

171204

COUNCIL CHAMBER

August 9, 2017

WHEREAS, the termination of the deed restrictions in the attached instrument has been volunteered in connection with property located at the northeast corner of Lancaster Road and Interstate Highway 20, which is the subject of Zoning Case No. Z156-344(OTH); and

WHEREAS, the City Council desires to accept the termination of deed restrictions in the attached instrument; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the termination of deed restrictions in the attached instrument is accepted by the City Council of the City of Dallas to be used in conjunction with the development of property that is the subject of Zoning Case No. Z156-344(OTH).


Section 2. That this termination of deed restrictions must be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By  Assistant City Attorney

APPROVED BY  
CITY COUNCIL  
AUG 09 2017  
  
City Secretary

APPROVED \_\_\_\_\_  
HEAD OF DEPARTMENT

APPROVED \_\_\_\_\_  
DIRECTOR OF FINANCE

APPROVED \_\_\_\_\_  
CITY MANAGER

TERMINATION OF DEED RESTRICTIONS

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

I.

The undersigned, **CADG Property Holdings I, LLC** ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the Robert Simonton Survey, Abstract No. 740, part of City Block 7609, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by SUN NLF LIMITED PARTNERSHIP, a Delaware limited liability partnership, by deed dated February 29, 2016, and recorded in Document No. 201600055916, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

SEE EXHIBIT "A"

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated June 21, 1989, signed by Hal R. Pettigrew and recorded in Volume 86100, Page 0556, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "B" and made a part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

SEE EXHIBIT "B"

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

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V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

VII.

Unless stated otherwise in this instrument, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED at the City of Dallas, Dallas County, this the 15<sup>th</sup> day of Aug, 2016

CADG PROPERTY HOLDINGS I, LLC

Owner

By: [Signature]  
Printed Name: MEHRDAD MOAYEDI

Title: MANAGER

NOTARY & SIGNATURE BLOCK ON  
FOLLOWING PAGE. (# 2.5)



CONSENT AND CONCURRENCE OF LIENHOLDER OR MORTGAGEE

Mid South Bank  
Owner  
By: [Signature]  
Printed Name: Brent Taylor  
Title: Vice President

APPROVED AS TO FORM:

~~WARREN M. S. ERNST~~, City Attorney Larry E. Casto

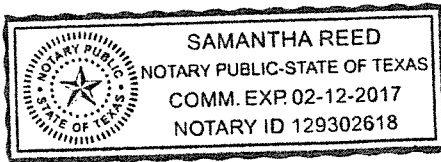
By: [Signature]  
Assistant City Attorney

[Attach an acknowledgment for each signer]

State of Texas  
County of Smith

This instrument was acknowledged before me on 8/19/16 by (name of officer) Brent Taylor, (title of officer) Vice President of (name of corporation acknowledging) Mid South Bank, a (state of incorporation) Texas corporation, on behalf of said corporation.

(Personalized Seal)



[Signature]  
Notary Public's Signature

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## TRACT IA (26.68 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is 04°18'34" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road a distance of 650.94 feet;

THENCE S 78°56'23" W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is 29°08'56" and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 178.06 feet to the POINT OF BEGINNING;

THENCE S 36°26'46" E, a distance of 359.66 feet;

THENCE S 15°00'53" E, a distance of 450.94 feet;

THENCE S 70°27'08" W, a distance of 204.75 feet;

THENCE S 19°32'52" E, a distance of 165.25 feet;

THENCE S 70°27'08" W, a distance of 306.18 feet;

THENCE S 19°32'52" E, a distance of 250.00 feet;

THENCE S 70°27'08" W, a distance of 315.04 feet;

THENCE S 72°15'22" W, a distance of 1253.56 feet to the City Limit line.

THENCE N 05°15'22" E along said City limit line, a distance of 690.00 feet;

THENCE N 42°44'38" W along said City limit line, a distance of 110.00 feet;

THENCE N 36°10'48" E, a distance of 74.10 feet;

THENCE Southeasterly along said curve, a distance of 540.62 feet to the point of tangency thereof;

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THENCE N 72°15'22" E, a distance of 329.48 feet to the point of curvature of a curve to the left of which the central angle is 49°54'36" and the radius is 600.00 feet;

THENCE Northeasterly along said curve, a distance of 522.66 feet to the point of tangency thereof;

THENCE N 22°20'46" E, a distance of 516.96 feet to the point of curvature of a curve to the right of which the central angle is 27°26'41" and the radius is 350.00 feet;

THENCE Northeasterly along said curve, a distance of 167.65 feet to the POINT OF BEGINNING and CONTAINING 1,162,181 square feet or 26.68 acres of land, more or less.

86100 0542

APR 1 6 1986

Exhibit "B"

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A

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41.00 DEED  
1 05/22/86

DALLAS DEVELOPMENT  
CODE

DEED RESTRICTIONS

THE STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DALLAS:

That the undersigned, Lancaster 635/Joint Venture of Tarrant County, Texas, is the owner of that certain 83.46 acre tract of land situated in Dallas County, Texas being in particular a tract of land out of the Robert Simonton Survey, Abstract No. 1277 and part of the Harvey Casey Survey Abstract 307 and being in City Block No. 7609 and 7616 in the City of Dallas, Dallas County, Texas, and being more particularly described in Exhibit "A", attached hereto and made a part thereof.

That the property described in Exhibit "A" is divided into ten tracts, to wit: Tracts IA, IB, II, III, IV, V, VI, VII, VIII, IX. Each of these tracts is more particularly described in Exhibit "A", attached hereto.

That the undersigned Lancaster 635/Joint Venture, does hereby impress the property described in Exhibit "A" with the following Deed Restrictions applicable to those specific tracts more particularly described in Exhibit "A". For purposes of these restrictions, the terms "floor area ratio", "density" and "height" shall be interpreted as defined by the Dallas Development Code, as amended.

TRACT IA

- a. The only uses permitted in Tract IA are those uses permitted in an MF-2 District as set forth in the



- b. The maximum permitted height for any structure is 30 feet.
- c. The maximum permitted density is 22 units per acre.
- d. The required front yard, as defined in the Code is 75 feet.
- e. The setback line from the north right of way line of LBJ Freeway (Interstate Highway 35) is 75 feet.

TRACT IB

- a. The only uses permitted in Tract IB are those uses permitted in a TH-2 District as set forth in the Code.
- b. The maximum permitted height for any structure is 36 feet.
- c. The maximum permitted density is nine units per acre.

TRACT II & III

- a. The only uses permitted in Tracts II & III are those uses permitted in an R-7.5 District as set forth in the Code.

TRACT IV & V

- a. The only uses permitted in Tract IV & V are those uses permitted in LD District as set forth in the Code.
- b. The maximum permitted height for any structure is 30 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

TRACT VI & VII

- a. The only uses permitted in Tracts VI & VII are those uses permitted in the NS District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR as defined in the Code is .4:1.

TRACT VIII & IX

- a. The only uses permitted in Tracts VIII & IX are those uses permitted in a GR District as set forth in the Code.
- b. The maximum permitted height for any structure is 24 feet.
- c. The maximum permitted FAR is .4:1 as defined by the Code, as amended.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificates of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

Executed this the 11<sup>th</sup> day of April 1986

Approved as to form  
 ANA LESLIE MUNCK, City Attorney  
 By [Signature]  
 Assistant City Attorney

LANCASTER/635 VENTURE  
 BY: [Signature]  
 Hal R. Pettigrew,  
 Managing Venturer

DATE: 11 April 1986

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THE STATE OF TEXAS:

:

COUNTY OF TARRANT :

BEFORE ME, the undersigned authority, on this day personally appeared Hal R. Pettigrew known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of April, 1986.

Verrell Boucher

Notary Public in and for  
Tarrant County, Texas

My commission expires:  
6-21-89

VERMELL BOUCHER  
NOTARY PUBLIC STATE OF TEXAS  
COMMISSION EXPIRES  
6-21-89

## TRACT IA (26.68 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is 04°18'34" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road a distance of 650.94 feet;

THENCE S 78°56'23" W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is 29°08'56" and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 178.06 feet to the POINT OF BEGINNING;

THENCE S 36°26'46" E, a distance of 359.66 feet;

THENCE S 15°00'53" E, a distance of 450.94 feet;

THENCE S 70°27'08" W, a distance of 204.75 feet;

THENCE S 19°32'52" E, a distance of 165.25 feet;

THENCE S 70°27'08" W, a distance of 306.18 feet;

THENCE S 19°32'52" E, a distance of 250.00 feet;

THENCE S 70°27'08" W, a distance of 315.04 feet;

THENCE S 72°15'22" W, a distance of 1253.56 feet to the City Limit line.

THENCE N 05°15'22" E along said City limit line, a distance of 690.00 feet;

THENCE N 42°44'38" W along said City limit line, a distance of 110.00 feet;

THENCE N 36°10'48" E, a distance of 74.10 feet;

THENCE Southeasterly along said curve, a distance of 540.62 feet to the point of tangency thereof;

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THENCE N 72°15'22" E, a distance of 329.48 feet to the point of curvature of a curve to the left of which the central angle is 49°54'36" and the radius is 600.00 feet;

THENCE Northeasterly along said curve, a distance of 522.66 feet to the point of tangency thereof;

THENCE N 22°20'46" E, a distance of 516.96 feet to the point of curvature of a curve to the right of which the central angle is 27°26'41" and the radius is 350.00 feet;

THENCE Northeasterly along said curve, a distance of 167.65 feet to the POINT OF BEGINNING and CONTAINING 1,162,181 square feet or 26.68 acres of land, more or less.

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TRACT IB (17.25 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows;

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S  $06^{\circ}51'23''$  E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is  $04^{\circ}18'34''$  and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road, a distance of 650.93 feet;

THENCE S  $78^{\circ}56'23''$  W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is  $56^{\circ}35'37''$  and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 345.71 feet to the point of tangency thereof;

THENCE S  $22^{\circ}20'46''$  W, a distance of 516.96 feet to the point of curvature of a curve to the right of which the angle is  $49^{\circ}54'36''$  and the radius is 600.00 feet;

THENCE Southwesterly along said curve, a distance of 522.66 feet to the point of tangency thereof;

THENCE S  $72^{\circ}15'22''$  W a distance of 328.48 feet to the point of curvature of a curve to the right of which the central angle is  $51^{\circ}37'33''$  and the radius is 600.00 feet;

THENCE Northwesterly along said curve a distance of 540.62 feet to the POINT OF BEGINNING:

THENCE S  $36^{\circ}10'48''$  W, a distance of 74.10 feet;

THENCE N  $87^{\circ}20'39''$  W along said City limit line, a distance of 582.65 feet;

THENCE N  $29^{\circ}38'33''$  W departing from said City limit line, a distance of 1137.24 feet to the southerly line of aforementioned Wheatland Road;

THENCE N  $59^{\circ}20'46''$  E along said southerly line of Wheatland Road, a distance of 595.00 feet;

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THENCE S 30°38'14" E departing from said southerly line of Wheat-land Road, a distance of 368.96 feet to the point of curvature of a curve to the right, of which the central angle is 14°28'48" and the radius is 1000.00 feet;

THENCE Southeasterly along said curve, a distance of 252.72 feet to the point of tangency thereof;

THENCE S 16°10'26" E, a distance of 431.95 feet to the point of curvature of a curve to the left of which the central angle is 91°34'12" and the radius is 600.00 feet;

THENCE Southeasterly along said curve, a distance of 418.30 feet to the POINT OF BEGINNING and CONTAINING 750,768 square feet or 17.24 acres of land, more or less.

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TRACT II (12.92 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and party of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is 04°18'34" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road, a distance of 650.93 feet;

THENCE S 78°56'23" W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is 56°35'37" and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 345.71 feet to the point of tangency thereof;

THENCE S 22°20'46" W, a distance of 516.96 feet to the point of curvature of a curve to the right of which the angle is 49°54'36" and the radius is 600.00 feet;

THENCE Southwesterly along said curve, a distance of 522.66 feet to the point of tangency thereof;

THENCE S 72°15'22" W a distance of 328.48 feet to the point of curvature of a curve to the right of which the central angle is 51°37'33" and the radius is 600.00 feet;

THENCE Northwesterly along said curve a distance of 540.62 feet to the POINT OF BEGINNING;

THENCE Continuing along a curve to the right of which the central angle is 39°56'39" and the radius is 600.00 feet, a distance of 418.30 feet to the point of tangency thereof;

THENCE N 16°10'26" W, a distance of 431.95 feet to the point of a curvature of a curve to the left of which the central angle is 14°28'48" and the radius is 1000 feet;

THENCE Northwesterly along said curve, a distance of 252.72 feet to the point of tangency thereof;

THENCE N 30°39'14" W a distance of 368.96 feet to the southerly line of aforementioned Wheatland Road;

THENCE N 59°20'46" E along said southerly line of Wheatland Road, a distance of 278.97 feet;

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TRACT II

THENCE S 36°29'44" E departing from said southerly line of Wheatland Road, a distance of 1278.30 feet;

THENCE S 32°30'16" W, a distance of 120.00 feet;

THENCE S 46°00'00" W, a distance of 285.00 feet;

THENCE S 36°10'48" W, a distance of 136.23 feet to the POINT OF BEGINNING and CONTAINING 562,903 square feet or 12.92 acres of land, more or less.

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BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.)'

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is 04°18'34" and the radius is 8654.40 feet;

THENCE southeasterly along said curve and westerly line of Lancaster Road, a distance of 650.94 feet;

THENCE S 78°56'23" W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is 29°08'56" and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 178.06 feet to the POINT OF BEGINNING;

THENCE Continuing along a curve to the left of which the central angle is 27°26'41" and the radius is 350.00 feet, a distance of 167.65 feet to the point of tangency thereof;

THENCE S 22°20'46" W, a distance of 516.96 feet to the point of curvature of a curve to the right of which the angle is 49°54'36" and the radius is 600.00 feet;

THENCE Southwesterly along said curve, a distance of 522.66 feet to the point of tangency thereof;

THENCE S 72°15'22" W a distance of 328.48 feet to the point of curvature of a curve to the right of which the central angle is 51°37'33" and the radius is 600.00 feet;

THENCE Northwesterly along said curve a distance of 540.62 feet to point;

THENCE N 36°10'48" E, a distance of 136.23 feet;

THENCE N 46°00'00" E a distance of 285.00 feet;

THENCE N 32°30'16" E a distance of 120.00 feet;

THENCE N 53°30'16" E, a distance of 1263.00 feet;

THENCE S 36°26'46" E, a distance of 221.10 feet to the POINT OF BEGINNING and CONTAINING 790,122 square feet or 18.14 acres of land, more or less.

## TRACT IV (2.52 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'33" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of a curvature of a curve to the left of which the central angle is 04°18'34" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road, a distance of 650.94 feet to the POINT OF BEGINNING.

THENCE Continuing along said westerly line of Lancaster Road and southeasterly along a curve to the left of which the central angle is 02°23'00" and the radius is 8654.40 feet, a distance of 360.00 feet;

THENCE S 76°33'23" W departing from said westerly line of Lancaster Road, a distance of 225.00 feet;

THENCE N 36°26'46" W, a distance of 359.66 feet to the beginning of a non-tangent curve to the right of which the central angle is 29°08'56" and the radius is 350.00 feet;

THENCE Northeasterly along said curve a distance of 178.06 feet to the point of tangency thereof;

THENCE N 78°56'23" E, a distance of 201.03 feet to the POINT OF BEGINNING and CONTAINING 109,595 square feet or 2.52 acres of land, more or less.

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 916.00 feet to the point of curvature of a curve to the left of which the central angle is 01°15'38" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road, a distance of 190.40 feet to the POINT OF BEGINNING:

THENCE Continuing along said westerly line of Lancaster Road and southeasterly along a curve to the left of which the central angle is 03°02'56" and the radius is 8654.40 feet, a distance of 460.54 feet;

THENCE S 78°56'23" W departing from said westerly line of Lancaster Road, a distance of 201.03 feet to the point of curvature of a curve to the left of which the central angle is 29°08'56" and the radius is 350.00 feet;

THENCE Southwesterly along said curve, a distance of 178.06 feet;

THENCE N 36°26'46" W, a distance of 221.10 feet;

THENCE N 53°30'16" E, a distance of 150.00 feet;

THENCE N 06°46'27" W, a distance of 235.91 feet;

THENCE N 78°01'18" E, a distance of 325.50 feet to the POINT OF BEGINNING and CONTAINING 173,759 square feet or 3.99 acres of land, more or less.

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TRACT VI (1.82 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 749.93 feet to the POINT OF BEGINNING:

THENCE Continuing S 06°51'23" E along said westerly line of Lancaster Road, a distance of 166.07 feet to the point of curvature of a curve to the left of which the central angle is 00°23'50" and the radius is 8654.40 feet;

THENCE Southeasterly along said curve and westerly line of Lancaster Road, a distance 60.00 feet;

THENCE S 78°01'18" W departing from said westerly line of Lancaster Road, a distance of 323.66 feet;

THENCE N 06°46'27" W, for a distance of 280.33 feet;

THENCE N 83°05'37" E, a distance of 181.93 feet;

THENCE S 31°18'30" E, a distance of 81.17 feet;

THENCE N 58°41'30" E, a distance of 116.81 feet to the POINT OF BEGINNING and CONTAINING 79,141.98 square feet or 1.82 acres of land, more or less.

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TRACT VII (0.15 Ac.)

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BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 724.27 feet to the POINT OF BEGINNING;

THENCE continuing along said line S 06°51'23" E for a distance of 25.66 feet;

THENCE S 58°41'30" W for a distance of 116.81 feet;

THENCE N 31°18'30" W for a distance of 81.17 feet;

THENCE N 83°05'37" E for a distance of 139.94 feet to the POINT OF BEGINNING and CONTAINING 6536 square feet or 0.15 acres of land.

86100 0551

171204  
861423

TRACT VIII (0.60 Ac.)

BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. of Lancaster Road (a 120' R.O.W.)'

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 664.27 feet;

THENCE S 83°05'37" W departing said westerly R.O.W. line for a distance of 167.21 feet to the POINT OF BEGINNING;

THENCE S 83°05'37" W for a distance of 154.58 feet;

THENCE N 06°46'27" W for a distance of 339.00 feet;

THENCE S 31°18'30" E for a distance of 372.26 feet to the POINT OF BEGINNING and CONTAINING 26,201 square feet or 0.60 acres of land.

86100 0552



BEING a parcel of land situated in the City of Dallas, Dallas County, Texas and being part of the Robert Simonton Survey, Abstract 1277 and part of the Harvey Casey Survey, Abstract 307 and being in City Blocks No. 7609 and 7616 and being more particularly described as follows:

COMMENCING at the intersection of the southerly R.O.W. line of Wheatland Road (a 50' R.O.W.) and the westerly R.O.W. line of Lancaster Road (a 120' R.O.W.);

THENCE S 06°51'23" E along said westerly line of Lancaster Road, a distance of 194.45 feet to the POINT OF BEGINNING;

THENCE Continuing S 06°51'23" E along said westerly line of Lancaster Road, a distance of 401.82 feet;

THENCE S 83°05'37" W departing from said westerly line of Lancaster Road, a distance of 150.00 feet;

THENCE S 06°51'23" E, for a distance of 68.00 feet;

THENCE S 83°05'37" W, a distance of 17.21 feet;

THENCE N 31°18'30" W, a distance of 372.26 feet;

THENCE N 06°46'27" W, a distance of 185.75 feet;

THENCE N 59°57'26" E, a distance of 122.85 feet;

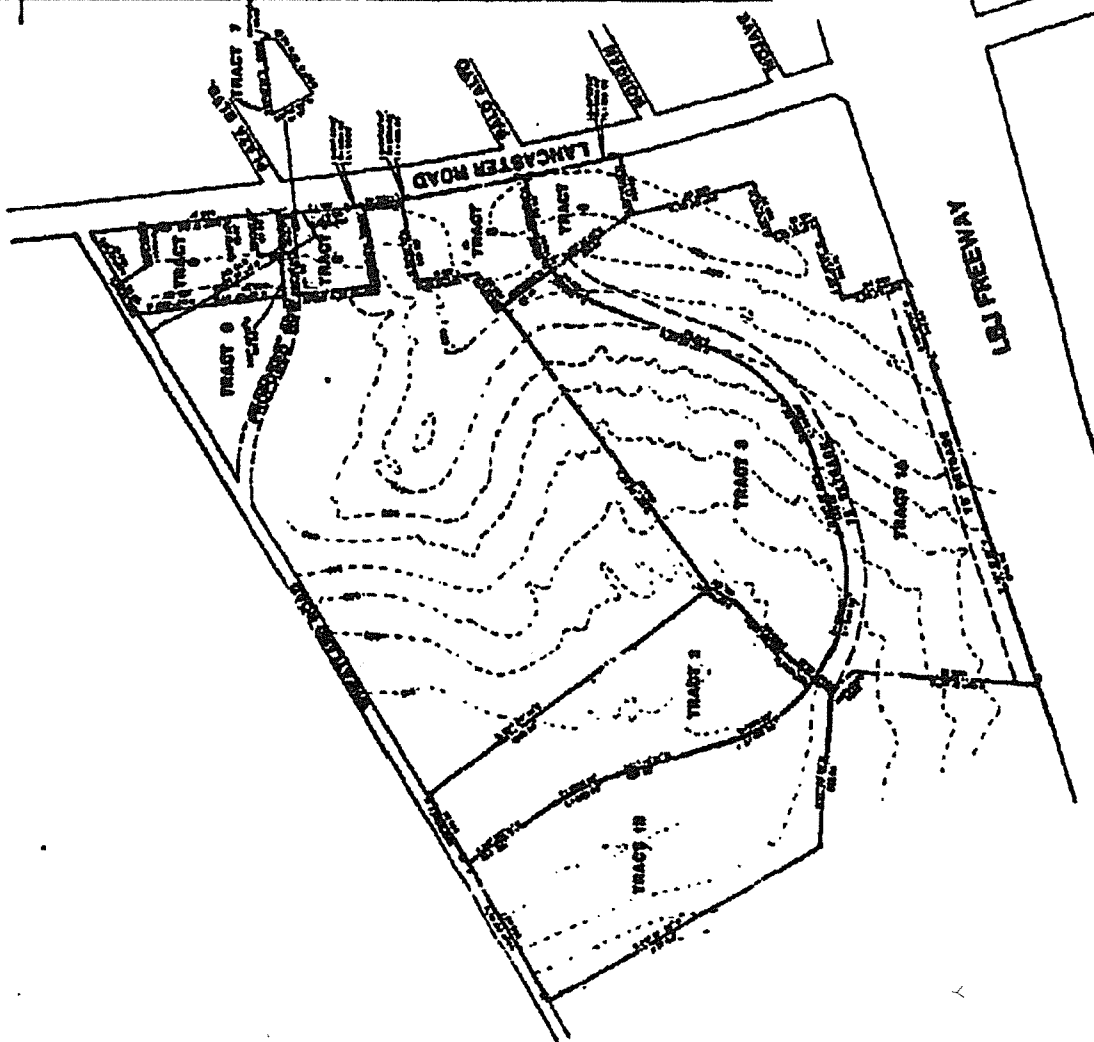
THENCE S 29°46'15" E, a distance of 102.67 feet;

THENCE N 86°01'22" E, a distance of 168.34 feet to the POINT OF BEGINNING and CONTAINING 126,510 square feet or 2.90 acres of land, more or less.

171204  
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**LAND USE ANALYSIS**

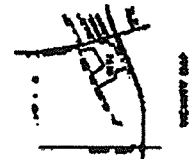
TRACT NO.	GROSS ACRES	PROPOSED ZONING	DEES RESTRICTIONS
1A	28.88	MF-2	MULTI FAMILY MAXIMUM HEIGHT 36' GROSS DENSITY 22/AC MAX. FRONT SETBACK 75' LRJ SETBACK 75'
1B	17.24	TH-2	TOWNHOUSE MAXIMUM HEIGHT 30' GROSS DENSITY 9/AC MAX. SINGLE FAMILY PER ORNANCE
2	12.92	R-7.5	SINGLE FAMILY PER ORNANCE
3	18.18	R-7.5	SINGLE FAMILY PER ORNANCE
4	2.52	LO	OFFICE MAXIMUM HEIGHT 30' F.A.R. .4:1
5	3.88	LO	OFFICE MAXIMUM HEIGHT 30' F.A.R. .4:1
6	1.82	NS	NEIGHBORHOOD SERVICE MAXIMUM HEIGHT 24' F.A.R. .4:1
7	.18	NS	NEIGHBORHOOD SERVICE MAXIMUM HEIGHT 24' F.A.R. .4:1
8	.80	OR	GENERAL RETAIL MAXIMUM HEIGHT 24' F.A.R. .4:1
9	2.80	OR	GENERAL RETAIL MAXIMUM HEIGHT 24' F.A.R. .4:1



PROPOSED ZONING  
FLOWERS RANCH  
68.88 ACRES  
DALLAS, TEXAS  
CROWN HILL TRUSTS

BY: [Signature]  
DATE: [Date]  
COUNTY: TARRANT COUNTY, TEXAS

OWNER:  
CROWN HILL TRUSTS



86100 0554

861423  
171204

**SITE ANALYSIS**

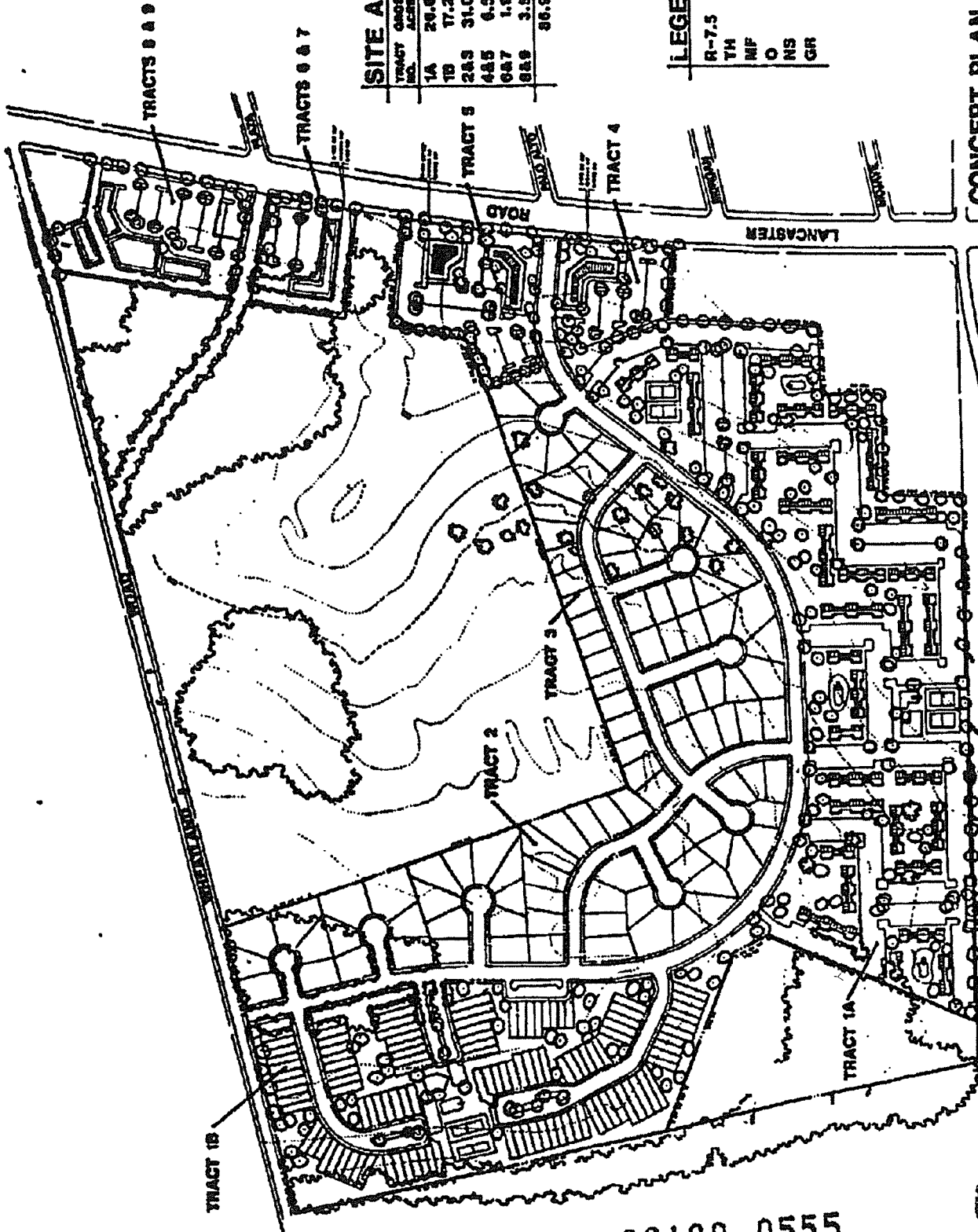
TRACT NO.	GROSS ACRES	PROPOSED ZONING	GROSS DENSITY	DU/AC	SWELLING UNITS
1A	24.89	MF-2	22	DU/AC	536
1B	17.24	TH-2	9	DU/AC	109
2&3	31.06	R-7.5	3.5	DU/AC	108
4&5	6.51	O-2			
6&7	1.97	NS			
8&9	3.50	GR			
	86.96				849

**LEGEND**

- R-7.5 SINGLE FAMILY TOWNHOUSE
- TH MULTI FAMILY
- MF OFFICE
- O NEIGHBORHOOD SERVICE
- NS GENERAL RETAIL
- GR

**CONCEPT PLAN**  
**FLOWERS RANCH**  
86.96 ACRES  
DALLAS, TEXAS  
**CROWN HILL TRUSTS**

PREPARED BY: [unreadable]  
DATE: [unreadable]



86100 0555



171204

RECORDED  
APR 16 1986

ZONING ADMINISTRATION

APR 16 1986

RECORDED

No. 86-1423  
Return to City Secretary  
City Hall  
Dallas, Texas 75201

COUNTY CLERK, Dallas County, Texas



Conrad Bullock

MAY 22 1986

STATE OF TEXAS  
COUNTY OF DALLAS  
I hereby certify that this instrument was filed on the  
date and time stamped hereon by me and was duly re-  
corded in the volume and page of the record of  
Dallas County, Texas as stamped hereon by me.

66 MAY 21 10:49

171204

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