

Case No. 1157-1

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF 1964, DULY PASSED BY THE CITY COUNCIL ON AUGUST 17, 1964, SO AS TO GRANT A CHANGE OF ZONING FROM "R-1" SINGLE FAMILY DISTRICT TO "A" APARTMENTS, "D" DUPLEXES, "LR" LOCAL RETAIL AND "SP" SPECIAL PERMITS FOR TOWNHOUSES, CLUSTER HOMES, AND OTHER FORMS OF APARTMENT DEVELOPMENT; WITH THE FOLLOWING STIPULATIONS: (1) CLUSTER HOUSES AND TOWNHOUSES WOULD HAVE A MINIMUM OF 1,500 SQUARE FEET OF LIVING AREA IN EACH STRUCTURE; (2) THE DENSITY OF APARTMENT UNITS LOCATED IN THE AREAS NOT DESIGNATED UNDER "A-3 SPECIAL PERMIT" BE LIMITED TO NOT MORE THAN FOURTEEN UNITS PER ACRE; (3) APARTMENTS SHOWN IN THE "A-3 SPECIAL PERMIT" AREAS BE LIMITED TO NOT MORE THAN EIGHT UNITS PER ACRE; (4) THE DENSITY OF TOWNHOUSES BE LIMITED TO NOT MORE THAN TEN UNITS PER ACRE; (5) THE DENSITY OF THE CLUSTER HOME DEVELOPMENT BE LIMITED TO NOT MORE THAN SIX UNITS PER ACRE; (6) THAT A FINAL SITE PLAN BE PRESENTED TO THE STAFF AND CITY PLANNING COMMISSION FOR FINAL REVIEW AND APPROVAL; AND (7) THE HOMEOWNERS ASSOCIATION AGREEMENT BE APPROVED BY THE CITY STAFF PRIOR TO THE APPROVAL OF A FINAL SITE PLAN IN EACH OF THE AREAS CONCERNED; SAID PROPERTY CONTAINS APPROXIMATELY 271 ACRES AND IS LOCATED BETWEEN BARNES BRIDGE ROAD AND TOWN EAST BOULEVARD, WEST OF BELT LINE ROAD AND IS FURTHER DESCRIBED IN EXHIBIT "A" AS ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE; SAID PROPERTY IS LOCATED IN THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS; BY REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE AND RETAINING IN FULL FORCE AND EFFECT ALL PROVISIONS OF THE 1964 ZONING ORDINANCE NOT IN CONFLICT HERewith; BY MAKING APPLICABLE ALL REGULATIONS OF THE 1964 ZONING ORDINANCE TO THE LAND HERewith ZONED; BY PROVIDING THAT THE FOREGOING ZONING IS GRANTED SUBJECT TO ANY DEVELOPMENT OF THE LAND HEREIN BEING IN CONFORMITY WITH THE REQUIREMENTS OF CURRENT AND/OR FUTURE DRAINAGE IMPROVEMENT ORDINANCES; BY PROVIDING A SEVERABILITY CLAUSE; BY PROVIDING FOR A PENALTY NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE, AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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

191

ORDINANCE/PAGE 2  
Case No. 1157-1

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 said change of zoning should be granted herein:

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

SECTION 1. That the Comprehensive Zoning Ordinance of 1964, duly passed by the City Council of the City of Mesquite, Texas, on the 17th day of August, 1964, be, and the same is, hereby amended by amending the Zoning Map of the City of Mesquite so as to grant changes of zoning as set out below, said property being described in Exhibit "A", attached hereto as a part of this ordinance, with the stipulations that; (1) Cluster houses and townhouses would have a minimum of 1,500 square feet of living area in each structure; (2) The density of apartment units located in the areas not designated under "A-3 Special Permit" be limited to not more than fourteen units per acre; (3) Apartments shown in the "A-3 Special Permit" areas be limited to not more than eight units per acre; (4) The density of townhouses be limited to not more than ten units per acre; (5) The density of the cluster home development be limited to not more than six units per acre; (6) That a final site plan be presented to the Staff and City Planning Commission for final review and approval; and (7) The Homeowners Association agreement be approved by the City Staff prior to the approval of a final site plan in each of the areas concerned:

TRACT I

From "R-1" Single Family Dwelling District to "SP" Special Permit for Apartment and Local Retail.

TRACT II

Designated as a School-Park Site.

TRACT III

Will remain "R-1" Single Family Dwelling District as presently zoned.

TRACT IV

From "R-1" Single Family Dwelling District to "SP" Special Permit for Townhouses.

TRACT V

From "R-1" Single Family Dwelling District to "SP" Special Permit for Cluster Houses.

TRACT VI

From "R-1" Single Family Dwelling District to "A" Apartment District.

TRACT VII

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

TRACT VIII

From "R-1" Single Family Dwelling District to "SP" Special Permit for High Rise Office & Apartment Park, Medical Office and Local Retail.

TRACT IX

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

TRACT X

Will Remain "R-1" Single Family Dwelling District as presently zoned.

TRACT XI

From "R-1" Single Family Dwelling District to "D" Duplex District.

TRACT XII

From "R-1" Single Family Dwelling District to "SP" Special Permit for Cluster Houses.

TRACT XIII

From "R-1" Single Family Dwelling District to "A" Apartment District.

ORDINANCE/PAGE 4  
Case No. 1157-1

TRACT XIV

From "R-1" Single Family Dwelling District to "SP" Special Permit for Professional Offices and Local Retail.

TRACT XV

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

SECTION 2. That all ordinances of the City of Mesquite in conflict with the provisions of this ordinance be, and the same are, hereby repealed, and all other ordinances of the City of Mesquite not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the property described in Exhibit "A" and attached hereto, shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of 1964.

SECTION 4. That the foregoing zoning 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. 858 of the Mesquite City Code.

SECTION 5. That should any paragraph, sentence, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal, or unconstitutional and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of 1964 of the City of Mesquite, and upon conviction shall be punished by a fine not to exceed Two Hundred Dollars (\$200.00) for each offense.

ORDINANCE/PAGE 5  
Case No. 1157-1

107

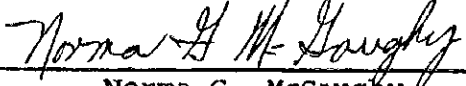
SECTION 7. Whereas, the property described in Exhibit "A", and attached hereto as a part of this ordinance, requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite, and creates an urgency and an 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 the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Mesquite, Texas, on the 17 day of May, A.D., 1971.

  
George Boyce  
Mayor

ATTEST:

APPROVED AS TO FORM:

  
Norma G. McGaughey  
City Secretary

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Elland Archer  
City Attorney

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EXHIBIT "A"

189

TRACT I

From "R-1" Single Family Dwelling District to "SP" Special Permit for Apartment and Local Retail.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed to Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South line of said O'Hare tract, said point being 60 feet East of its Southwest corner;

THENCE North  $0^{\circ} 30'$  West parallel with the West line of said O'Hare tract, a distance of 590 feet to the Southwest corner of Tract 2;

THENCE North  $88^{\circ} 11' 50''$  East with the South line of Tract 2, a distance of 1020 feet;

THENCE South  $1^{\circ} 48' 10''$  East, a distance of 553.34 feet to a point in the North line of Town East Boulevard;

THENCE South  $88^{\circ} 11' 50''$  West, a distance of 281.01 feet to the beginning of a curve to the left having a central angle of  $13^{\circ} 07' 19''$  and a radius of 1472.70 feet;

THENCE Southwesterly along said curve, an arc distance of 337.28 feet to its intersection with the South line of said O'Hare tract;

THENCE South  $88^{\circ} 27' 47''$  West with the South line of said O'Hare tract, a distance of 418.06 feet to the place of beginning.

TRACT II

Designated as a School-Park Site.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed

EXHIBIT "A"/PAGE 2  
ORDINANCE NO. 949  
Case No. 1157-1

to Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1949, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point 60 feet East of the West line of said O'Hare tract, said point being the Northwest corner of Tract 1;

THENCE North  $0^{\circ} 30'$  West, parallel with the West line of said O'Hare tract, a distance of 630 feet, a point for corner, said point being the beginning of a curve whose radius bears North  $0^{\circ} 30'$  West, a distance of 1502.84 feet and a central angle of  $15^{\circ} 15'$ ;

THENCE Northeasterly along a curve, an arc distance of 400 feet;

THENCE South  $15^{\circ} 45'$  East, a distance of 100 feet, a point for corner, said point being the beginning of a curve whose radius bears North  $15^{\circ} 45'$  West, a distance of 1011.08 feet and a central angle of  $28^{\circ} 40'$ ;

THENCE Northeasterly along said curve, an arc distance of 505.87 feet;

THENCE South  $26^{\circ} 39' 12''$  East, a distance of 676.54 feet;

THENCE South  $1^{\circ} 48' 10''$  East, a distance of 200 feet;

THENCE South  $88^{\circ} 11' 50''$  West, a distance of 1160 feet to the place of beginning.

TRACT III

Will remain "R-1" Single Family Dwelling District as presently zoned.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page



EXHIBIT "A"/PAGE 3  
ORDINANCE NO. 949  
Case No. 1157-1

131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point 60 feet East of the West line of said O'Hare tract, said point being the Northwest corner of tract 2;

THENCE North  $0^{\circ} 30'$  West parallel with the West line of said O'Hare tract, a distance of 754.81 feet to a point in the South line of Texas Power and Light Company Right-of-Way;

THENCE North  $84^{\circ} 12' 40''$  East with the South line of said Texas Power and Light Company Right-of-way, a distance of 1175.37 feet, a point for corner, said point being the beginning of a curve whose radius bears North  $80^{\circ} 25'$  West, a distance of 1011.08 feet and a central angle of  $64^{\circ} 40'$ ;

THENCE Southwesterly along said curve, an arc distance of 1141.15 feet;

THENCE North  $15^{\circ} 45'$  West, a distance of 100 feet, a point for corner, said point being the beginning of a curve whose radius bears North  $15^{\circ} 45'$  West, a distance of 1502.84 feet, and a central angle of  $15^{\circ} 15'$ ;

THENCE Westerly along a curve, an arc distance of 400 feet to the place of beginning.

TRACT IV

From "R-1" Single Family Dwelling District to "SP" Special Permit for Townhouses.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

EXHIBIT "A"/PAGE 4  
ORDINANCE NO. 949  
Case No. 1157-1

BEGINNING at a point in the South line of Texas Power and Light Company Right-of-Way, said point being the Northeast corner of Tract 3;

THENCE North 84° 12' 40" East with the South line of said Texas Power and Light Company Right-of-Way, a distance of 1140 feet;

THENCE South 1° 48' 10" East, a distance of 331.79 feet;

THENCE North 75° 03' 51" West, a distance of 312.11 feet to a point for curve to the left, having a radius of 463.81 feet and a central angle of 62° 14' 19";

THENCE along said curve, an arc distance of 503.82 feet to the end of said curve and the beginning of another curve having a radius of 1283.27 feet and a central angle of 44° 30';

THENCE along said curve, an arc distance of 996.68 feet to a point for tangent;

THENCE South 1° 48' 10" East, a distance of 85 feet;

THENCE South 88° 11' 50" West, a distance of 50 feet;

THENCE North 26° 39' 12" West, a distance of 676.54 feet to a point in a curve whose radius bears North 44° 25' West, a distance of 1011.08 feet and a central angle of 36° 00';

THENCE Northeasterly along said curve, an arc distance of 635.28 feet to the place of beginning.

TRACT V

From "R-1" Single Family Dwelling District to "SP" Special Permit for Cluster Houses.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees, to M. A. O'Hare by deed

EXHIBIT "A"/PAGE 5  
ORDINANCE NO. 949  
Case No. 1157-1

103

dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point South 1° 48' 10" East, 331.79 feet from the South line of Texas Power and Light Company tract, said point being the Southeast corner of Tract 4;

THENCE South 47° 33' 10" East, a distance of 117.48 feet;

THENCE South 39° 23' 24" West, a distance of 1238.07 feet;

THENCE South 88° 11' 50" West, a distance of 400 feet;

THENCE North 1° 48' 10" West, a distance of 85 feet to a point for curve to the right having a radius of 1283.27 feet and a central angle of 44° 30';

THENCE along said curve, an arc distance of 996.68 feet to the end of said curve and the beginning of another curve to the right having a radius of 463.81 feet and a central angle of 62° 14' 19";

THENCE along said curve, an arc distance of 503.82 feet to a point for tangency;

THENCE South 75° 03' 51" East, a distance of 312.11 feet to the place of beginning.

TRACT VI

From "R-1" Single Family Dwelling District to "A" Apartment District.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

EXHIBIT "A"/PAGE 6  
ORDINANCE NO. 949  
Case No. 1157-1

BEGINNING at the Northeast corner of Tract 7, said point being North 1° 48' 10" West, 493.34 feet from the North line of Town East Boulevard;

THENCE South 88° 11' 50" West with the North line of Tract 7 and parallel with Town East Boulevard, a distance of 740 feet;

THENCE North 1° 48' 10" West, a distance of 60 feet;

THENCE North 88° 11' 50" East, a distance of 140 feet, said point being the Southeast corner of Tract 2;

THENCE North 1° 48' 10" West, a distance of 200 feet;

THENCE North 88° 11' 50" East, a distance of 450 feet;

THENCE North 39° 23' 24" East, a distance of 1238.07 feet, a point for corner, said point being the beginning of a curve whose radius bears North 42° 26' 50" East, a distance of 393.54 feet and a central angle of 44° 15';

THENCE Southeasterly and Easterly with a curve, an arc distance of 303.93 feet;

THENCE South 1° 48' 10" East, a distance of 95 feet to the beginning of a curve having a radius of 985 feet and a central angle of 90° 00';

THENCE Southwesterly and Westerly with said curve, an arc distance of 1547.23 feet to the place of beginning.

TRACT VII

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by

EXHIBIT "A"/PAGE 7  
ORDINANCE NO. 949  
Case No. 1157-1

deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of Town East Boulevard, said point being the Southeast corner of Tract 1;

THENCE North 1° 48' 10" West, a distance of 493.34 feet;

THENCE North 88° 11' 50" East, a distance of 740 feet;

THENCE South 1° 48' 10" East, a distance of 493.34 feet to a point in the North line of Town East Boulevard;

THENCE South 88° 11' 50" West with the North line of Town East Boulevard, a distance of 740 feet to the place of Beginning.

TRACT VIII

From "R-1" Single Family Dwelling District to "SP" Special Permit for High Rise Office and Apartment Park, Medical Office and Local Retail.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of Town East Boulevard, said point being the Southeast corner of Tract 7;

THENCE North 1° 48' 10" West with the East line of Tract 7, a distance of 493.34 feet, a point for corner, said point being the beginning of a curve whose radius bears North 1° 48' 10" West, a distance of 985 feet and a central angle of 90° 00';

EXHIBIT "A"/PAGE 8  
ORDINANCE NO. 949  
Case No. 1157-1

THENCE Easterly and Northeasterly with said curve, an arc distance of 1547.23 feet to a point of tangency;

THENCE North 1° 48' 10" West, a distance of 95 feet to a point for corner, said point being the beginning of a curve whose radius bears North 1° 48' 10" West, a distance of 393.54 feet and a central angle of 44° 15';

THENCE Westerly and Northwesterly with a curve, an arc distance of 303.93 feet to the point of tangency;

THENCE North 47° 33' 10" West, a distance of 117.48 feet;

THENCE North 1° 48' 10" West, a distance of 331.79 feet to a point in the South line of Texas Power and Light Company tract;

THENCE North 84° 12' 40" East with the South line of Texas Power and Light Company tract, a distance of 1092.79 feet to a point in the West line of Belt Line Road;

THENCE South 1° 07' 10" East with the West line of Belt Line Road, a distance of 803.56 feet;

THENCE South 66° 22' 50" West, a distance of 392.39 feet;

THENCE South 5° 31' 50" East, a distance of 665.53 feet;

THENCE South 2° 49' 40" East, a distance of 562.04 feet to a point in the North line of Town East Boulevard;

THENCE South 88° 15' 40" West with the North line of Town East Boulevard, a distance of 620.07 feet;

THENCE North 2° 43' West, a distance of 211.23 feet;

THENCE South 88° 04' 30" West, a distance of 571.5 feet;

THENCE South 2° 43' East, a distance of 210 feet to a point in the North line of Town East Boulevard;

THENCE South 88° 11' 50" West with the North line of Town East Boulevard, a distance of 159.23 feet to the place of beginning.

EXHIBIT "A"/PAGE 9  
ORDINANCE NO. 949  
Case No. 1157-1

TRACT IX

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Barnes Bridge Road, said point being 60 feet East of the West line of said O'Hare tract;

THENCE North 88° 09' 40" East with the South line of Barnes Bridge Road, a distance of 315 feet;

THENCE South 0° 30' East, a distance of 385 feet;

THENCE South 88° 09' 40" West, a distance of 315 feet;

THENCE North 0° 30' West parallel with the West line of said O'Hare tract, a distance of 385 feet to the place of beginning.

TRACT X

Will remain "R-1" Single Family Dwelling District as presently zoned.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

EXHIBIT "A"/PAGE 10  
ORDINANCE NO. 949  
Case No. 1157-1

BEGINNING at a point in the South line of Barnes Bridge Road, said point being the Northeast corner of Tract 9;

THENCE North 88° 09' 40" East with the South line of Barnes Bridge Road, a distance of 805.85 feet;

THENCE South 5° 33' 20" East, a distance of 455.18 feet;

THENCE South 58° 36' 20" East, a distance of 103.6 feet;

THENCE South 17° 42' 17" East, a distance of 1164.93 feet to a point in the North line of Texas Power and Light Company tract;

THENCE South 84° 12' 40" West with the North line of Texas Power and Light Company tract, a distance of 1600 feet;

THENCE North 0° 30' West parallel with the West line of said O'Hare tract, a distance of 1357.2 feet, said point being the Southwest corner of Tract 9;

THENCE North 88° 09' 40" East with the South line of Tract 9, a distance of 315 feet to its Southeast corner;

THENCE North 0° 30' West with the East line of Tract 9, a distance of 385 feet to the place of beginning.

TRACT XI

From "R-1" Single Family Dwelling District to "D" Duplex District.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:



EXHIBIT "A"/PAGE 11  
ORDINANCE NO. 949  
Case No. 1157-1

BEGINNING AT THE Southeast corner of Tract 10, said point being in the North line of Texas Power and Light Company tract;

THENCE North 17° 42' 17" West with the East line of Tract 10, a distance of 1164.93 feet;

THENCE North 28° 27' 50" East, a distance of 452.73 feet;

THENCE North 19° 19' 30" East, a distance of 126.7 feet to a point in the South line of Barnes Bridge Road;

THENCE South 89° 39' 30" East with the South line of Barnes Bridge Road, a distance of 600 feet to a point for corner, said point being the beginning of a curve whose radius bears North 89° 39' 30" West, a distance of 452.52 feet and a central angle of 47° 41' 18";

THENCE Southerly and Southwesterly with a curve, an arc distance of 376.64 feet to the end of said curve, and the beginning of another curve to the left having a radius of 810.03 feet and a central angle of 53° 49' 08";

THENCE Southwesterly and Southerly with said curve, an arc distance of 760.87 feet to the point of tangency;

THENCE South 5° 47' 20" East, a distance of 153.88 feet to the beginning of a curve having a radius of 265 feet and a central angle of 90° 00';

THENCE with said curve, an arc distance of 416.26 feet to the point of tangency;

THENCE North 84° 12' 40" East, a distance of 235 feet;

THENCE South 5° 47' 20" East, a distance of 175 feet to a point in the North line of Texas Power and Light Company tract;

THENCE South 84° 12' 40" West with the North line of said Texas Power and Light Company tract, a distance of 650 feet to the place of beginning.

EXHIBIT "A"/PAGE 12  
ORDINANCE No. 949  
Case No. 1157-1

TRACT XII

From "R-1" Single Family Dwelling District to "SP" Special Permit for Cluster Houses.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Barnes Bridge Road, said point being the Northeast corner of Tract 11;

THENCE South  $89^{\circ} 39' 30''$  East with the South line of Barnes Bridge Road, a distance of 124.4 feet to the beginning of a curve to the right having a radius of 543.1 feet and a central angle of  $35^{\circ} 38'$ ;

THENCE Southeasterly with said curve, an arc distance of 337.76 feet to the end of said curve;

THENCE South  $54^{\circ} 01' 30''$  East, a distance of 75.6 feet;

THENCE South  $35^{\circ} 58' 30''$  West, a distance of 748.16 feet;

THENCE South  $5^{\circ} 47' 20''$  East, a distance of 633.39 feet;

THENCE South  $84^{\circ} 12' 40''$  West, a distance of 235 feet to the beginning of a curve to the right having a radius of 265 feet and a central angle of  $90^{\circ} 00'$ ;

THENCE Northwesterly with said curve, an arc distance of 416.26 feet to the end of said curve;

THENCE North  $5^{\circ} 47' 20''$  West, a distance of 153.88 feet to the beginning of a curve to the right having a radius of 810.03 feet and a central angle of  $53^{\circ} 49' 08''$ ;

EXHIBIT "A"/PAGE 13  
ORDINANCE NO. 949  
Case No. 1157-1

111

THENCE Northeasterly with said curve, an arc distance of 760.87 feet to the end of said curve and the beginning of another curve to the left having a radius of 452.52 feet and a central angle of  $47^{\circ} 41' 18''$ ;

THENCE Northerly with said curve, an arc distance of 376.64 feet to the place of beginning.

TRACT XIII

From "R-1" Single Family Dwelling District to "A" Apartment District.

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the North line of Texas Power and Light Company tract, said point being the Southeast corner of Tract 11;

THENCE North  $5^{\circ} 47' 20''$  West, a distance of 808.39 feet;

THENCE North  $35^{\circ} 58' 30''$  East, a distance of 498.16 feet;

THENCE South  $54^{\circ} 01' 30''$  East, a distance of 363.57 feet, a point for corner, said point being the beginning of a curve whose radius bears South  $54^{\circ} 01' 30''$  East, a distance of 253.34 feet and a central angle of  $37^{\circ} 05' 40''$ ;

THENCE Southwesterly with said curve, an arc distance of 164.02 feet;

THENCE South  $1^{\circ} 07' 10''$  East, a distance of 792.41 feet to a point in the North line of said Texas Power and Light Company tract;

EXHIBIT "A"/PAGE 14  
ORDINANCE NO. 949  
Case No. 1157-1

THENCE South 84° 12' 40" West with the North line of said Texas Power and Light Company tract, a distance of 475 feet to the place of beginning.

TRACT XIV

From "R-1" Single Family Dwelling District to "SP" Special Permit for Professional Offices and Local Retail.

BEING all that certain lot, tract or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING AT A point in the North line of Texas Power and Light Company tract, said point being the Southeast corner of Tract 13;

THENCE North 1° 07' 10" West with the East line of Tract 13, a distance of 792.41 feet to the point of curve to the right having a radius of 253.34 feet and a central angle of 37° 05' 40";

THENCE Northerly with said curve, an arc distance of 164.02 feet;

THENCE South 54° 01' 30" East, a distance of 323.08 feet;

THENCE South 1° 07' 10" East, a distance of 725.10 feet to a point in the North line of said Texas Power and Light Company tract;

THENCE South 84° 12' 40" West with the North line of said Texas Power and Light Company tract, a distance of 310 feet to the place of beginning.

TRACT XV

From "R-1" Single Family Dwelling District to "LR" Local Retail District.

EXHIBIT "A"/PAGE 15  
ORDINANCE NO. 949  
Case No. 1157-1

BEING all that certain lot, tract, or parcel of land situated in Dallas County, Texas, out of the J. S. Phelps Survey, Abstract No. 1157, and being part of that certain tract of land conveyed by Amy Longscope Hopkins, et al, trustees to M. A. O'Hare by deed dated November 2, 1945, and recorded in Volume 2610 at page 131 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Barnes Bridge Road with the West line of Belt Line Road;

THENCE South 1° 07' 10" East with the West line of Belt Line Road, a distance of 852.82 feet to the intersection of the North line of Texas Power and Light Company tract;

THENCE South 84° 12' 40" West with the North line of said Texas Power and Light Company tract, a distance of 372.06 feet to the Southeast corner of Tract 14;

THENCE North 1° 07' 10" West with the East line of Tract 14, a distance of 725.10 feet;

THENCE North 54° 01' 30" West with the Northeast line of Tract 14 and 13, a distance of 686.65 feet;

THENCE North 35° 58' 30" East, a distance of 250 feet to a point in the Southwest line of Barnes Bridge Road;

THENCE South 54° 01' 30" East with the Southwest line of Barnes Bridge Road, a distance of 555 feet to the beginning of a curve to the left having a radius of 603.1 feet and a central angle of 33° 24' 56";

THENCE Southeasterly with said curve, an arc distance of 351.73 feet to the place of beginning.

111

