

RESOLUTION NO. 73-2018

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE AN AGREEMENT BETWEEN THE CITY OF MESQUITE, TEXAS, A TEXAS HOME-RULE MUNICIPALITY SITUATED IN DALLAS AND KAUFMAN COUNTIES, TEXAS, AND MESQUITE RODEO CITY REINVESTMENT ZONE NUMBER ONE, CITY OF MESQUITE, TEXAS, REGARDING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE IRON HORSE VILLAGE PUBLIC IMPROVEMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (“City”), created Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas (“TIRZ”), and established a Board of Directors for the TIRZ (the “Board”) to promote development or redevelopment in the TIRZ pursuant to Ordinance No. 3138, approved by the City Council of the City (“City Council”) on February 3, 1997, in accordance with the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (“Act”); and

WHEREAS, MM Mesquite 50, LLC (“Developer”), desires to improve and develop a site consisting of approximately 56.11 acres of real property located within the TIRZ (“Property”) as a mixed use development containing retail, restaurant, office, residential components and other associated uses consisting of approximately 336 single-family lots and 130,000 square feet of restaurant and retail space (“Development”), which Property is currently located in the corporate limits of the City and is described by metes and bounds and depicted on Exhibit “A” attached hereto and made a part hereof for all purposes; and

WHEREAS, the Developer intends to design, construct and install and/or make financial contributions to certain public improvements for the benefit of the Development (“Public Improvements”); and

WHEREAS, the City, subject to the approval of the City Council, intends to create the Iron Horse Village Public Improvement District pursuant to Chapter 372, Texas Local Government Code, as amended (the “District”), the boundaries of which are to be coterminous with the Property and located within the TIRZ, and, subject to approval of the City Council, will levy special assessments on properties within the District to pay for construction of the Public Improvements (“Assessments”), all as set forth in that certain service and assessment plan to be approved by the City regarding the levy of special assessments (“Service and Assessment Plan”); and

WHEREAS, the City, subject to the approval of the City Council, intends to issue special assessment revenue bonds (the “Iron Horse Village PID Bonds”) containing a pledge of the Assessments for the purpose of providing funds to construct the Public Improvements; and

WHEREAS, on December 3, 2018, the Board adopted an amended project and financing plan for the TIRZ (the “2018 Amended Project and Financing Plan”) which includes the Public Improvements for the Development; and

WHEREAS, the 2018 Amended Project and Financing Plan provides for the collection of seventy-five percent (75%) of the City’s ad valorem tax increment from within the boundaries of the District in each year (the “Iron Horse TIRZ Revenues”), to be deposited into a tax increment fund (the “Iron Horse TIRZ Account”), for a period of up to thirty-one (31) years or until the total tax increment collected in the Iron Horse TIRZ Account equals \$18,500,000, whichever is first; and

WHEREAS, the Iron Horse TIRZ Revenues are intended by the TIRZ and the City to be dedicated to the payment of the costs of construction of the Public Improvements necessary for the Development for a period of up to thirty-one (31) years or until the total tax increment collected in the Iron Horse TIRZ Account equals \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first; and

WHEREAS, the City and the TIRZ intend for the Iron Horse TIRZ Revenues to be transferred to the City and used to off-set or pay a portion of the Assessments levied within the District for the Public Improvements in order to lower the amount of the Assessments on properties within the District in each year for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues totals \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first; and

WHEREAS, the Board found that the use of Iron Horse TIRZ Revenues in the Iron Horse TIRZ Account for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues total \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first, to pay all or a portion of the Assessments levied for the Public Improvements on properties within the District is necessary for the implementation of the 2018 Amended Project and Financing Plan; and

WHEREAS, the TIRZ desires to enter into an agreement with the City with respect to the matters set forth herein, a true and correct copy of such agreement being attached hereto as Exhibit “B” and made a part hereof for all purposes (the “Agreement”); and

WHEREAS, the Board found and determined that the approval of the Agreement by the Board and the Board’s recommendation to the City Council to approve the Agreement is in the best interests of the TIRZ and the citizens of the City; and

WHEREAS, the City finds and determines that the Agreement is in the best interests of the TIRZ and the citizens of the City.

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

SECTION 1. That the statements, facts, findings and recitals set forth above are hereby found and declared to be true and correct and are incorporated into this Resolution and adopted as part of this Resolution for all purposes.

SECTION 2. That in accordance with the Act, the City Council of the City of Mesquite, Texas, hereby approves the Agreement, attached hereto as Exhibit "B" and incorporated herein for all purposes, and hereby authorizes the Mayor to execute the Agreement on behalf of the City.

SECTION 3. That the City Manager is hereby authorized to take such actions and to execute such documents as may be necessary or advisable to carry out the intent and purpose of this Resolution.

SECTION 4. That should any word, sentence, clause, paragraph or provision of this resolution be held to be invalid or unconstitutional, the validity of the remaining provisions of this resolution shall not be affected and shall remain in full force and effect.

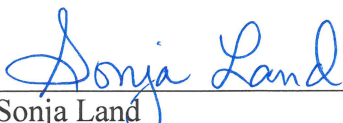
SECTION 5. That this resolution shall take effect immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of December 2018.



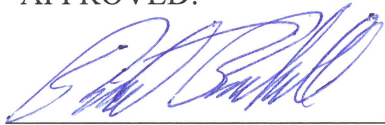
Stan Pickett
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED:



David L. Paschall
City Attorney

**PROPERTY DESCRIPTION
TRACT 1**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 200600158939, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract I and Tract II) described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 20070091617, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 89 deg 05 min 14 sec West, departing the Westerly right-of-way of said Hickory Tree Road, along the Northerly right-of-way of said Rodeo Drive, a distance of 166.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 43 min 52 sec West, departing the Northerly right-of-way of said Rodeo Drive, a distance of 274.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 07 min 34 sec West, a distance of 179.97 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 45 min 54 sec West, a distance of 222.59 feet to a point for corner from which a 1/2-inch iron rod found bears South 03 deg 10 min 10 sec West, a distance of 0.37 feet;

THENCE South 89 deg 09 min 20 sec West, a distance of 366.01 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 44 min 50 sec East, a distance of 497.71 feet to a point for corner on the Northerly right-of-way of said Rodeo Drive from which a 1/2-inch iron rod found bears South 48 deg 42 min 54 sec West, a distance of 0.26 feet;

THENCE along the Northerly and Easterly rights-of-way of said Rodeo Drive, the following courses and distances:

South 89 deg 05 min 14 sec West, a distance of 208.76 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 46 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 03 deg 20 min 09 sec East, a distance of 0.24 feet;

North 00 deg 53 min 15 sec West, a distance of 269.09 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 46 min 53 sec East, and a chord length of 52.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 67 deg 14 min 45 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.56 feet;;

Along said curve to the left, an arc distance of 768.26 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.28 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 08 min 52 sec, a chord bearing of North 43 deg 23 min 12 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 439.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 61 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodeo Drive with the Southerly right-of-way of W. Scyene Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scyene Road at the Northeasterly end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 181.60 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 54 min 23 sec East, a distance of 310.18 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 62 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner said point being the beginning of a non-tangent curve to the right having a radius of 1591.54 feet, a central angle of 06 deg 29 min 33 sec, a chord bearing of North 84 deg 02 min 09 sec East, and a chord length of 180.25 feet;

Along said non-tangent curve to the right, an arc distance of 180.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.76 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scyene Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scyene Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 303.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 13 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 346.59 feet to a mag nail set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 56 min 53 sec East, a distance of 119.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 56 min 59 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 10 deg 39 min 07 sec West, a distance of 49.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 89 deg 09 min 20 sec East, a distance of 9.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 496.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 31.941 acres or 1,391,331 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION
(TRACT 2)**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being a portion of a tract of land (Tract 1) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of W Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 59 deg 22 min 03 sec East, along said corner clip, a distance of 30.60 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner on the Westerly right-of-way of Rodeo Drive at the Southeast end of said corner clip, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 45 deg 17 min 04 sec, a chord bearing of South 42 deg 49 min 07 sec East, and a chord length of 485.07 feet;

THENCE along the Westerly right-of-way of said Rodeo Drive, the following courses and distances:

Along said curve to the left, an arc distance of 497.93 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of South 30 deg 31 min 28 sec East, and a chord length of 652.84 feet;

Along said curve to the right, an arc distance of 695.12 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 50 deg 46 min 52 sec East, a distance of 0.33 feet;

South 04 deg 24 min 44 sec West, a distance of 26.90 feet to a point for corner from which a 1/2-inch iron rod found bears North 54 deg 32 min 12 sec East, a distance of 0.23 feet;

THENCE South 89 deg 08 min 21 sec West, departing the Westerly right-of-way of said Rodeo Drive, a distance of 428.87 feet to a point for corner on the East line of Town Ridge Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 84217, Page 3610, Official Public Records, Dallas

County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears North 89 deg 26 min 19 sec East, a distance of 0.95 feet;

THENCE North 04 deg 23 min 41 sec East, along the East line Town Ridge Addition, a distance of 434.26 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northeast corner of said Town Ridge Addition;

THENCE South 89 deg 22 min 58 sec West, departing the East line of said Town Ridge Addition, along the North line of said Town Ridge Addition, a distance of 676.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the Easterly right-of-way of Peachtree Road, a 50'-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 852.28 feet, a central angle of 15 deg 10 min 31 sec, a chord bearing of North 08 deg 12 min 52 sec West, and a chord length of 225.07 feet;

THENCE departing the North line of said Town Ridge Addition, along the Easterly right-of-way of said Peachtree Road and said non-tangent curve to the left, an arc distance of 225.73 feet to a point for the Southwest corner of Lot 1, Block A, The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 85435, Page 3484, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears South 79 deg 15 min 41 sec West, a distance of 0.49 feet;

THENCE North 68 deg 58 min 59 sec East, departing the Easterly right-of-way of said Peachtree Road, along the Southerly line of said Lot 1, Block A, a distance of 224.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 1, Block A;

THENCE North 21 deg 01 min 01 sec West, departing the Southerly line of said Lot 1, Block A, along the Easterly line of said Lot 1, Block A, a distance of 173.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod found bears North 67 deg 06 min 30 sec West, a distance of 4.69 feet;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 69 deg 17 min 00 sec East, a distance of 118.85 feet to a point for corner from which a 5/8-inch iron rod found bears South 77 deg 20 min 07 sec West, a distance of 0.28 feet;

North 76 deg 18 min 49 sec East, a distance of 100.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 80 deg 08 min 03 sec East, a distance of 64.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.535 acres or 458,917 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scyene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southerly right-of-way of said Scyene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 93.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 802.28 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 722.12 feet;

Along said curve to the right, an arc distance of 749.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 53 deg 21 min 57 sec East, a distance of 0.85 feet;

South 32 deg 22 min 08 sec West, a distance of 156.02 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 39 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 589.15 feet to a point for corner on the southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod with plastic cap stamped "LJA" found bears South 68 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 455.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.318 acres or 362,320 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

DESCRIPTION

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87209, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scyene Rodeo, LTD. as recorded in Volume 2000064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

Thence South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southeast corner of a called 1.9483 acre tract (Tract 5) as described in said Scyene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.67 feet from a 1/2 inch iron rod found for reference;

Thence North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northeast corner of said called 1.9483 acre tract and being in the South line of a called 18.3003 acre tract (Tract 2) of said Scyene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 38 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

Thence North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

Thence along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minutes 52 seconds East, a distance of 274.56 feet to the Point Of Beginning and containing 5.315 acres or 231,525 square feet of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

**AGREEMENT REGARDING THE CONSTRUCTION OF PUBLIC IMPROVEMENTS
WITHIN THE IRON HORSE VILLAGE PUBLIC IMPROVEMENT DISTRICT**

This Agreement Regarding the Construction of Public Improvements within the Iron Horse Village Public Improvement District (the "Agreement") is entered into as of the 3rd day of December, 2018, by and between the City of Mesquite, Texas, a Texas home-rule municipality situated in Dallas and Kaufman Counties, Texas (the "City"), and Mesquite Rodeo City Reinvestment Zone Number One, City of Mesquite, Texas (the "TIRZ") created pursuant to the provisions of Chapter 311, Texas Tax Code, as amended (the "Act").

RECITALS

WHEREAS, the TIRZ was created by Ordinance No. 3138 of the City on February 3, 1997, pursuant to the Act, and an amended project and financing plan for the TIRZ was approved by the City on December 3, 2018 (the "2018 Amended Project and Financing Plan"); and

WHEREAS, the City, subject to the approval of the City Council, intends to create the Iron Horse Village Public Improvement District, pursuant to Chapter 372, Texas Local Government Code, as amended (the "District"), the boundaries of the District being described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the District is located within the TIRZ and the City, subject to the approval of the City Council, will levy special assessments on properties within the District to pay for construction of the Public Improvements (the "Assessments"), all as set forth in that certain service and assessment plan to be approved by the City, subject to the approval of the City Council, regarding the levy of special assessments (the "Service and Assessment Plan"); and

WHEREAS, the City, subject to the approval of the City Council, intends to issue special assessment revenue bonds (the "Iron Horse Village PID Bonds") containing a pledge of the Assessments, for the purpose of providing funds to construct the Public Improvements; and

WHEREAS, the 2018 Amended Project and Financing Plan provides for the collection of seventy-five percent (75%) of the City's ad valorem tax increment from within the boundaries of the District in each year (the "Iron Horse TIRZ Revenues"), for a period of up to thirty-one (31) years or until the Iron Horse TIRZ Revenues collected equals \$18,500,000, whichever is first; and

WHEREAS, the Iron Horse TIRZ Revenues are intended by the TIRZ and the City to be dedicated to the payment of the costs of construction of certain public improvements (the "Public Improvements") necessary for the development of the Property as a mixed use development containing retail, restaurant, office, residential components and other associated uses consisting of approximately 336 single-family lots and 130,000 square feet of restaurant and retail space the "Development"); and

WHEREAS, the Public Improvements shall be owned and maintained by the City for the benefit of the Development and the TIRZ; and

WHEREAS, the City and the TIRZ intend for the Iron Horse TIRZ Revenues to be transferred to the City and used to off-set or pay a portion of the Assessments levied within the District for the Public Improvements in order to lower the amount of the Assessments on properties within the District in each year for a period of up to thirty-one (31) years or until the amount of Iron Horse TIRZ Revenues total \$18,500,000 or the Iron Horse Village PID Bonds are paid in full, whichever comes first.

NOW, THEREFORE, for and in consideration of the mutual covenants of the parties set forth in this Agreement and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed by the parties, the parties agree as follows:

ARTICLE I

THE PROJECT

Section 1.01. Completion of the Project. The City agrees to the construction and completion of the Public Improvements within the Development, which construction is authorized and provided for in that certain Iron Horse Development Agreement by and between MM Mesquite 50, LLC, a Texas limited liability company (the “Developer”), and the City.

Section 1.02. Issuance of the Iron Horse Village PID Bonds. The City, subject to the approval of the City Council, intends to proceed with the sale of the Iron Horse Village PID Bonds and to use a portion of the proceeds from the sale of the Iron Horse Village PID Bonds to pay for the costs of the Public Improvements as incurred by the Developer.

Section 1.03. Use of TIRZ Revenues. The TIRZ agrees to allocate or dedicate the Iron Horse TIRZ Revenues to the City, and that such Iron Horse TIRZ Revenues shall be used to pay all or a portion of the Assessments levied for the Public Improvements on properties within the District. The Iron Horse TIRZ Revenues shall be paid to or transferred to the City each year on or before July 1 and shall be applied to reduce the Assessments assessed in that year. The application and allocation of the Iron Horse TIRZ Revenues to the properties within the District shall be made on an equitable basis as set forth in the Service and Assessment Plan for the District.

ARTICLE II

MISCELLANEOUS PROVISIONS

Section 2.01. Term. This Agreement shall be in force and effect from the date of execution hereof until the earlier of (i) the date on which the outstanding principal amount of the Iron Horse Village PID Bonds are paid in full, or (ii) the total of the Iron Horse TIRZ Revenues collected equals \$18,500,000.

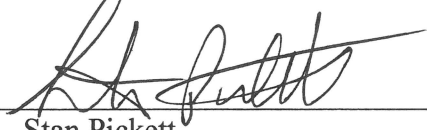
Section 2.02. Amendments and Supplements. This Agreement may be amended, supplemented or extended by mutual written agreement of the parties hereto.

Section 2.03. Merger. This Agreement embodies the entire understanding between the parties hereto, and there are no prior representations, warranties or agreements between the parties hereto.

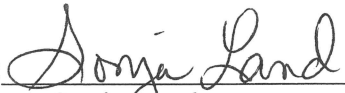
Section 2.04. Severability. The provisions of this Agreement are severable, and if any provision or part of this Agreement or the application hereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected thereby.

EXECUTED in multiple counterparts as of the date first written above.

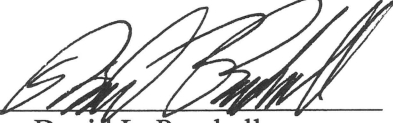
CITY OF MESQUITE, TEXAS

By: 
Stan Pickett
Mayor

ATTEST:

By: 
Sonja Land
City Secretary

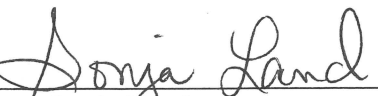
APPROVED FOR FORM:

By: 
David L. Paschall
City Attorney

MESQUITE RODEO CITY REINVESTMENT
ZONE NUMBER ONE, CITY OF MESQUITE,
TEXAS

By: 
Stan Pickett
Chairman

ATTEST:

By: 
Sonja Land
City Secretary

**PROPERTY DESCRIPTION
TRACT 1**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462 and the JOB BADGLEY SURVEY, ABSTRACT NO. 74, in the City of Mesquite, Dallas County, Texas, and being all of the tracts of land (Tract 2, Tract 3 and Tract 5) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and all of a tract of land described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 200600158939, Official Public Records, Dallas County, Texas, and all of the tracts of land (Tract I and Tract II) described in deed to Scyene Rodeo, Ltd. as recorded in County Clerk's Instrument No. 20070091617, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Westerly right-of-way of Hickory Tree Road, a variable width right-of-way, with the Northerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 89 deg 05 min 14 sec West, departing the Westerly right-of-way of said Hickory Tree Road, along the Northerly right-of-way of said Rodeo Drive, a distance of 166.14 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 43 min 52 sec West, departing the Northerly right-of-way of said Rodeo Drive, a distance of 274.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 89 deg 07 min 34 sec West, a distance of 179.97 feet to a 1/2-inch iron rod found for corner;

THENCE North 00 deg 45 min 54 sec West, a distance of 222.59 feet to a point for corner from which a 1/2-inch iron rod found bears South 03 deg 10 min 10 sec West, a distance of 0.37 feet;

THENCE South 89 deg 09 min 20 sec West, a distance of 366.01 feet to a 1/2-inch iron rod found for corner;

THENCE South 00 deg 44 min 50 sec East, a distance of 497.71 feet to a point for corner on the Northerly right-of-way of said Rodeo Drive from which a 1/2-inch iron rod found bears South 48 deg 42 min 54 sec West, a distance of 0.26 feet;

THENCE along the Northerly and Easterly rights-of-way of said Rodeo Drive, the following courses and distances:

South 89 deg 05 min 14 sec West, a distance of 208.76 feet to a 1/2-inch iron rod found for corner;

North 45 deg 54 min 46 sec West, a distance of 14.20 feet to a point for corner from which a 1/2-inch iron rod found bears North 03 deg 20 min 09 sec East, a distance of 0.24 feet;

North 00 deg 53 min 15 sec West, a distance of 269.09 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 05 deg 15 min 44 sec, a chord bearing of North 01 deg 46 min 53 sec East, and a chord length of 52.33 feet;

Along said curve to the right, an arc distance of 52.35 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner;

North 04 deg 24 min 44 sec East, a distance of 153.53 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 67 deg 14 min 45 sec East, a distance of 0.25 feet, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of North 30 deg 31 min 28 sec West, and a chord length of 721.56 feet;;

Along said curve to the left, an arc distance of 768.26 feet to a point for corner from which a 1/2 inch iron rod with plastic cap stamped "NDM" found bears South 37 deg 12 min 45 sec West, a distance of 0.28 feet, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 44 deg 08 min 52 sec, a chord bearing of North 43 deg 23 min 12 sec West, and a chord length of 428.42 feet;

Along said curve to the right, an arc distance of 439.20 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 61 deg 43 min 29 sec West, a distance of 0.26 feet, at the Southwesterly end of a corner clip at the intersection of the Easterly right-of-way of said Rodeo Drive with the Southerly right-of-way of W. Scyene Road, a variable width right-of-way;

THENCE North 30 deg 06 min 45 sec East, along said corner clip, a distance of 25.49 feet to a 1/2-inch iron rod found for corner on the Southerly right-of-way of said W. Scyene Road at the Northeasterly end of said corner clip;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 80 deg 32 min 52 sec East, a distance of 181.60 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 76 deg 54 min 23 sec East, a distance of 310.18 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 62 deg 47 min 33 sec East, a distance of 160.34 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner said point being the beginning of a non-tangent curve to the right having a radius of 1591.54 feet, a central angle of 06 deg 29 min 33 sec, a chord bearing of North 84 deg 02 min 09 sec East, and a chord length of 180.25 feet;

Along said non-tangent curve to the right, an arc distance of 180.35 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 86 deg 05 min 47 sec East, a distance of 1.76 feet;

THENCE South 00 deg 49 min 10 sec East, departing the Southerly right-of-way of said W. Scyene Road, a distance of 141.43 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears South 60 deg 00 min 13 sec East, a distance of 2.02 feet;

THENCE South 44 deg 54 min 31 sec West, a distance of 43.56 feet to a 1/2-inch iron rod found for corner;

THENCE South 87 deg 55 min 12 sec East, a distance of 334.35 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE North 02 deg 02 min 41 sec East, a distance of 230.04 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road;

THENCE South 87 deg 41 min 15 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 30.27 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 02 deg 05 min 15 sec West, departing the Southerly right-of-way of said W. Scyene Road, a distance of 230.10 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 87 deg 53 min 05 sec East, a distance of 303.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" found for corner on the Westerly right-of-way of Interstate Highway 635, a variable width right-of-way;

THENCE South 18 deg 47 min 13 sec East, along the Westerly right-of-way of said Interstate Highway 635, a distance of 346.59 feet to a mag nail set for corner at the intersection of the Westerly right-of-way of said Interstate Highway 635 with the Westerly right-of-way of said Hickory Tree Road;

THENCE along the Westerly right-of-way of said Hickory Tree Road, the following courses and distances:

South 00 deg 56 min 53 sec East, a distance of 119.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 56 min 59 sec East, a distance of 422.31 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 10 deg 39 min 07 sec West, a distance of 49.30 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

South 00 deg 44 min 00 sec East, a distance of 5.05 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

North 89 deg 09 min 20 sec East, a distance of 9.71 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner;

THENCE South 00 deg 41 min 55 sec East, continuing along the Westerly right-of-way of said Hickory Tree Road, a distance of 496.86 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 31.941 acres or 1,391,331 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

**PROPERTY DESCRIPTION
(TRACT 2)**

**STATE OF TEXAS §
COUNTY OF DALLAS §**

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being a portion of a tract of land (Tract 1) described in deed to Scyene Rodeo, Ltd. as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the Northwest end of a corner clip at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Rodeo Drive, a 60-foot right-of-way;

THENCE South 59 deg 22 min 03 sec East, along said corner clip, a distance of 30.60 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner on the Westerly right-of-way of Rodeo Drive at the Southeast end of said corner clip, said point being the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 45 deg 17 min 04 sec, a chord bearing of South 42 deg 49 min 07 sec East, and a chord length of 485.07 feet;

THENCE along the Westerly right-of-way of said Rodeo Drive, the following courses and distances:

Along said curve to the left, an arc distance of 497.93 feet to a 1/2-inch iron rod with plastic cap stamped "NDM" found for corner, said point being the beginning of a curve to the right having a radius of 570.00 feet, a central angle of 69 deg 52 min 22 sec, a chord bearing of South 30 deg 31 min 28 sec East, and a chord length of 652.84 feet;

Along said curve to the right, an arc distance of 695.12 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "NDM" found bears North 50 deg 46 min 52 sec East, a distance of 0.33 feet;

South 04 deg 24 min 44 sec West, a distance of 26.90 feet to a point for corner from which a 1/2-inch iron rod found bears North 54 deg 32 min 12 sec East, a distance of 0.23 feet;

THENCE South 89 deg 08 min 21 sec West, departing the Westerly right-of-way of said Rodeo Drive, a distance of 428.87 feet to a point for corner on the East line of Town Ridge Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 84217, Page 3610, Official Public Records, Dallas

County, Texas, from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears North 89 deg 26 min 19 sec East, a distance of 0.95 feet;

THENCE North 04 deg 23 min 41 sec East, along the East line Town Ridge Addition, a distance of 434.26 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Northeast corner of said Town Ridge Addition;

THENCE South 89 deg 22 min 58 sec West, departing the East line of said Town Ridge Addition, along the North line of said Town Ridge Addition, a distance of 676.58 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner in the Easterly right-of-way of Peachtree Road, a 50'-foot right-of-way, said point being the beginning of a non-tangent curve to the left having a radius of 852.28 feet, a central angle of 15 deg 10 min 31 sec, a chord bearing of North 08 deg 12 min 52 sec West, and a chord length of 225.07 feet;

THENCE departing the North line of said Town Ridge Addition, along the Easterly right-of-way of said Peachtree Road and said non-tangent curve to the left, an arc distance of 225.73 feet to a point for the Southwest corner of Lot 1, Block A, The Landmark Addition, an addition to the City of Mesquite, Dallas County, Texas, according to the Plat thereof recorded in Volume 85435, Page 3484, Official Public Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears South 79 deg 15 min 41 sec West, a distance of 0.49 feet;

THENCE North 68 deg 58 min 59 sec East, departing the Easterly right-of-way of said Peachtree Road, along the Southerly line of said Lot 1, Block A, a distance of 224.07 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for the Southeast corner of said Lot 1, Block A;

THENCE North 21 deg 01 min 01 sec West, departing the Southerly line of said Lot 1, Block A, along the Easterly line of said Lot 1, Block A, a distance of 173.00 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner on the Southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod found bears North 67 deg 06 min 30 sec West, a distance of 4.69 feet;

THENCE along the Southerly right-of-way of said W. Scyene Road, the following courses and distances:

North 69 deg 17 min 00 sec East, a distance of 118.85 feet to a point for corner from which a 5/8-inch iron rod found bears South 77 deg 20 min 07 sec West, a distance of 0.28 feet;

North 76 deg 18 min 49 sec East, a distance of 100.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 80 deg 08 min 03 sec East, a distance of 64.17 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.535 acres or 458,917 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 25th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

PROPERTY DESCRIPTION (TRACT 3)

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the DANIEL TANNER SURVEY, ABSTRACT NO. 1462, in the City of Mesquite, Dallas County, Texas, and being all of a tract of land described in deed to Scyene Rodeo, Ltd. (Tract 4) as recorded in Volume 2000064, Page 2651, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner at the intersection of the Southerly right-of-way of W. Scyene Road, a variable width right-of-way, with the Westerly right-of-way of Peachtree Road, a 50-foot right-of-way;

THENCE departing the Southerly right-of-way of said Scyene Road, along the Westerly right-of-way of said Peachtree Road, the following courses and distances:

South 21 deg 07 min 13 sec East, a distance of 93.79 feet to a 1/2-inch iron rod with red plastic cap stamped "WAI" set for corner, said point being the beginning of a curve to the right having a radius of 802.28 feet, a central angle of 53 deg 29 min 33 sec, a chord bearing of South 05 deg 37 min 22 sec West, and a chord length of 722.12 feet;

Along said curve to the right, an arc distance of 749.03 feet, to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 53 deg 21 min 57 sec East, a distance of 0.85 feet;

South 32 deg 22 min 08 sec West, a distance of 156.02 feet to a point for corner from which a 1/2-inch iron rod with plastic cap stamped "2609" found bears South 39 deg 10 min 48 sec East, a distance of 0.82 feet;

THENCE North 57 deg 37 min 45 sec West, departing the Westerly right-of-way of said Peachtree Road, a distance of 344.87 feet to a point for corner from which a 1/2-inch iron rod found bears South 22 deg 34 min 42 sec East, a distance of 0.54 feet, on the Easterly right-of-way of Stadium Drive, a 60-foot right-of-way;

THENCE North 01 deg 18 min 44 sec West, along the Easterly right-of-way of said Stadium Drive, a distance of 589.15 feet to a point for corner on the southerly right-of-way of said W. Scyene Road from which a 1/2-inch iron rod with plastic cap stamped "LJA" found bears South 68 deg 52 min 47 sec West, a distance of 0.30 feet;

THENCE North 68 deg 52 min 47 sec East, along the Southerly right-of-way of said W. Scyene Road, a distance of 455.88 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 8.318 acres or 362,320 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 29th day of August, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS Network.

DATE	08/28/17
DRAWN BY	W. J. WILKINS
PROJECT NO.	9524-AL-1A
SCALE	1" = 40'
SHEET	00

ALTOPS LAND TITLE SURVEY
TRACT 3 - 31.941 ACRES

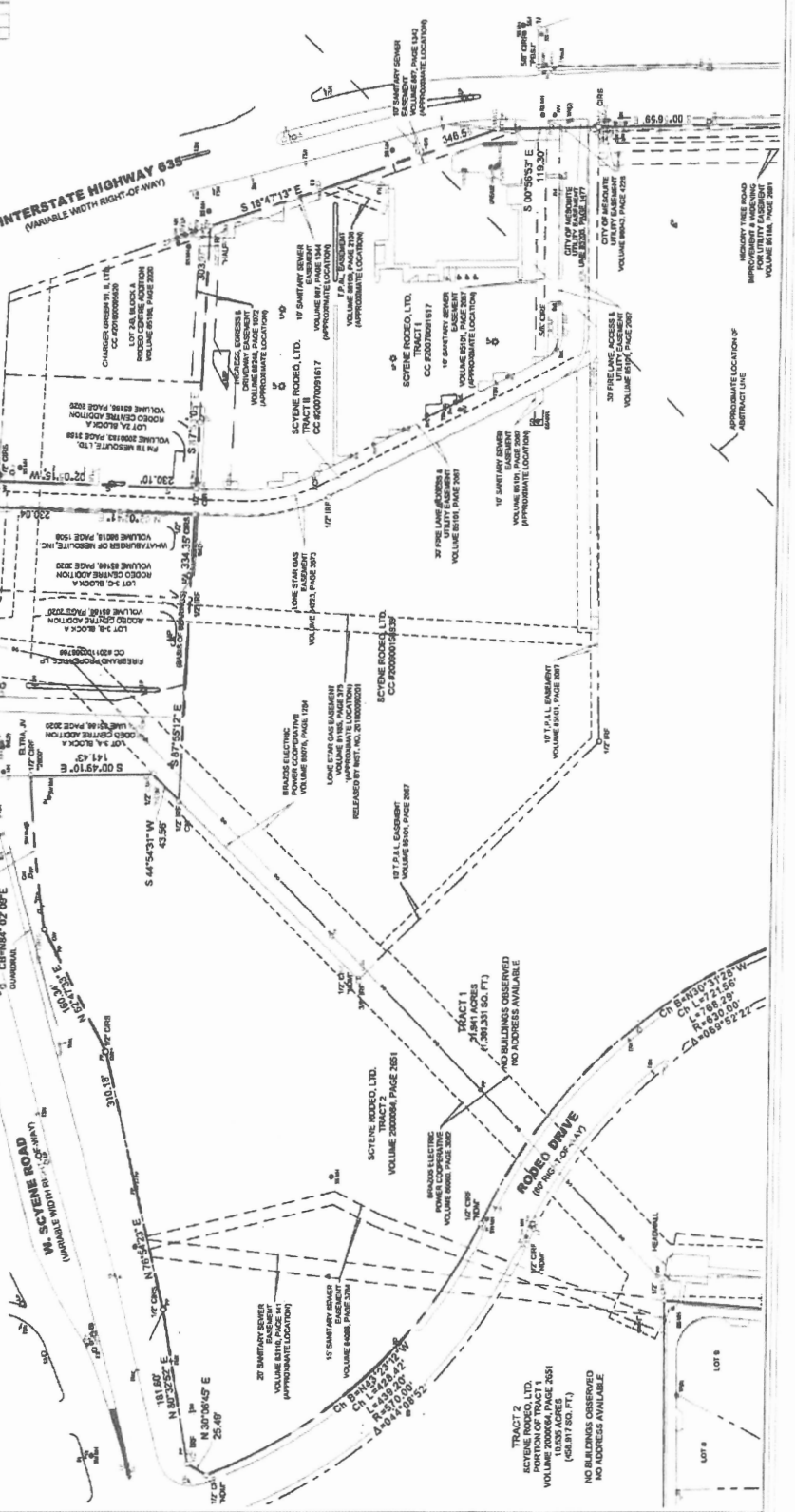
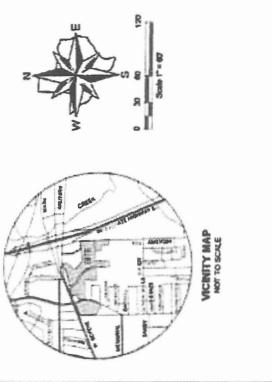
DANIEL TANBER SURVEY, ABSTRACT NO. 1422 AND THE
 CITY OF MESQUITE, DALLAS COUNTY, TEXAS
 JOB BADLEY SURVEY, ABSTRACT NO. 74
 CENTURION MANSION HOMES OWNERS TRUST
 1800 W. ALLEY, SUITE 200
 FARMERS BRANCH, TEXAS 75234

NO.	DATE	REVISION
1	08/17/17	ADDED COMMENTS
2	10/07/17	UPDATED TITLE INFORMATION
3	04/19/18	GAS ENR. RELEASED

ABBREV.	DEFINITION
ACR	AIR CONDITIONER
AL	ALUMINUM
BAL	BALL VALVE
BRD	BRICK
CHP	CHIMNEY
CHS	CONCRETE FOUNDATION
CHT	CONCRETE TOWER
CL	CLEARANCE
CM	CONCRETE MASONRY
EN	ELECTRIC NETWORK
EP	ELECTRIC POLE
FR	FIRE RISK
GL	GROUND LIGHT
GM	GAS METER
GR	GRASS
GRS	GAS REGULATOR
GRV	GAS VALVE
HT	HOT WATER HEATER
HTC	HOT WATER CONTROL VALVE
HTM	HOT WATER TANK
HTV	HOT WATER VALVE
HTW	HOT WATER
HTX	HOT WATER TANK
HTY	HOT WATER YIELD
HTZ	HOT WATER ZONE
HTA	HOT WATER AREA
HTB	HOT WATER BOX
HTC	HOT WATER CONTROL
HTD	HOT WATER DISTRIBUTION
HTE	HOT WATER EQUIPMENT
HTF	HOT WATER FIXTURE
HTG	HOT WATER GAS
HTH	HOT WATER HEAT
HTI	HOT WATER INSULATION
HTJ	HOT WATER JUNCTION
HTK	HOT WATER KITCHEN
HTL	HOT WATER LAUNDRY
HTM	HOT WATER METER
HTN	HOT WATER NETWORK
HTO	HOT WATER OUTFLET
HTP	HOT WATER PUMP
HTQ	HOT WATER QUANTITY
HTR	HOT WATER RETURN
HTS	HOT WATER SERVICE
HTT	HOT WATER TANK
HTU	HOT WATER TAP
HTV	HOT WATER TREATMENT
HTW	HOT WATER TRENCH
HTX	HOT WATER TRUNK
HTY	HOT WATER UNIT
HTZ	HOT WATER ZONE
HTAA	HOT WATER AREA
HTAB	HOT WATER AREA BOX
HTAC	HOT WATER AREA CONTROL
HTAD	HOT WATER AREA DISTRIBUTION
HTAE	HOT WATER AREA EQUIPMENT
HTAF	HOT WATER AREA FIXTURE
HTAG	HOT WATER AREA GAS
HTAH	HOT WATER AREA HEAT
HTAI	HOT WATER AREA INSULATION
HTAJ	HOT WATER AREA JUNCTION
HTAK	HOT WATER AREA KITCHEN
HTAL	HOT WATER AREA LAUNDRY
HTAM	HOT WATER AREA METER
HTAN	HOT WATER AREA NETWORK
HTAO	HOT WATER AREA OUTFLET
HTAP	HOT WATER AREA PUMP
HTAQ	HOT WATER AREA QUANTITY
HTAR	HOT WATER AREA RETURN
HTAS	HOT WATER AREA SERVICE
HTAT	HOT WATER AREA TANK
HTAU	HOT WATER AREA TAP
HTAV	HOT WATER AREA TREATMENT
HTAW	HOT WATER AREA TRENCH
HTAX	HOT WATER AREA TRUNK
HTAY	HOT WATER AREA UNIT
HTAZ	HOT WATER AREA ZONE

ABBREV.	DEFINITION
UP	MAX. VALVE SET WITH RISER
MA	MARBLE
MB	MARBLE
MC	MARBLE
MD	MARBLE
ME	MARBLE
MF	MARBLE
MG	MARBLE
MH	MARBLE
MI	MARBLE
MJ	MARBLE
MK	MARBLE
ML	MARBLE
MM	MARBLE
MN	MARBLE
MO	MARBLE
MP	MARBLE
MQ	MARBLE
MR	MARBLE
MS	MARBLE
MT	MARBLE
MU	MARBLE
MV	MARBLE
MW	MARBLE
MX	MARBLE
MY	MARBLE
MZ	MARBLE

FLOOD NOTE
 According to the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Flood Risk Assessment and 48112000000, dated July 7, 2011, the property is in Flood Zone X-1. Areas determined to be in the 1% annual chance floodplain.
 This flood information does not constitute a warranty of the accuracy of the information. The flood information is provided for informational purposes only. The flood information does not constitute liability on the part of the surveyor.



DESCRIPTION

Being a 5.315 acre tract of land situated in the Joe Badgley Survey, Abstract number 74, City of Mesquite, Dallas County, Texas, and being all of that certain tract or parcel of land as described in deed to JADO Properties, Inc. as recorded in Volume 87209, Page 1419 of the Deed Records of Dallas County, Texas, said 5.315 acre tract being more particularly described as follows:

Beginning at a 1/2 inch iron rod found for the southeast corner of the herein described tract, the southeast corner of said JADO tract, the southernmost southwest corner of a called 2.821 acre tract of land as described in deed to Scyene Rodeo, LTD. as recorded in Volume 2000064, Page 2651 of said Deed Records, said iron rod also being in the north right-of-way line of Rodeo Drive (a 60 foot wide right-of-way) and being South 89 degrees 06 minutes 14 seconds West, a distance of 166.28 feet from the intersection of the north right-of-way line of Rodeo Drive with the west right-of-way line of Hickory Tree Road (a 60 foot wide right-of-way);

Thence South 89 degrees 06 minutes 14 seconds West, along the south line of said JADO tract and the north right-of-way line of Rodeo Drive, a distance of 545.97 feet to a 1/2 inch iron rod found for the southwest corner of said JADO tract and the southeast corner of a called 1.9483 acre tract (Tract 5) as described in said Scyene Rodeo, LTD. deed and being North 89 degrees 06 minutes 14 seconds East, a distance of 208.67 feet from a 1/2 inch iron rod found for reference;

Thence North 00 degrees 43 minutes 50 seconds West, along the west line of said JADO tract and east line of said called 1.9483 acre tract, a distance of 497.71 feet to a 1/2 inch iron rod found for the northwest corner of said JADO tract and the northeast corner of said called 1.9483 acre tract and being in the South line of a called 18.3003 acre tract (Tract 2) of said Scyene Rodeo, LTD. deed, said iron rod also being North 44 degrees 15 minutes 38 seconds East, a distance of 310.11 feet from a 1/2 inch iron rod found for the southernmost southwest corner of said called 18.3003 acre tract;

Thence North 89 degrees 10 minutes 20 seconds East, along the north line of said JADO tract and the south line of said called 18.3003 acre tract, a distance of 366.01 feet to a 1/2 inch iron rod found for the northernmost northeast corner of said JADO tract and the northernmost northwest corner of aforesaid called 2.821 acre tract;

Thence along the common line of said JADO tract and said called 2.821 acre tract the following calls:

South 00 degrees 44 minutes 54 seconds East, a distance of 222.59 feet to a 3/8 inch iron rod found;

North 89 degrees 08 minutes 34 seconds East, a distance of 179.97 feet to a 1/2 inch iron rod found;

South 00 degrees 42 minutes 52 seconds East, a distance of 274.56 feet to the Point Of Beginning and containing 5.315 acres or 231,525 square feet of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

