

ORDINANCE NO. _____
File No. Z0717-0011

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO APPROVE A CHANGE OF ZONING FROM LIGHT COMMERCIAL TO PLANNED DEVELOPMENT – LIGHT COMMERCIAL WITH A CONDITIONAL USE PERMIT ON PROPERTY LOCATED AT 16160 AND 16170 IH-635; APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE SALE AND OUTDOOR DISPLAY OF NEW AND USED VEHICLES SUBJECT TO CERTAIN STIPULATIONS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Mesquite and the governing body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and State laws with reference to granting of zoning changes under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the area, the City of Mesquite is of the opinion that the change of zoning may be granted herein.

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

SECTION 1. That the Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to approve a change of zoning from Light Commercial to Planned Development – Light Commercial with a Conditional Use Permit (“CUP”) on property located at 16160 and 16170 IH-635 to allow the sale and outdoor display of new and used vehicles subject to the following stipulations:

1. The uses permitted shall be limited to those uses permitted by right in the Light Commercial zoning district provided that a CUP may be granted to allow a motor vehicle dealership with used car sales only.
2. A CUP for the sale and outdoor display of new and used cars is hereby approved with the following conditions:
 - a. One hundred percent of the inventory displayed at 16160 IH-635 may be used cars.
 - b. Thirty percent of the inventory displayed at 16170 IH-635 may be used cars.

- c. Display of vehicles shall be limited to the number of display spaces and display areas as noted on the Concept Plan attached hereto as Exhibit "A." Display spaces and customer parking shall comply with the parking and access standards in Section 3-400 of the Mesquite Zoning Ordinance.
- d. Any vehicle for sale shall be operable and maintained in good condition.
- e. No vehicle for sale shall have body damage greater than four inches in diameter.
- f. Painted repairs shall match the paint on the rest of the vehicle.
- g. Any vehicle for sale shall not have broken or cracked windows.
- h. All parking and display surfaces shall be paved except for display surfaces in showroom areas.
- i. Any vehicle not ready for sale and in need of repair or detailing shall be kept in the rear of the property on a paved surface or inside of a structure.
- j. This CUP shall be limited to Fenton Motors, Inc., and is not assignable or transferrable.

That the subject property is described as Oates Corner Retail Addition, Block A, Lots 4R, 5R-2, part of Lot 1R and part of the adjacent tract in the Theophalus Thomas Survey, Abstract No. 1461, located at 16160 and 16170 IH-635 and is more fully described in the approved field notes in Exhibit "B" attached hereto.

SECTION 2. That all ordinances, or portions thereof, of the City of Mesquite in conflict with the provisions of this ordinance, to the extent of such conflict are hereby repealed. To the extent that such ordinances or portions thereof not in conflict herewith, the same shall remain in full force and effect.

SECTION 3. That the property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for by the Mesquite Zoning Ordinance.

SECTION 4. That the foregoing change shall be, and it is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 4216, codified in Chapter 11 of the Code of the City of Mesquite.

SECTION 5. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. That any person (as defined in Chapter 1, Section 1-2 of the Code of the City of Mesquite, Texas, as amended) violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and upon conviction thereof, shall be subject to a fine not to exceed Two Thousand (\$2,000.00) Dollars for each offense, provided, however, if the maximum penalty provided for by this ordinance for an offense is greater

than the maximum penalty provided for the same offense under the laws of the State of Texas, the maximum penalty for violation of this ordinance for such offense shall be the maximum penalty provided by the laws of the State of Texas. Each day or portion of a day any violation of this ordinance continues shall constitute a separate offense.

SECTION 7. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare of the City of Mesquite, creates an urgency and emergency for the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 18th day of September, 2017.

Stan Pickett
Mayor

ATTEST:

APPROVED:



Sonja Land
City Secretary

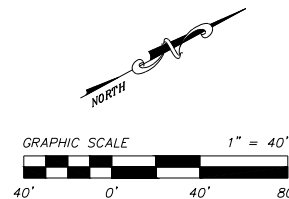
B. J. Smith
City Attorney

OVERALL SITE PLAN

PROJECT NO.
D17026

A101

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Call 48 Hours before digging:
811 or call 811.com
Common Ground Alliance



INTERSTATE HIGHWAY NO. 635
(A VARIABLE WIDTH R.O.W.)

N. GALLOWAY AVE.

LOT 3, BLOCK A OATES
CORNER RETAIL
VOL. 87203, PG. 2160
COMMON TRUST UW
INST. NO. 201600231254
O.P.R.D.C.T.

LOT 2B, BLOCK A
OATES CORNER RETAIL
VOL. 87119, PAGE 3871
D.R.D.C.T.
SECURITY HOLDINGS INC.
INST. NO. 201100318794
O.P.R.D.C.T.

POINT OF
BEGINNING
TRACT '1'

CHB=S 8°13'21" W
CH=35.06
L=13°03'25"
L=35.14
R=154.19

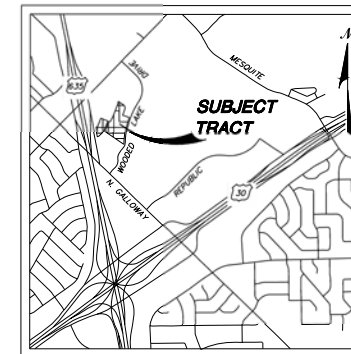
WOODED LAKE DRIVE
(VARIABLE WIDTH R.O.W.)

CHB=S 10°38'20" W
CH=627.53
L=19°03'04"
L=630.43
R=1896.00

Symbol Legend

- Light Post
- Metal Post
- Monument Found
- Power Pole Guy Wire
- Utility Pole
- Sanitary Sewer Manhole
- Water Valve
- Water Hydrant
- Water Manhole
- Overhead Power Line
- Water Line
- Sanitary Sewer Line
- Storm Sewer Line

Concrete Pavement



VICINITY MAP
NOT TO SCALE

PART OF LOT 1-R, BLOCK A OATES CORNER RETAIL ADDITION
BLOCK A, LOTS 1R, 6, AND 7
(VOL. 2002060, PG. 0090)

LBJ ANCILLARY LTD.
VOL. 97129, PG. 5850
D.R.D.C.T.

LOT 4R, BLOCK A
OATES CORNER RETAIL
VOL. 94128, PAGE 4880

TRACT '3'
EASEMENT ESTATE
PERPETUAL NON-EXCLUSIVE DRIVEWAY ACCESS
EASEMENT, LOCATED IN DRIVE BETWEEN TRACT 1 AND
TRACT 2 AND EXTENDS FROM N-635 HIGH RD.
EXTENDED LINE OF TRACT 2 AS POINTED TO HERE
(VOLUME 2001152, PAGE 0076)

LOT 5R-2
OATES CORNER RETAIL ADDITION
LOTS 5R-1 AND 5R-2, BLOCK A
VOL. 2001183, PAGE 0020

DALLAS CHRISTIAN SCHOOL
VOL. 96251, PG. 4387
D.R.D.C.T.

MONUMENT LEGEND

- F = 1/2" IRON ROD FOUND
- F1 = 1/2" IRON ROD WITH CAP STAMPED "PACHECO KOCH" FOUND
- F2 = 5/8" IRON ROD FOUND
- F3 = 1/2" IRON ROD WITH CAP STAMPED RPLS 4396 FOUND
- F4 = 5/8" IRON ROD WITH CAP STAMPED "WESTWOOD PS" SET
- F5 = 1/2" IRON ROD WITH CAP STAMPED RPLS 5310 FOUND
- XF = X IN CONCRETE FOUND
- XS = X IN CONCRETE SET
- NF = MAG/PK NAIL FOUND

Westwood

Westwood Professional Services, Inc.
2740 North Dallas Parkway, Suite 280
Plano, TX 75093
Phone (972) 793-0300
Toll Free (888) 937-5150
Survey Firm Number: 10074301
westwoodps.com

16160 & 16190
LBJ Freeway,
Mesquite, Texas

Date: 05/30/17
Sheet: 1 of 2

ALTA/NSPS Land
Title Survey
Tract A 7.092 Ac.
Tract B 1.581 Ac.

in the T. Thomas Survey, Abstr. No. 1461
City of Mesquite, Dallas County, Texas

LEGAL DESCRIPTION – TRACT 1

BEING a 7.092 acre tract of land situated in the City of Mesquite, Dallas County Texas, being a part of the T. Thomas Survey, Abstract No. 1461, and being 1) all of Lot 5R-2, Block A, of Oates Corner Retail Addition, an addition to the City of Mesquite, according to the plat of record in Volume 2001183, Page 20, of the Deed Records, Dallas County, Texas and 2) part of Lot 1-R, Block A of Oates Corners Retail Addition, an addition to the City Of Mesquite according to the plat of record in Volume 2002060, Page 90 of said Deed Records and 3) being the same land described as "TRACT 1" in deed to Tee Fore Properties, LLC of record in Instrument No. 201300106953 of the Official Public Records, Dallas County, Texas, said 7.092 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped RPLS 5310 found in the west line of Wooded Lake Drive (variable width right-of-way) for the northeast corner of Lot 2B, Block A, Oates Corner Retail Addition, an addition to the City of Mesquite according to the plat of record in Volume 87119, Page 3871 of said Deed Records, and the southeast corner of said "TRACT 1";

THENCE North 55° 24' 55" West with the north line of said Lot 2B, passing the northwest corner thereof and continuing along the north line of Lot 5R-1, Block A of Oates Corners Retail Addition, an addition to the City of Mesquite, according to the plat of record in Volume 2001183, Page 20, of said Deed Records, a total distance of 567.80 feet to a "X" found in concrete in the east line of said Lot 1-R, Block A, for the northwest corner of said Lot 5R-1 and the southwest corner of both said Lot 5R-2 and "TRACT 1";

THENCE South 28° 24' 24" West with the east line of said Lot 1-R, a distance of 5.27 feet to an "X" found in concrete;

THENCE over and across said Lot 1-R and with the west line of said "TRACT 1" the following calls and distances:

North 68° 34' 18" West, a distance of 1.85 feet to an "X" found in concrete for corner;

North 21° 31' 00" East, a distance of 253.25 feet to a Mag Nail found for corner;

South 69° 53' 27" East, a distance of 32.56 feet to a 5/8" iron rod found in the common line between said Lot 5R-2, Block A and Lot 1-R, Block A;

THENCE along said common line the following calls and distances:

North 28° 24' 24" East, a distance of 134.66 feet to a 5/8" iron rod found for corner;

North 21° 32' 02" East, a distance of 283.82 feet to a Mag Nail in concrete found for corner;

North 19° 13' 50" East, a distance of 70.43 feet to a 1/2" iron rod with cap stamped "Pacheco Koch" found for corner;

North 09° 44' 10" East, a distance of 52.34 feet to a 1/2" iron rod with cap stamped "Pacheco Koch" found for the northwest corner of both said Lot 5R-2, Block A and "TRACT 1";

THENCE along the northerly line of said Lot 5R-2, Block A the following calls and distances:

South 55° 33' 22" East, a distance of 175.13 feet to a PK nail in top of metal fence post for corner;

South 22° 41' 08" East, a distance of 63.91 feet to a 5/8" iron rod with cap stamped "Westwood PS" set for the northeast corner of said Lot 5R-2;

THENCE South 18° 43' 24" West along the easterly line of said Lot 5R-2, Block A, a distance of 189.56 feet to an ell corner in the north line of said "TRACT 1"; from which an "X" in concrete bears N 70° 34' 37" W, a distance of 0.31 feet;

THENCE South 71° 19' 09" East, a distance of 169.53 feet to a 1/2" iron rod with cap stamped "Pacheco Koch" found in the west right-of-way line of said Wooded Creek Drive for the northeast corner of said "TRACT 1";

THENCE along said west right-of-way line, the following calls and distances:

Along a non-tangent curve to the left having a radius of 1,896.00 feet and an arc distance of 630.43 feet (chord bears South 10° 38' 20" West, 627.53 feet) to a 5/8" iron rod found for corner;

Along a non-tangent curve to the right having a radius of 154.19 feet and an arc distance of 35.14 feet (chord bears South 08° 13' 21" W, 35.06 feet) to the POINT-OF-BEGINNING and containing 308,913 Square Feet or 7.092 acres of land.

SURVEYORS CERTIFICATE

To: TEE FORE PROPERTIES, LLC, BANCFIRST, FIRST COUGAR MANAGEMENT COMPANY REPUBLIC TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6 (a and b-building setback lines and height restrictions per recorded map and restrictions and per zoning ordinance only), 7(c), 7(b)(1), 7(c), 8, 9, 11(see Notes), 13 and 14 of Table A thereof. The fieldwork was completed on May 12, 2017.

Dated: May 30, 2016
OF No.: 1002-221580-RTT
Job No.: 0012269


Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557



LEGAL DESCRIPTION – TRACT 2

BEING a 1.581 acre tract of land situated in the City of Mesquite, Dallas County Texas, being a part of the T. Thomas Survey, Abstract No. 1461, and being a portion of Lot 4R, Block A of Oates Corner Retail Addition, an addition to the City of Mesquite, Texas according to the plat of record in Volume 94128, Page 4880 of the Deed Records, Dallas County, Texas, and being the same land described as "TRACT 2" in deed to Tee Fore Properties, LLC of record in Instrument No. 201300106953 of the Official Public Records, Dallas County, Texas, said 1.581 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the northeasterly right-of-way line of Interstate Highway No. 635 for the most westerly northwest corner of said Lot 4R, Block A;

THENCE along the common lines of said Lot 4R, Block A with Lot 1-R, Block A of Oates Corner Retail Addition, an addition to the City of Mesquite according to the plat of record in Volume 2002060, Page 90, of said Deed Records, the following calls and distances:

North 76° 53' 44" East, a distance of 10.99 feet to a 5/8" iron rod with a cap stamped "Westwood PS" found for corner;

North 65° 40' 46" East, a distance of 8.41 feet to a 5/8" iron rod with a cap stamped "Westwood PS" found for corner;

North 43° 47' 11" East, a distance of 28.76 feet to an "X" cut in concrete found for corner;

North 21° 36' 06" East, a distance of 204.16 feet to an "X" cut in concrete found for the most northerly northwest corner of said Lot 4R, Block A;

South 68° 31' 59" East, a distance of 185.38 feet to a 5/8" iron rod found for corner;

South 21° 34' 22" West, a distance of 260.15 feet to a 1/2" iron rod with cap found for corner;

South 30° 28' 18" West, a distance of 42.30 feet to an "X" cut in concrete found for corner;

South 41° 34' 45" West, a distance of 13.32 feet to an "X" cut in concrete found for corner;

South 47° 40' 41" West, a distance of 102.18 feet to an "X" cut in concrete set for corner;

South 54° 51' 54" W, a distance of 40.44 feet to an "X" cut in concrete set for corner;

South 64° 44' 26" West, a distance of 4.51 feet to an "X" cut in concrete set in said northeasterly right-of-way line for the southeast corner of said Lot 4R;

THENCE North 11° 26' 44" West, along said northeasterly right-of-way line, a distance of 238.39 feet to the POINT-OF-BEGINNING and containing 68,850 square feet or 1.581 acres of land.

LEGAL DESCRIPTION – TRACT 3
EASEMENT ESTATE

Non-exclusive easement rights created pursuant to that Perpetual Non-Exclusive Driveway Access Easement from LBJ Ancillary, Ltd. to BGB Investments, Ltd. by instrument dated 8/3/2001, filed 8/6/2001, recorded in Volume 2001152, Page 76, Real Property Records, Dallas County, Texas.

LEGAL DESCRIPTION – TRACT 4
EASEMENT ESTATE

Non-exclusive easement rights created in Special Warranty Deed from Oates Summit Associates, Ltd., a Texas limited partnership, to BGB Investments, Ltd., a Texas limited partnership dated 1/26/94, filed 2/1/94 recorded in Volume 94021, Page 5821, Real Property Records, Dallas County, Texas.

GENERAL NOTES

- 1) This survey was prepared using First American Title Insurance Company Title Commitment Number 1002-221580-RTT having an effective date of April 09, 2017.
- 2) Subject property appears to be classified as Zone "X" – Area determined to be outside the 500 Year Floodplain when scaled from Flood Insurance Rate Map Community – Panel Number 48113C0360, dated July 7, 2014.
- 3) Zoning: LC – Light Commercial per the City of Mesquite Zoning Ordinance website (<https://www.cityofmesquite.com/1250/Zoning-Ordinance>).
Setbacks: Front = 25 Feet Side = 25 Feet Rear = 0 Feet
Building: Maximum Lot Coverage: 50%
Maximum Building Height: 75 Feet

- 4) Subject property contains 244 total parking stalls, including 5 handicapped stalls.

- 5) The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Digless Ticket No. 1762815828).

- 6) Bearings based on State Plane Coordinates North American Datum of 1983 – North Texas Zone (4202) using a combined scale factor of 1.00012.

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment.

- a. The following easements and/or building lines, as shown on plat recorded in Volume 2002060, Page 90, Map Records, Dallas County, Texas:
15' TXU Electric easement.
(Affects Tract 1 – As shown)

- i. The following easements and/or building lines, as shown on plat recorded in Volume 2001183, Page 20, Map Records, Dallas County, Texas:
7.5' TXU Electric easement.
(Affects Tract 1 – As shown)

- g. The following easements and/or building lines, as shown on plat recorded in Volume 94128, Page 4880, Map Records, Dallas County, Texas:
10' water line easement;
15' utility easement;
25' building line;
Portion of a 20' utility easement;
10' x 29' water easement;
10' utility easement.
(Affects Tract 2 – As shown)

- h. Easement granted by P. D. Oates, et ux to Texas Power & Light Company, filed 02/16/1926, recorded in Volume 1282, Page 477, Real Property Records, Dallas County, Texas. Affected by Agreement recorded in Volume 84073, Page 1199 and Encroachment on Easement recorded in Volume 94177, Page 4089, Real Property Records, Dallas County, Texas. Amendment to Easement recorded in Volume 874, Page 148, Real Property Records, Dallas County, Texas. Also shown on plat recorded in Volume 2001183, Page 20, Map Records, Dallas County, Texas.
(Affects Tract 1 – As shown)

- i. Easement granted by P. D. Oates, et ux to Lone Star Gas Company, filed 06/14/1926, recorded in Volume 1316, Page 543, Real Property Records, Dallas County, Texas. As affected by Partial Releases recorded in Volume 14008, Page 779 and Volume 87183, Page 1705, Real Property Records, Dallas County, Texas. Also shown on plats recorded in Volume 94128, Page 4880 and Volume 2002060, Page 90, Map Records, Dallas County, Texas.
(Affects Tracts 1 and 2 – As shown)

- j. Easement granted by W. W. Roberson, et ux to Lone Star Gas Company, filed 06/14/1926, recorded in Volume 1317, Page 202, Real Property Records, Dallas County, Texas. As affected by Partial Releases recorded in Volume 435, Page 811 and Volume 87183, Page 1705, Real Property Records, Dallas County, Texas. Also shown on plats recorded in Volume 94128, Page 4880 and Volume 2002060, Page 90, Map Records, Dallas County, Texas.
(Affects Tracts 1 and 2 – As shown)

- k. Easement granted by P.D. Oates, et ux to Texas Power & Light Company, filed 12/14/1926, recorded in Volume 1372, Page 120, Real Property Records, Dallas County, Texas. Affected by Agreement recorded in Volume 84073, Page 1199, Real Property Records, Dallas County, Texas. Also shown on plat recorded in Volume 2001183, Page 20, Map Records, Dallas County, Texas.
(Affects Tract 1)

- i. Easement granted by R. Guy Carter, et al to Texas Power & Light Company, filed 08/22/1966, recorded in Volume 890, Page 2053, Real Property Records, Dallas County, Texas. Also shown on plat recorded in Volume 94128, Page 4880, Map Records, Dallas County, Texas.
(Affects Tract 2)

- m. Easement granted by J. M. Branch, et ux to Lone Star Gas Company, filed 11/26/1948, recorded in Volume 3062, Page 436, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 and 2)

- n. Terms, provisions, conditions, and easements contained in Perpetual, Non-Exclusive Driveway Access Easement, filed 08/06/2001, recorded in Volume 2001152, Page 76, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 and 3)

- a. Easement granted by Hancock Land, L.P. to Southwestern Bell Telephone, L.P. d/b/a SBC, filed 08/23/2003, recorded in Volume 2003167, Page 14652, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 – As shown)

- p. Easement granted by Hancock Land, L.P. to Southwestern Bell Telephone, L.P. d/b/a SBC, filed 09/29/2003, recorded in Volume 2003194, Page 1976, Real Property Records, Dallas County, Texas. (Affects Tracts 1 and 2)
q. Terms, provisions, and conditions of lease between Bessan-Stone Joint Venture, as Lessor, and Safeway Stores, Incorporated, as Lessee, as evidenced by Lease filed 05/23/1985, recorded in Volume 85102, Page 3613, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 – As shown)

- r. Limited or lack of access to road or highway abutting subject property as set forth in instrument filed 03/18/1966, recorded in Volume 781, Page 28, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 and 2)

- s. Terms, provisions, conditions, and easements contained in Cross Access and Parking Easement Agreement, filed 05/27/1999, recorded in Volume 99104, Page 6758, Real Property Records, Dallas County, Texas.
(Affects Tract 1)

- i. Terms, provisions, and conditions of Agreement filed 08/06/2001, recorded in Volume 2001152, Page 99, Real Property Records, Dallas County, Texas. Amendment filed 10/22/2001, recorded in Volume 2001207, Page 1572, Real Property Records, Dallas County, Texas.
(Affects Tract 1)

- u. Terms, provisions, conditions, and easements contained in Reciprocal Easement Agreement and Declaration of Restrictive Covenants, filed 03/31/1989, recorded in Volume 89064, Page 1369, Real Property Records, Dallas County, Texas.
(Affects Tracts 1 and 2)

- v. Reservation of Easement by Audubon Partners, Ltd., in Special Warranty Deed filed 07/13/1995, recorded in Volume 95136, Page 1332, Real Property Records, Dallas County, Texas. Affected by Transfer of Easement Rights filed 03/28/1997, recorded in Volume 97061, Page 2825, Real Property Records, Dallas County, Texas.
(Affects Tract 1 – As Shown)

Westwood

Westwood Professional Services, Inc.
2740 North Dallas Parkway, Suite 280
Plano, TX 75093

Phone (972) 793-0300
Toll Free (888) 937-5150
Survey Firm Number: 10074301

westwoods.com

Designed:

Checked:

JBA

Drawn:

CC

Record Drawing by/date:

Revisions:

5/30/17 – Client Comments

Prepared for:

**First Cougar
Management Co.**

201 Robert S. Kerr Ave.
Oklahoma City, OK 73102

**ALTA/NSPS Land
Title Survey
Tract A 7.092 Ac.
Tract B 1.581 Ac.**

in the T. Thomas Survey, Abst. No. 1461
City of Mesquite, Dallas County, Texas

**16160 & 16190
LBJ Freeway,
Mesquite, Texas**

Date: 05/30/17

Sheet: 2 of 2