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RESOLUTION NO. 6-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, RATIFYING THE ACTION OF LEO C. CAUSEY IN EXECUTING A PARTIAL RELEASE TO HOMART DEVELOPMENT CORPORATION ON THE PROPERTY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO.

WHEREAS, Leo C. Causey, Director of Finance of the City of Mesquite, Texas, on the 8th day of February 1971, executed a Partial Release on the property described in Exhibit "A", and attached hereto; and


WHEREAS, it is determined that the execution of said Partial Release is in the interest of the City of Mesquite;

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

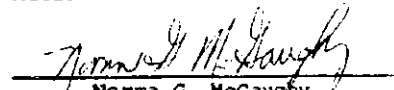
SECTION 1. That the City Council of the City of Mesquite, Texas, does hereby approve and ratify the action of the said Leo C. Causey, Director of Finance, in granting said Partial Release and does by this resolution grant said Partial Release upon the property described in Exhibit "A", attached hereto.

SECTION 2. That this resolution shall take effect upon its passage as the law in such cases provides.


RESOLVED BY the City Council of the City of Mesquite, Texas, on the 15 day of February, A.D., 1971.


George Boyce
Mayor

ATTEST:


Norma G. McGaughy
City Secretary

APPROVED AS TO FORM:


Elland Archer
City Attorney

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RELEASE - PARTIAL

THE STATE OF TEXAS X
COUNTY OF DALLAS X

WHEREAS, the Governing Body of the City of Mesquite by an instrument dated 12/22/70, recorded in Volume 70020 Page 184-190, of the Deed of Trust Records of Dallas County, Texas, gave notice of its intention to pave Town East Boulevard and assess the cost thereof against the abutting property owners, including the following described property, to-wit:

WHEREAS, in consideration of Ten (\$10.00) Dollars and other good and valuable consideration including prior payments reducing the amount due on said assessment, it is in the interest of the City of Mesquite, Texas, to grant a partial release on the property described in Exhibit "A", attached hereto: : NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS: That I, Leo C. Causey, Director of Finance of the City of Mesquite, Texas, in consideration of the foregoing, have this day and do by these present release, discharge and quitclaim unto the said Homer Development Company, heirs and assigns, all of the right, title, interest and estate in and to the property above described, which the City of Mesquite has or may be entitled to by virtue of said proceedings above described, and do hereby declare that the above named record owner^s have fully paid and discharged their proportionate part of the cost of making said improvements referred to herein; provided however, any land not described herein shall not be released by this partial release. WITNESS MY HAND THIS THE 9th day of December, A.D., 19 71.

ATTEST:

CITY OF MESQUITE

Thomas L. Causey
City Secretary

Leo C. Causey
Director of Finance

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Exhibit (A)

B. Street At Power Line

Description of a 2.237 acre tract of land in the City of Mesquite, Texas, said 2.237 acre tract being in the John T. Nelms Survey, Abstract 1095, Dallas County, Texas; said tract of land also being out of a 27.77 acre tract of land conveyed to Sears, Roebuck and Company by I. C. Deal Investments by deed recorded in Volume 69157, Page 1509, Deed Records, Dallas County, Texas; said 2.237 acre tract being more particularly described as follows:

BEGINNING, at the most easterly northeast corner of said 27.77 acre tract of land at a point in the westerly line of a 125 foot wide Dallas Power & Light Company right-of-way;

THENCE, S 27° 31' 44" W, with the common line between said 27.77 acre tract and said Dallas Power & Light Company right-of-way, a distance of 1,563.34 feet to an angle point;

THENCE, S 45° 29' 13" W, continuing with said common line, a distance of 105.37 feet to a point for corner in the south line of said 27.77 acre tract;

THENCE, N 69° 30' 49" W, with said south line of said 27.77 acre tract, a distance of 30.89 feet to a point for corner;

THENCE, N 27° 31' 44" E, a distance of 1,646.71 feet to a point for corner in a north line of said 27.77 acre tract;

THENCE, S 89° 43' 42" E, with said north line, a distance of 67.50 feet to the place of beginning;

CONTAINING, 97,453.51 square feet, or 2.237 acres of land.

The foregoing field notes correctly set out the boundaries of the tracts of land herein described.

POWELL & POWELL, ENGINEERS
Job No. 2420-041
April 3, 1970
Revised, June 19, 1970



Thomas B. Donoho
REGISTERED PROFESSIONAL ENGINEER

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EXHIBIT A
Part 3 - Alstores Tract

Description of a 14.526 acre tract of land in the City of Mesquite, Texas; said 14.526 acre tract being in the John T. Weins Survey, Abstract 1095, and the Zach Motley Survey, Abstract 1007, Dallas County, Texas; said tract of land also being out of a 74.04 acre tract conveyed to Sears, Roebuck and Company by Young Mitchell Langdon, Trustee, by deed recorded in Volume 918, Page 855, Deed Records of Dallas County, Texas; said 14.526 acre tract being more particularly described as follows:

BEGINNING, at the southwest corner of the herein described tract; said corner point being in the proposed easterly right-of-way line of Interstate Highway 635 (L. B. J. Freeway); said corner point being S 89° 30' 30" E, a distance of 15.12 feet from the original southwest corner of said 74.04 acre tract;

TRENCE, with the proposed easterly right-of-way line of I. H. 635, the following courses and distances to-wit:

N 06° 48' 21" W, a distance of 438.58 feet to an angle point;

TRENCE, N 02° 46' 28" W, a distance of 111.48 feet to a point for corner;

TRENCE, N 81° 11' 08" E, a distance of 555.47 feet to a point for corner;

TRENCE, S 70° 45' 00" E, a distance of 484.45 feet to a point for corner;

TRENCE, S 40° 45' 00" E, a distance of 509.06 feet to a point for corner;

TRENCE, S 52° 50' 49" W, a distance of 20.51 feet to a point for corner; said point being the beginning of a curve whose central angle is 5° 30' 30" and whose radius is 200.81 feet;

TRENCE, with said curve to the right in a northerly direction, an arc distance of 19.31 feet to the end of said curve and the beginning of a reverse curve to the left whose central angle is 90° 56' 52" and whose radius is 19.50 feet;

TRENCE, with said curve to the left in a northwesterly direction an arc distance of 30.95 feet to the end of said curve and the beginning of a reverse curve whose central angle is 30° 21' 10" and whose radius is 286.18 feet;

TRENCE, with said curve to the right in a westerly direction an arc distance of 151.61 feet to the end of said curve;

TRENCE, S 84° 46' 52" W, a distance of 370.03 feet to the beginning of a curve whose central angle is 5° 42' 38" and whose radius is 2,027.50 feet;



POWELL & POWELL, ENGINEERS
JOB NO. 2120-011
April 3, 1970
Revised, April 9, 1970
Revised, June 19, 1970

Thomas B. Powell
REGISTERED PROFESSIONAL ENGINEER

THESE, with said curve to the right in a westerly direction, an arc distance of 202.08 feet to a point for corner;
THENCE, S 00° 29' 30" W, a distance of 4.52 feet to a point for corner in the south line of said 74.04 acre tract of land;
THENCE, N 69° 30' 30" W, with said south line, a distance of 514.91 feet to the place of beginning;
CONTAINING 632,738.85 square feet, or 14.526 acres of land.
The foregoing field notes correctly set out the boundaries of the tract of land herein described.

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EXHIBIT A
Part 4 - Federated Tract

Description of a 17.635 acre tract of land in the City of Mesquite, Texas; said 17.635 acre tract being in the John T. Helms Survey, Abstract 1095, Dallas County, Texas; said tract of land also being out of a 74.04 acre tract conveyed to Sears, Roebuck and Company by Young Mitchell Langdon, Trustee, by deed recorded in Volume 918, Page 855, Deed Records of Dallas County, Texas, and out of a 27.77 acre tract of land conveyed to Sears, Roebuck and Company by I. C. Deal Investments by deed recorded in Volume 69157, Page 1509, Deed Records of Dallas County, Texas; said 17.635 acre tract being more particularly described as follows:

BEGINNING, at a point in the proposed south right-of-way line of Town East Boulevard; said point being located S 00° 01' 19" E, a distance of 10.00 feet and S 89° 45' 35" W, a distance of 241.00 feet from the most northerly northeast corner of said 27.77 acre tract;

THENCE, the following courses and distances to-wit:

- S 00° 01' 19" E, a distance of 759.53 feet to a point for corner;
- Thence, N 89° 58' 41" E, a distance of 241.00 feet to a point for corner;
- Thence, S 00° 01' 19" E, a distance of 244.75 feet to a point for corner;
- Thence, S 27° 31' 44" W, a distance of 185.31 feet to a point for corner;
- Thence, S 85° 03' 00" W, a distance of 181.03 feet to a point for corner;
- Thence, N 10° 45' 00" W, a distance of 80.61 feet to a point for corner;
- Thence, S 79° 15' 00" W, a distance of 695.11 feet to a point for corner;
- Thence, N 10° 45' 00" W, a distance of 400.00 feet to a point for corner;
- Thence, N 79° 15' 00" E, a distance of 259.37 feet to a point for corner;
- Thence, N 04° 18' 49" E, a distance of 692.21 feet to a point for corner;
- Thence, S 85° 41' 11" E, a distance of 137.50 feet to a point for corner;
- Thence, N 04° 18' 49" E, a distance of 110.00 feet to a point for corner in the said proposed south right-of-way line of Town East Boulevard;

THENCE, N 88° 30' 30" E, with said right-of-way line, a distance of 100.42 feet to an angle point;

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TRENCE, N 69° 45' 35" E, continuing with said right-of-way line, a distance of 244.52 feet to the place of beginning;

CONTAINING, 768,181.15 square feet or 17.635 acres of land.

The foregoing field notes correctly set out the boundaries of the tract of land herein described.

Thomas B. Dowds
REGISTERED PROFESSIONAL ENGINEER

POWELL & POWELL, ENGINEERS
Job No. 2420-041
April 3, 1970
Revised 4/20/70: Beginning Call
Revised, June 15, 1970
Revised, June 19, 1970

