of Mesquite, and the standard specifications of the City, and shall be filed with the Purchasing Agent on the date and hours specified and shall be presented to the Council in a public meeting of the City Council.

SECTION 4. That the report or statement filed by the Director of Public Works having been duly examined is hereby approved.

SECTION 5. That it is hereby found and determined that the estimated cost of improvements on the hereinafter described streets, 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 streets, if any, are as follows, to-wit:

(a) The total estimated cost of the improvements on Bryan Street is \$20,100.30, on Lakeview Drive is \$20,820.25 and on Bruton Road is \$162,600.60.

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(b) The estimated lien per front foot to be assessed against abutting residential zoned lots and the owners thereof for all improvements exclusive of driveway approaches is \$2.75.

(c) The estimated lien per side foot to be assessed against abutting residential zoned lots and the owners thereof for all improvements exclusive of driveway approaches is \$1.25.

(d) The estimated lien per rear foot to be assessed against abutting residential zoned lots and the owners thereof for all improvements exclusive of driveway approaches is \$0.625.

(e) The estimated lien per front foot to be assessed against business and apartment zoned property and the owners thereof for all improvements exclusive of driveway approaches is \$8.82.

(f) The estimated lien per square yard to be assessed against abutting property and the owners thereof for concrete driveway approaches is \$6.33.

SECTION 6. 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 improvements, 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 20 day of January, A.D., 1969, 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

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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 twenty-one (21) 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, fourteen (14) 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 7. The City Council, in initiating this proceeding, is acting under 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.

SECTION 8. That this resolution shall take effect from and after its passage, as in the Charter in such cases is made and provided.

DULY PASSED by the City Council on the 16 day of Dec., 1968.

George Boyce
MAYOR

ATTEST:

Ann M. Gandy
CITY SECRETARY

ASSESSMENT LIST

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BRYAN STREET FROM TOSCH LANE TO SOUTH OF WHITEHURST ST.

<u>Property Owner</u>	<u>Property Description</u> <u>Lakeside Addition No. 2</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Block E</u>		
1. V. D. Armstrong 1107 Bryan St.	Lot 2	75 fr.ft.	\$ 206.25
2. F. H. A. 1621 Main St. Dallas	Lot 3	60 fr.ft.	165.00
3. Phillip A. Edwards 1115 Bryan St.	Lot 4	60 fr.ft.	165.00
4. W. M. Stephens 1119 Bryan St.	Lot 5	60 fr.ft.	165.00
5. Earl Little 1123 Bryan St.	Lot 6	60 fr.ft.	165.00
6. R. N. Black 1127 Bryan St.	Lot 7	60 fr.ft.	165.00
7. Rex W. Black 1131 Bryan St.	Lot 8	60 fr.ft.	165.00
8. Seth Dahn 1135 Bryan St.	Lot 9	60 fr.ft.	165.00
9. Jesse L. Bellamy, Jr. 1139 Bryan St.	Lot 10	80 fr.ft.	220.00
10. C. L. Hodges 1235 Tosch Lane	Lot 11	120 sd.ft.	150.00
	<u>Block D</u>		
11. M. L. Davis 1106 Bryan St.	Lot 22	75 fr.ft.	206.25
12. Clarence A. Walker 1110 Bryan St.	Lot 21	60 fr.ft.	165.00
13. F. L. Castlow 1114 Bryan St.	Lot 20	60 fr.ft.	165.00
14. J. C. Mabry 1118 Bryan St.	Lot 19	60 fr.ft.	165.00

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Assessment List - Bryan St. from Tosch Ln. to So. of Whitehurst St.

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<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Lakeside No. 2</u>		
	<u>Block D</u>		
15. G. E. McKinzie 1122 Bryan St.	Lot 18	60 fr.ft.	165.00
16. Travis A. Isom 1126 Bryan St.	Lot 17	60 fr.ft.	165.00
17. Joe H. Hill 1130 Bryan St.	Lot 16	60 fr.ft.	165.00
18. C. W. Beasley 1134 Bryan St.	Lot 15 No. 15' of Lot 14	75 fr.ft.	206.25
19. Melvin Jordan 1138 Bryan St.	So. 65' of Lot 14	65 fr.ft.	178.75
20. William F. Thompson 1223 Tosch Lane	Lot 13	120 sd.ft.	150.00
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			\$ 3,462.50

ASSESSMENT LIST

LAKEVIEW DRIVE FROM TOSCH LANE TO SOUTH OF WHITEHURST STREET

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Lakeside Addition No. 2</u>		
	<u>Block F</u>		
1. John Stotts 1141 Lakeview Dr.	Lot 12-A	68.9 fr. ft.	\$189.48
2. Don McNally 1135 Lakeview Dr.	Lot 11	100.0 fr. ft.	275.00
3. H. D. Clark 1129 Lakeview Dr.	Lot 10	100.0 fr. ft.	275.00
4. J. M. Pirrung 1123 Lakeview Dr.	Lot 9	100.0 fr. ft.	275.00
5. J. J. McGlothlin 1117 Lakeview Dr.	Lot 8	100.0 fr. ft.	275.00
6. Daphna F. Murphrey 1111 Lakeview Dr.	Lot 7	100.0 fr. ft.	275.00
7. Lewis E. Scott 1105 Lakeview Dr.	Lot 6	100.0 fr. ft.	275.00
8. Mrs. F.B. Agnew 1101 Lakeview Dr.	Lot 5	10.0 fr. ft.	27.50
	<u>Block E</u>		
9. Ervin Layne 1243 Tosch Lane	Lot 13	120.0 sd. ft.	150.00
10. T. N. Nichols 1136 Lakeview Dr.	Lot 14	80.0 fr. ft.	220.00
11. Frank A. Baker 1132 Lakeview Dr.	Lot 15	60.0 fr. ft.	165.00
12. A. S. Copeland 1128 Lakeview Dr.	Lot 16	60.0 fr. ft.	165.00
13. W. P. Stuart 1124 Lakeview Dr.	Lot 17	60.0 fr. ft.	165.00
14. Roy Cantrell 1120 Lakeview Dr. (403 Riggs)	Lot 18	60.0 fr. ft.	165.00

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Assessment List - Lakeview Dr. from Tosch Ln. to So. of Whitehurst

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Lakeside Addn. No. 2</u>		
	<u>Block E</u>		
15. Roy Cantrell 1116 Lakeview (403 Riggs)	Lot 19	60.0 fr.ft.	165.00
16. Fredrick Jones 1112 Lakeview Dr.	Lot 20	60.0 fr.ft.	165.00
17. Lyndal Bush 1108 Lakeview Dr.	Lot 21	60.0 fr.ft.	165.00
18. Roy Cantrell 1104 Lakeview (403 Riggs)	Lot 22	75.0 fr.ft.	206.25
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			\$ 3,598.23

ASSESSMENT LISTBRUTON ROAD FROM HICKORY TREE ROAD TO I. H. 635

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Hickory Heights Addn.</u>		
	<u>Block A</u>		
1. Shelley Coleman 1302 Davis Bldg. Dallas	Lot 1	115.0 fr.ft.	\$ 1,155.52
2. S. P. Hammers 1621 Bruton Rd. (1402 Quail Dr.)	Lot 18	55.0 fr.ft.	485.10
3. Troy L. Mills 1615 Bruton Rd. (1219 Lorraine Ln.)	Lot 20	90.0 fr.ft.	318.28
4. Katie Pounds 1609 Bruton Rd.	Lot 22	90.0 fr.ft.	318.28
5. Walter Robinson 1603 Bruton Rd. (Box 16, Mesquite)	Lot 24	90.0 fr.ft.	318.28
6. Walter Robinson Box 16, Mesquite	Lot 25	90.0 fr.ft.	793.80
	<u>Hickory Heights No. 1</u>		
	<u>Block L</u>		
7. Bernice Hawkins 1521 Bruton Rd.	Lot 1	70.0 fr.ft.	192.50
8. Harley M. Anderson 1517 Bruton Rd.	Lot 2	60.0 fr.ft.	165.00
9. Jessie H. Decker 1513 Bruton Rd.	Lot 3	60.0 fr.ft.	165.00
10. Robert L. Baker 1509 Bruton Rd.	Lot 4	60.0 fr.ft.	165.00
11. Bobby L. Kilpatrick 1505 Bruton Rd.	Lot 5	60.0 fr.ft.	165.00
12. Bertie L. Lowery 1501 Bruton Rd.	Lot 6	70.0 fr.ft.	192.50

Assessment List - Bruton Rd. from Hickory Tree Rd. to I.H.635

<u>Property Owner</u>	<u>Property Description</u> <u>Hickory Heights Addn. No.1</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Block M</u>		
13.H. G. Limbaugh 1425 Bruton Rd.	Lot 29	75.0 fr.ft.	206.25
14.W. Case 1421 Bruton Rd.	Lot 28	60.0 fr.ft.	165.00
15.William C. Davis 1417 Bruton Rd.	Lot 27	60.0 fr.ft.	165.00
16.A. B. Evans 1413 Bruton Rd.	Lot 26	60.0 fr.ft.	165.00
17.Rachel Enloe 1409 Bruton Rd.	Lot 25	60.0 fr.ft.	165.00
18.F. D. Reisch 1405 Bruton Rd.	Lot 24	60.0 fr.ft.	165.00
19.A. C. Gunnels 1401 Bruton Rd.	Lot 23	60.0 fr.ft.	165.00
20.T. L. Savage 1329 Bruton Rd. (Rt.1,Boc 194,Kaufman)	Lot 22	75.2 fr.ft.	206.80
21.T. L. Savage 1323 Bruton Rd. (Rt.1,Box 194,Kaufman)	Lot 21	115.0 fr.ft.	316.25
22.C. B. Hollis 1317 Bruton Rd.	Lot 20	60.0 fr.ft.	165.00
23.Ralph C. Guffey 1313 Bruton Rd. (10718 Ferguson, Dallas)	Lot 19	60.0 fr.ft.	165.00
24.James C. Crow 1309 Bruton Rd.	Lot 18	60.0 fr.ft.	165.00
25.Town East Investments 1305 Bruton Rd. (Box 28203, Dallas)	Lot 17	60.0 fr.ft.	165.00
26.F. T. Miller 1301 Bruton Rd.	Lot 16	75.0 fr.ft.	206.25

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
<u>Hickory Heights Addn.No.1</u>			
<u>Block M</u>			
27. Odie D. Kyles 1217 Bruton Rd.	Lot 1	80.0 fr.ft.	220.00
28. L. F. Malone 1213 Bruton Rd.	Lot 2	60.0 fr.ft.	165.00
29. James E. Howieson 1209 Bruton Rd.	Lot 3	60.0 fr.ft.	165.00
30. V. D. Adair 1205 Bruton Rd.	Lot 4	60.0 fr.ft.	165.00
31. H. D. Clark 1201 Bruton Rd.	Lot 5	109.66 fr.ft.	301.56
32. Humble Oil Company Box 2180, Houston	Item I Attachment A	150.0 fr.ft.	\$ 1,805.85
33. T. C. Stricklin 1603 Fuller, Dallas	Item II Attachment A	690.0 fr.ft.	6,085.80
<u>Edgemont Park No.7</u>			
<u>Block E</u>			
34. M. W. Jackson 1603 Savage	Lot 1	120.0 sd.ft.	150.00
<u>Block D</u>			
35. Don Cox 1602 Savage	Lot 26	120.0 sd.ft.	150.00
36. James J. Hill, Jr. 1603 Evergreen	Lot 1	120.0 sd.ft.	150.00
<u>Block C</u>			
37. Casa Linda Lumber Co. 1602 Evergreen (1603 Fuller, Dallas)	Lot 26	120.0 sd.ft.	150.00
<u>Edgemont Park #6</u>			
<u>Block C</u>			
38. Casa Linda Lumber Co. 1603 Spring Lake (1603 Fuller, Dallas)	Lot 1	120.0 sd. ft.	150.00
<u>Block B</u>			
39. Casa Linda Lumber Co. 1602 Spring Lake (1603 Fuller, Dallas)	Lot 20	100.0 sd.ft.	125.00

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Assessment List - Bruton Rd. from Hickory Tree Rd. to I.H.635

<u>Property Owner</u>	<u>Property Description</u>	<u>Footage</u>	<u>Total Assessment</u>
	<u>Edgemont Park No. 6</u>		
	<u>Block B</u>		
40. W. W. Neill 1601 Poplar	Lot 1	150.0 sd.ft.	187.50
	<u>Block A</u>		
41. J. A. Hanson 1600 Poplar	Lot 1	135.64 sd.ft.	169.55
42. Jimmy D. Petullo 1612 Poplar Pl.	Lot 4	132.10 rear ft.	82.56
43. Robert E. Justiss 1616 Poplar Pl.	Lot 5	111.14 rear ft.	69.46
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			\$ 17,312.09

ATTACHMENT A

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ITEM I - Humble Oil Company

Being a tract of land 150 ft. x 150 ft. and located in the M. L. Swing Survey #1392, City of Mesquite, Dallas County, Texas, and more fully described as follows: BEGINNING at the southeast corner of Bruton Road and Hickory Tree Road; THENCE East 150 feet along the south line of Bruton Road; THENCE South 150 feet; THENCE West 150 feet to the east line of Hickory Tree Road; THENCE North 150 feet along Hickory Tree Road to the place of BEGINNING.

ITEM II - T. C. Stricklin

All that certain lot, tract or parcel of land situated in the City of Mesquite, Dallas County, Texas, and being a tract of land out of the W. J. Swing Survey, Abst. No. 1392, and the McKinney and Williams Survey, Abst. No. 1035, Dallas County, Texas, and being part of the 73.4 acre tract deeded to C. R. Marriott and wife, by Sam Davis by deed recorded in Vol. 3533, Page 129, Deed Records, Dallas County, Texas, described by metes and bounds as follows: BEGINNING at a point which is 55 feet south and 190 feet east of the Northwest corner of the M. L. Swing Survey, Abst. No. 1392;

THENCE S. 89 deg. 24 min. E., 690 feet along the south right of way line of Bruton Road to the west line of a 15 ft. alley in Block E, Edgemont Park Addn. No. 7 to a point for corner;

THENCE in a southerly direction along the west line of the said 15 ft. alley to a point for corner in the north right of way line of McWhorter Drive;

THENCE westerly along the north right of way line of McWhorter Drive to a point for corner in the east right of way line of Hickory Tree Road;

THENCE North 0 deg. 09 min. east 448 feet;

THENCE South 59 deg. 24 min. east 150 feet;

THENCE North 0 deg. 09 min. east, 150 feet to the PLACE OF BEGINNING.