RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE AND ABANDONMENT OF TWIN OAKS DRIVE DRAINAGE EASEMENT TRACTS (TRACT #1 THROUGH TRACT #6) ALONG TWIN OAKS DRIVE SOUTHWEST OF CARTWRIGHT ROAD AND DEDICATED BY THE FINAL PLAT OF TWIN OAKS DRIVE RIGHT-OF-WAY AS RECORDED IN VOLUME 2003194, PAGE 160, MAP RECORDS, DALLAS COUNTY, TEXAS.

WHEREAS, HC SOLTERRA, LLC, hereinafter referred to as the "**Owner**", is the Owner of the property located in the J. Anderson Survey, Abstract 1, as recorded in the County Clerk's File No. 20210011450, Official Public Records, Dallas County, Texas (the "**Property**"); and

WHEREAS, the Owner dedicated to the City of Mesquite (the "**City**") six Drainage Easement Tracts (Tract #1, Tract #2, Tract #3, Tract #4, Tract #5, and Tract #6) on the Property by the Final Plat of Twin Oaks Drive Right-of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas, being more fully shown and described in the attached Exhibit A to Exhibit 1 hereto and generally located along Twin Oaks drive southwest of Cartwright Road; and

WHEREAS, it has been determined that the six Drainage Easement Tracts are not needed for public use, no facilities owned by the City or any other party are in the six Drainage Easement Tracts and the Owner has requested that the City abandon and release these six Drainage Easement Tracts; and

WHEREAS, after review and consideration of the request, the Director of Public Works and Director of Planning and Development Services recommends approval of the request and abandonment and release of the six Drainage Easement Tracts to remove this unneeded encumbrance from the Property and relieve the City of maintenance responsibilities.

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

SECTION 1. The findings, definitions, and recitations set out in the preamble to this resolution are found to be true and correct and are hereby adopted by City Council and made a part hereof for all purposes.

SECTION 2. That the City Manager is hereby authorized to execute a Release and Abandonment of Drainage Easement Tracts substantially in the form attached Exhibit 1.

SECTION 2. That the resolution shall take effect immediately on and after its passage.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 3rd day of October 2022.

Daniel Alemán, Jr.
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:

David L. Paschall
City Attorney

EXHIBIT 1

RELEASE AND ABANDONMENT OF DRAINAGE EASEMENT TRACTS

THE STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS)(

WHEREAS, HC SOLTERRA, LLC, hereinafter referred to as Owner, is the Owner of the property located in the J. Anderson Survey, Abstract 1, as recorded in County Clerk's File No. 202100114450, Official Public Records, Dallas County, Texas;

WHEREAS, the CITY OF MESQUITE was granted six (6) Drainage Easement Tracts (Tract #1, Tract #2, Tract #3, Tract #4, Tract #5, Tract #6) by the Final Plat of Twin Oaks Drive Right-Of-Way as recorded in Volume 2003194, Page 160, Map Records, Dallas County, Texas, being more fully shown and described in the attached Exhibit "A";

WHEREAS, Owner has requested that the City of Mesquite abandon and release these Drainage Easement Tracts, being more fully shown and described in the attached Exhibit "A";

NOW, THEREFORE, the City of Mesquite in consideration of $10.00 and other good and valuable consideration does hereby abandon, release and discharge all of its rights, title and interests in, to and under the Easement Tracts, being more fully shown and described in the attached Exhibit "A".

[SIGNATURES APPEAR ON FOLLOWING PAGE]

EXHIBIT 1

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2022.

THE CITY OF MESQUITE

By: _____
CITY MANAGER

APPROVED AS TO FORM:

By: _____
CITY ATTORNEY

ACKNOWLEDGEMENT

THE STATE OF TEXAS)(
)(
COUNTY OF DALLAS)(

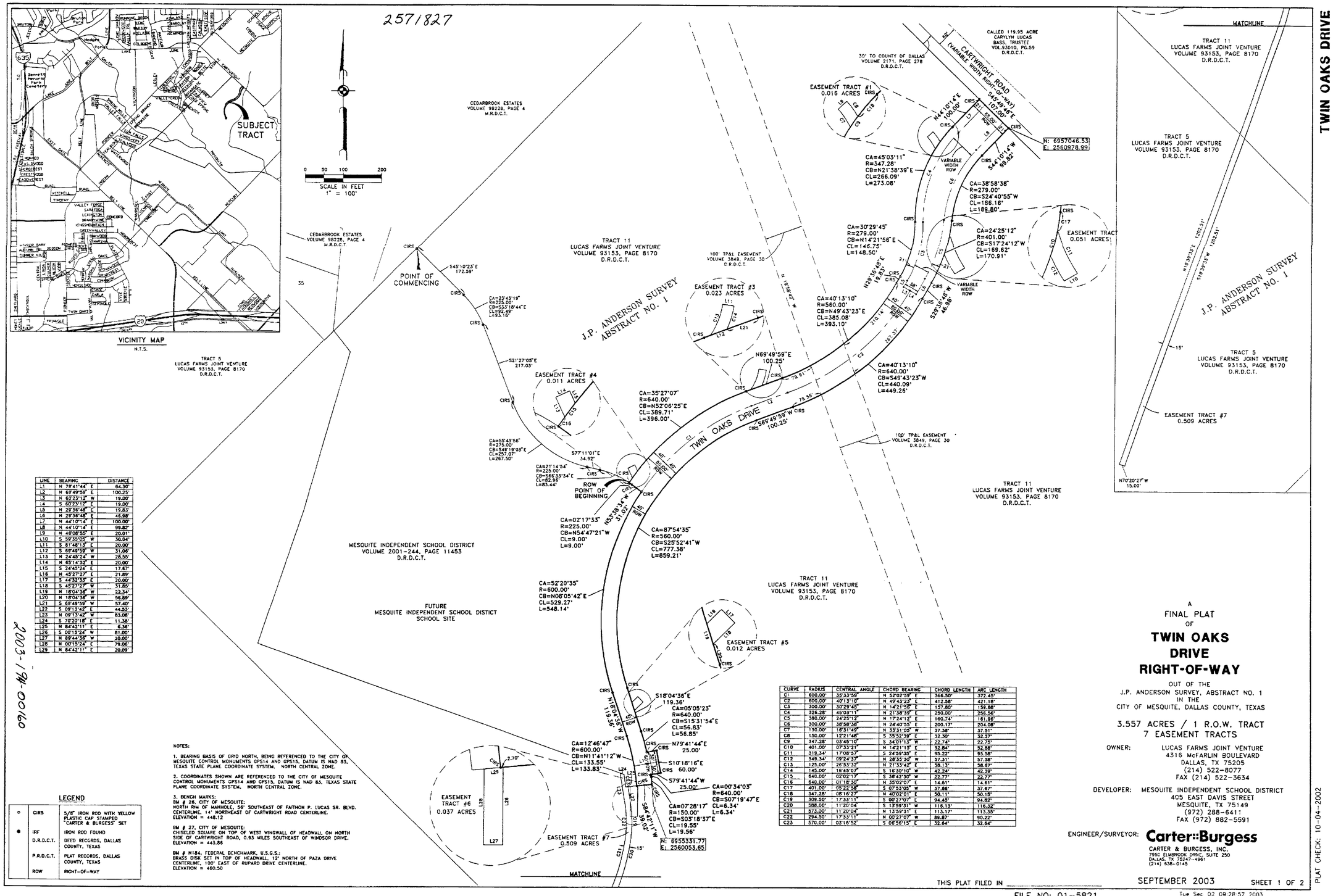
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____, 2022.

_____
NOTARY PUBLIC in and for
DALLAS COUNTY, TEXAS

EXHIBIT "A"

2571827



LINE	BEARING	DISTANCE
L1	N 79°41'44" E	64.30'
L2	N 69°49'59" E	100.25'
L3	N 60°23'12" W	19.00'
L4	S 60°23'12" E	19.00'
L5	N 29°36'48" E	19.83'
L6	N 29°36'48" E	46.98'
L7	N 44°10'14" E	100.00'
L8	N 44°10'14" E	99.82'
L9	N 46°08'55" E	20.01'
L10	S 59°55'05" W	30.04'
L11	S 81°48'13" E	20.00'
L12	S 69°49'59" W	31.06'
L13	N 24°45'24" W	28.55'
L14	N 65°14'32" E	20.00'
L15	S 24°45'24" E	17.67'
L16	N 45°27'27" E	21.89'
L17	S 44°32'33" E	20.00'
L18	S 45°27'27" W	31.85'
L19	N 18°04'36" W	22.34'
L20	N 18°04'36" W	56.89'
L21	S 69°49'59" W	57.40'
L22	S 09°13'42" E	44.53'
L23	N 09°13'42" W	83.08'
L24	S 70°20'18" E	11.38'
L25	N 84°42'11" E	6.36'
L26	S 00°15'24" W	81.00'
L27	N 89°44'36" W	20.00'
L28	N 00°15'24" E	79.06'
L29	N 84°42'11" E	20.09'

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	600.00'	35°33'59"	N 52°02'59" E	366.50'	372.45'
C2	600.00'	40°13'10"	N 49°43'23" E	412.58'	421.18'
C3	300.00'	30°29'45"	N 14°21'56" E	157.80'	159.68'
C4	326.28'	45°03'11"	N 21°38'39" E	250.00'	256.56'
C5	380.00'	24°25'12"	N 17°24'12" E	160.74'	161.96'
C6	300.00'	38°58'38"	N 24°40'55" E	200.17'	204.08'
C7	130.00'	18°31'49"	N 33°31'05" W	37.58'	37.51'
C8	150.00'	12°21'48"	S 39°52'39" E	32.50'	32.57'
C9	347.28'	03°45'10"	S 34°01'13" W	22.74'	22.75'
C10	401.00'	07°33'21"	N 14°21'15" E	52.84'	52.88'
C11	319.34'	17°08'57"	S 24°59'35" E	95.22'	95.58'
C12	349.34'	09°24'37"	N 28°35'50" W	57.31'	57.38'
C13	125.00'	26°53'32"	N 21°33'42" E	58.13'	58.67'
C14	145.00'	16°45'07"	S 16°30'10" W	42.24'	42.39'
C15	640.00'	02°02'17"	S 58°42'30" W	22.77'	22.77'
C16	640.00'	01°18'50"	N 35°02'07" E	14.61'	14.61'
C17	401.00'	05°22'58"	S 07°53'05" W	37.66'	37.67'
C18	347.28'	08°16'27"	N 40°02'01" E	50.11'	50.15'
C19	309.50'	17°33'11"	S 00°27'07" E	94.45'	94.82'
C20	388.00'	11°20'04"	S 13°59'51" W	116.13'	116.32'
C21	373.00'	11°20'04"	N 13°59'51" E	112.17'	113.35'
C22	294.50'	17°33'11"	N 00°27'07" W	89.87'	90.22'
C23	570.00'	03°16'52"	S 06°56'15" E	32.64'	32.64'

NOTES:

1. BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

2. COORDINATES SHOWN ARE REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.

3. BENCH MARKS:
BM # 26, CITY OF MESQUITE:
NORTH RIM OF MANHOLE, 56' SOUTHEAST OF FAITHON P. LUCAS SR. BLVD. CENTERLINE, 14' NORTHEAST OF CARTWRIGHT ROAD CENTERLINE.
ELEVATION = 448.12

BM # 27, CITY OF MESQUITE:
CHISELED SQUARE ON TOP OF WEST WINGWALL OF HEADWALL ON NORTH SIDE OF CARTWRIGHT ROAD, 0.93 MILES SOUTHEAST OF WINDSOR DRIVE.
ELEVATION = 443.86

BM # N184, FEDERAL BENCHMARK, U.S.G.S.:
BRASS DISK SET IN TOP OF HEADWALL, 12' NORTH OF FAZA DRIVE CENTERLINE, 100' EAST OF RUPARD DRIVE CENTERLINE.
ELEVATION = 460.50

LEGEND

○	CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET
●	IRF	IRON ROD FOUND
	D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
	P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
	ROW	RIGHT-OF-WAY

A
FINAL PLAT
OF
TWIN OAKS DRIVE RIGHT-OF-WAY

OUT OF THE
J.P. ANDERSON SURVEY, ABSTRACT NO. 1
IN THE
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

3.557 ACRES / 1 R.O.W. TRACT
7 EASEMENT TRACTS

OWNER: LUCAS FARMS JOINT VENTURE
4316 McFARLIN BOULEVARD
DALLAS, TX 75205
(214) 522-8077
FAX (214) 522-3634

DEVELOPER: MESQUITE INDEPENDENT SCHOOL DISTRICT
405 EAST DAVIS STREET
MESQUITE, TX 75149
(972) 288-6411
FAX (972) 882-5591

ENGINEER/SURVEYOR: **Carter::Burgess**
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 538-0145

THIS PLAT FILED IN _____

SEPTEMBER 2003 SHEET 1 OF 2

FILE NO: 01-5821

Tue Sep 02 09:28:57 2003
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PLAT CHECK: 10-04-2002

2003-194-00160

EXHIBIT "A"

OWNER'S CERTIFICATE

STATE OF TEXAS) (
COUNTY OF DALLAS) (

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 3.557 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 3.557 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, LEAVING SAID NORTH LINE, OVER AND ACROSS AFORESAID TRACT 11, AND ALONG THE NORTHEAST LINE OF SAID MISD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 172.59 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 43 MINUTES 19 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS SOUTH 33 DEGREES 18 MINUTES 44 SECONDS EAST A DISTANCE OF 92.49 FEET;

ALONG SAID TANGENT-CURVE TO THE RIGHT, AN ARC DISTANCE 93.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 21 DEGREES 27 MINUTES 05 SECONDS EAST, A DISTANCE OF 217.03 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 55 DEGREES 43 MINUTES 56 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 19 MINUTES 03 SECONDS EAST A DISTANCE OF 257.07 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE 267.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 77 DEGREES 11 MINUTES 01 SECONDS EAST, A DISTANCE OF 34.92 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21 DEGREES 14 MINUTES 54 SECONDS, A RADIUS OF 225.00 FEET AND A LONG CHORD THAT BEARS SOUTH 66 DEGREES 33 MINUTES 34 SECONDS EAST A DISTANCE OF 82.96 FEET;

DEPARTING SAID NORTHEAST LINE OF MISD TRACT AND ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE 83.44 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE POINT OF BEGINNING, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 35 DEGREES 27 MINUTES 07 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS NORTH 52 DEGREES 06 MINUTES 25 SECONDS EAST A DISTANCE OF 389.71 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 396.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 89 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 100.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 560.00 FEET, AND A LONG CHORD THAT BEARS NORTH 49 DEGREES 43 MINUTES 23 SECONDS EAST A DISTANCE OF 385.08 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 393.10 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 29 DEGREES 36 MINUTES 48 SECONDS EAST, A DISTANCE OF 19.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 45 SECONDS, A RADIUS OF 279.00 FEET, AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 21 MINUTES 56 SECONDS EAST A DISTANCE OF 146.75 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 148.50 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45 DEGREES 03 MINUTES 11 SECONDS, A RADIUS OF 347.28 FEET, AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 38 MINUTES 39 SECONDS EAST A DISTANCE OF 266.09 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 273.08 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 44 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER, BEING ON THE NORTHEAST PROPERTY LINE OF AFORESAID TRACT 11 AND BEING ON THE SOUTHWESTERN RIGHT-OF-WAY LINE OF CARTWRIGHT ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) CONVEYED TO THE COUNTY OF DALLAS BY DEED RECORDED IN VOLUME 2171, PAGE 278, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, SOUTH 45 DEGREES 49 MINUTES 46 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 107.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

THENCE, LEAVING SAID RIGHT-OF-WAY LINE, OVER AND ACROSS AFORESAID TRACT 11, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 10 MINUTES 14 SECONDS WEST, A DISTANCE OF 99.82 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 38 DEGREES 58 MINUTES 38 SECONDS, A RADIUS OF 279.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 40 MINUTES 55 SECONDS WEST A DISTANCE OF 186.16 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 189.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 25 MINUTES 12 SECONDS, A RADIUS OF 401.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 17 DEGREES 24 MINUTES 12 SECONDS WEST A DISTANCE OF 169.62 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 170.91 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 29 DEGREES 36 MINUTES 48 SECONDS WEST, A DISTANCE OF 46.98 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 40 DEGREES 13 MINUTES 10 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 440.09 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 449.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 69 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 100.25 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 87 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 560.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 25 DEGREES 52 MINUTES 41 SECONDS WEST A DISTANCE OF 777.38 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 859.21 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 18 DEGREES 04 MINUTES 36 SECONDS EAST, A DISTANCE OF 119.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 05 DEGREES 05 MINUTES 23 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 31 MINUTES 54 SECONDS EAST A DISTANCE OF 56.83 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.85 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 79 DEGREES 41 MINUTES 44 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 10 DEGREES 18 MINUTES 16 SECONDS EAST, A DISTANCE OF 60.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 79 DEGREES 41 MINUTES 44 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 34 MINUTES 03 SECONDS, A RADIUS OF 640.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 07 DEGREES 19 MINUTES 47 SECONDS EAST A DISTANCE OF 6.34 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 6.34 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07 DEGREES 28 MINUTES 17 SECONDS, A RADIUS OF 150.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 03 DEGREES 18 MINUTES 37 SECONDS EAST A DISTANCE OF 19.55 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.56 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

SOUTH 84 DEGREES 42 MINUTES 11 SECONDS WEST, A DISTANCE OF 39.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AT THE SOUTHEAST CORNER OF AFORESAID MISD TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 12 DEGREES 46 MINUTES 47 SECONDS, A RADIUS OF 600.00 FEET, AND A LONG CHORD THAT BEARS NORTH 11 DEGREES 41 MINUTES 12 SECONDS WEST A DISTANCE OF 133.55 FEET;

THENCE, ALONG THE SOUTHEAST LINE OF SAID MISD TRACT, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.83 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 18 DEGREES 04 MINUTES 36 SECONDS WEST, A DISTANCE OF 119.36 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 52 DEGREES 20 MINUTES 35 SECONDS, A RADIUS OF 600.00 FEET, AND A LONG CHORD THAT BEARS NORTH 08 DEGREES 05 MINUTES 42 SECONDS EAST A DISTANCE OF 529.27 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 548.14 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER;

NORTH 53 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 31.02 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 33 SECONDS, A RADIUS OF 225.00 FEET, AND A LONG CHORD THAT BEARS NORTH 54 DEGREES 47 MINUTES 21 SECONDS WEST A DISTANCE OF 9.00 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.577 ACRES OF LAND, MORE OR LESS.

TRACT #1 DRAINAGE EASEMENT

BEING A 0.016 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.016 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;
DISTANCES:

THENCE, OVER AND ACROSS SAID TRACT 11, THE FOLLOWING COURSES AND

NORTH 78 DEGREES 59 MINUTES 31 SECONDS EAST, A DISTANCE OF 1377.89 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16 DEGREES 31 MINUTES 49 SECONDS, A RADIUS OF 130.00 FEET AND A LONG CHORD THAT BEARS NORTH 33 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 37.38 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, LEAVING SAID PROPOSED RIGHT-OF-WAY, AN ARC DISTANCE OF 37.51 FEET TO A POINT FOR CORNER;

NORTH 46 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 20.01 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 21 MINUTES 48 SECONDS, A RADIUS OF 150.00 FEET AND A LONG CHORD THAT BEARS SOUTH 35 DEGREES 52 MINUTES 39 SECONDS EAST A DISTANCE OF 32.30 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.37 FEET TO A POINT FOR CORNER ON SAID PROPOSED RIGHT-OF-WAY AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 45 MINUTES 10 SECONDS, A RADIUS OF 347.28 FEET AND A LONG CHORD THAT BEARS SOUTH 34 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 22.74 FEET;

ALONG SAID PROPOSED RIGHT-OF-WAY AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 22.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.016 ACRES OF LAND MORE OR LESS.

TRACT #2 DRAINAGE EASEMENT

BEING A 0.051 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.051 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT 11, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 1382.93 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 33 MINUTES 21 SECONDS, A RADIUS OF 401.00 FEET AND A LONG CHORD THAT BEARS NORTH 14 DEGREES 21 MINUTES 15 SECONDS EAST A DISTANCE OF 52.84 FEET;

ALONG SAID PROPOSED RIGHT-OF-WAY AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 52.88 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 08 MINUTES 57 SECONDS, A RADIUS OF 319.34 FEET AND A LONG CHORD THAT BEARS SOUTH 24 DEGREES 59 MINUTES 35 SECONDS EAST A DISTANCE OF 95.22 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, LEAVING SAID PROPOSED RIGHT-OF-WAY, AN ARC DISTANCE OF 95.58 FEET TO A POINT FOR CORNER;

SOUTH 59 DEGREES 35 MINUTES 05 SECONDS WEST, A DISTANCE OF 30.04 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 24 MINUTES 37 SECONDS, A RADIUS OF 349.34 FEET AND A LONG CHORD THAT BEARS NORTH 26 DEGREES 35 MINUTES 30 SECONDS WEST A DISTANCE OF 57.31 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 57.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.051 ACRES OF LAND MORE OR LESS.

TRACT #3 DRAINAGE EASEMENT

BEING A 0.023 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.023 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT 11, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 67 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 949.61 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 53 MINUTES 32 SECONDS, A RADIUS OF 125.00 FEET AND A LONG CHORD THAT BEARS NORTH 21 DEGREES 33 MINUTES 42 SECONDS EAST A DISTANCE OF 58.13 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, LEAVING SAID PROPOSED RIGHT-OF-WAY, AN ARC DISTANCE OF 58.67 FEET TO A POINT FOR CORNER;

SOUTH 81 DEGREES 48 MINUTES 13 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 45 MINUTES 07 SECONDS, A RADIUS OF 145.00 FEET AND A LONG CHORD THAT BEARS SOUTH 16 DEGREES 30 MINUTES 10 SECONDS WEST A DISTANCE OF 42.24 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.39 FEET TO A POINT FOR CORNER ON SAID PROPOSED RIGHT-OF-WAY;

SOUTH 69 DEGREES 49 MINUTES 59 SECONDS WEST, ALONG SAID PROPOSED RIGHT-OF-WAY, A DISTANCE OF 31.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.023 ACRES OF LAND MORE OR LESS.

TRACT #4 DRAINAGE EASEMENT

BEING A 0.011 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.011 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT 11 AND SAID MISD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 43 DEGREES 27 MINUTES 43 SECONDS EAST, A DISTANCE OF 822.95 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

NORTH 24 DEGREES 45 MINUTES 24 SECONDS WEST, LEAVING SAID PROPOSED RIGHT-OF-WAY, A DISTANCE OF 28.55 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 14 MINUTES 32 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 24 DEGREES 45 MINUTES 24 SECONDS EAST, A DISTANCE OF 17.67 FEET TO A POINT FOR CORNER ON SAID PROPOSED RIGHT-OF-WAY AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 02 MINUTES 17 SECONDS, A RADIUS OF 640.00 FEET AND A LONG CHORD THAT BEARS SOUTH 36 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 22.77 FEET;

ALONG SAID PROPOSED RIGHT-OF-WAY AND SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 22.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.011 ACRES OF LAND MORE OR LESS.

TRACT #5 DRAINAGE EASEMENT

BEING A 0.012 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.012 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT 11 AND SAID MISD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 25 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 1311.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

NORTH 45 DEGREES 27 MINUTES 27 SECONDS EAST, LEAVING SAID PROPOSED RIGHT-OF-WAY, A DISTANCE OF 21.89 FEET TO A POINT FOR CORNER;

SOUTH 44 DEGREES 32 MINUTES 33 SECONDS EAST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

SOUTH 45 DEGREES 27 MINUTES 27 SECONDS WEST, A DISTANCE OF 31.85 FEET TO A POINT FOR CORNER ON SAID PROPOSED RIGHT-OF-WAY;

NORTH 18 DEGREES 04 MINUTES 36 SECONDS WEST, ALONG SAID PROPOSED RIGHT-OF-WAY, A DISTANCE OF 22.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.012 ACRES OF LAND MORE OR LESS.

TRACT #6 DRAINAGE EASEMENT

BEING A 0.037 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.037 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT 11 AND SAID MISD TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 22 DEGREES 28 MINUTES 23 SECONDS EAST, A DISTANCE OF 1516.26 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET, SAID POINT BEING THE SOUTHEAST CORNER OF SAID MISD TRACT AND THE COMMON SOUTHWEST CORNER OF THE PROPOSED RIGHT-OF-WAY LINE OF TWIN OAKS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY).

NORTH 84 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 2.70 FEET TO THE POINT OF BEGINNING;

SOUTH 00 DEGREES 15 MINUTES 24 SECONDS WEST, A DISTANCE OF 81.00 FEET TO A POINT FOR CORNER;

NORTH 89 DEGREES 44 MINUTES 36 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT FOR CORNER;

NORTH 00 DEGREES 15 MINUTES 24 SECONDS EAST, A DISTANCE OF 79.06 FEET TO A POINT FOR CORNER ON THE SOUTH LINE OF AFORESAID MISD TRACT;

NORTH 84 DEGREES 42 MINUTES 11 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.037 ACRES OF LAND MORE OR LESS.

TRACT #7 SANITARY SEWER EASEMENT

BEING A 0.509 ACRE TRACT OF LAND SITUATED IN THE J.P. ANDERSON SURVEY, ABSTRACT NO. 1, CITY OF MESQUITE, DALLAS COUNTY, TEXAS, AND BEING PART OF THE TRACTS OF LAND CONVEYED TO LUCAS FARMS JOINT VENTURE AS TRACT 11 AND TRACT 5, BY DEED RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS. SAID 0.509 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, BEING REFERENCED TO THE CITY OF MESQUITE CONTROL MONUMENTS GPS14 AND GPS15, DATUM IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR THE NORTH CORNER OF A TRACT OF LAND CONVEYED TO MESQUITE INDEPENDENT SCHOOL DISTRICT (MISD) BY DEED, RECORDED IN VOLUME 2001-244, PAGE 11453, DEED RECORDS, DALLAS COUNTY, TEXAS, BEING ON THE NORTHWEST PROPERTY LINE OF SAID TRACT 11, AND BEING ON THE SOUTH LINE OF CEDARBROOK ESTATES, AN ADDITION TO THE CITY OF MESQUITE, ACCORDING TO THE PLAT RECORDED IN VOLUME 98228, PAGE 4, MAP RECORDS, DALLAS COUNTY, TEXAS;

THENCE, LEAVING SAID NORTH LINE, OVER AND ACROSS AFORESAID TRACT 11, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 1509.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET FOR CORNER AND THE POINT OF BEGINNING;

SOUTH 09 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 44.53 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 11 SECONDS, A RADIUS OF 309.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 27 MINUTES 07 SECONDS EAST A DISTANCE OF 94.45 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 94.82 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 04 SECONDS, A RADIUS OF 588.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 13 DEGREES 59 MINUTES 31 SECONDS WEST A DISTANCE OF 116.13 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 116.32 FEET TO A POINT FOR CORNER;

SOUTH 19 DEGREES 39 MINUTES 33 SECONDS WEST, PASSING AT A DISTANCE OF 294.90 FEET A COMMON LINE BEING THE SOUTHWEST PROPERTY LINE OF AFORESAID TRACT 11 AND BEING A NORTHEAST PROPERTY LINE OF AFORESAID TRACT 5, CONTINUING OVER AND ACROSS AFORESAID TRACT 5, A TOTAL DISTANCE OF 1202.51 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID TRACT 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 70 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER;

NORTH 19 DEGREES 39 MINUTES 33 SECONDS EAST, PASSING AT A DISTANCE OF 914.65 FEET AFORESAID COMMON LINE OF TRACT 5 AND TRACT 11, CONTINUING OVER AND ACROSS AFORESAID TRACT 11 A TOTAL DISTANCE OF 1202.51 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 04 SECONDS, A RADIUS OF 573.00 FEET, AND A LONG CHORD THAT BEARS NORTH 13 DEGREES 59 MINUTES 31 SECONDS EAST A DISTANCE OF 113.17 FEET;

THENCE, OVER AND ACROSS AFORESAID TRACT 11, THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 113.35 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 33 MINUTES 11 SECONDS, A RADIUS OF 294.50 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 27 MINUTES 07 SECONDS WEST A DISTANCE OF 89.87 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 90.22 FEET TO A POINT FOR CORNER;

NORTH 09 DEGREES 13 MINUTES 42 SECONDS WEST, A DISTANCE OF 83.08 FEET TO A POINT FOR CORNER;

SOUTH 70 DEGREES 20 MINUTES 18 SECONDS EAST, A DISTANCE OF 11.38 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 16 MINUTES 52 SECONDS, A RADIUS OF 570.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 06 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 32.64 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.64 FEET TO A POINT FOR CORNER;

NORTH 84 DEGREES 42 MINUTES 11 SECONDS EAST, A DISTANCE OF 6.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.509 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LUCAS FARMS JOINT VENTURE, A TEXAS JOINT VENTURE AND MESQUITE INDEPENDENT SCHOOL DISTRICT DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS TWIN OAKS DRIVE, AN ADDITION TO THE CITY OF MESQUITE, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. THE UTILITY AND FIRE LANE EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING, OR DESIRING TO USE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH WHICH IS ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE AND EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

WATER MAINS AND SANITARY SEWER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES FROM THE MAIN TO AND INCLUDING THE METERS AND BOXES, SEWER LATERALS FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND THE DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF MESQUITE, TEXAS.

WITNESS MY HAND AT *Dallas*, TEXAS, THIS THE *3rd* DAY OF *September*, 2003.

LUCAS FARMS JOINT VENTURE, A TEXAS JOINT VENTURE

Carolyn Lucas Bass
CAROLYN LUCAS BASS
CO-MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *Carolyn Lucas Bass*, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *3rd* DAY OF *September* 2003.

Susan H. Barone
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

May 16, 2007
MY COMMISSION EXPIRES:

SUSAN H. BARONE
MY COMMISSION EXPIRES
May 16, 2007

LUCAS FARMS JOINT VENTURE, A TEXAS JOINT VENTURE

[signature]
JOHN F. LUCAS
CO-MANAGER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED *John F. Lucas* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *3rd* DAY OF *September* 2003.

Susan H. Barone
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

May 16, 2007
MY COMMISSION EXPIRES:

SUSAN H. BARONE
MY COMMISSION EXPIRES
May 16, 2007

MESQUITE INDEPENDENT SCHOOL DISTRICT

BY: *Michael Coffey*

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL COFFEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10TH DAY OF SEPTEMBER 2003.

Ella Mae Wilcox
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

02-16-2007
MY COMMISSION EXPIRES:

ELLA MAE WILCOX
NOTARY PUBLIC
State of Texas
Comm. Exp. 02-16-2007

THIS PLAT FILED IN ____________________

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

Michael J. Baitup
MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS
REGISTERED
MICHAEL J. BAITUP
4574
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS *2nd* DAY OF *Sept.* 2003.

Michelle E. Baccheschi
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

5-22-07
MY COMMISSION EXPIRES:

Michelle E. Baccheschi
Notary Public, State of Texas
My Comm. Expires 05/22/07

TO THE COUNTY CLERK OF DALLAS COUNTY:

"THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF MESQUITE, TEXAS."

UNDER ORDINANCE ADOPTED BY THE CITY OF MESQUITE ON SEPTEMBER 3, 1973, THE APPROVAL OF THIS PLAT BY THE CITY MANAGER IS AUTOMATICALLY TERMINATED AFTER THE ___ DAY OF ____________, AND UNLESS THIS PLAT IS PRESENTED FOR FILING ON OR BEFORE SAID DATE IT SHOULD NOT BE ACCEPTED FOR FILING.

BY: ____________________
COMMISSION OFFICER

ATTEST: ____________________
SECRETARY

CITY OF MESQUITE
TAX STATUS

PAID ______ UNPAID ______

____
MANAGER OF COLLECTIONS

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
STATE OF TEXAS COUNTY OF DALLAS
I hereby certify this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

OCT 7, 2003

Cynthia Figueroa Calhoun
COUNTY CLERK, Dallas County, Texas

2003 OCT -7 PM 1:15
CYNTHIA FIGUEROA CALHOUN
COUNTY CLERK
DALLAS COUNTY

TWIN OAKS DRIVE

A
FINAL PLAT
OF
TWIN OAKS DRIVE RIGHT-OF-WAY
OUT OF THE
J.P. ANDERSON SURVEY, ABSTRACT NO. 1
IN THE
CITY OF MESQUITE, DALLAS COUNTY, TEXAS

3.557 ACRES / 1 R.O.W. TRACT
7 EASEMENT TRACTS

OWNER: LUCAS FARMS JOINT VENTURE
4316 McFARLIN BOULEVARD
DALLAS, TX 75205
(214) 522-8077
FAX (214) 522-3634

DEVELOPER: MESQUITE INDEPENDENT SCHOOL DISTRICT
405 EAST DAVIS STREET
MESQUITE, TX 75149
(972) 288-6411
FAX (972) 882-5591

ENGINEER/SURVEYOR: **Carter::Burgess**
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 638-0145

SEPTEMBER 2003
SHEET 2 OF 2

FILE NO: 01-5821

Tue Sep 02 09:41:06 2003
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