

AN ORDINANCE RESCINDING ORDINANCE NO. 2394 DATED 1-16-73 AND 4-6-76, P&Z CASE 730103, AND AMENDING THE ZONING MAP SHOWING THE LOCATION, BOUNDARY AND USE OF CERTAIN PROPERTY SO AS TO REZONE 540 ACRES OF LAND MORE OR LESS LYING BETWEEN SOUTH ~~REAR~~ ROAD ON THE EAST AND ~~WATKINS~~ ROAD ON THE WEST AND BEING ~~THE~~ ONE MILE SOUTH OF T 20 AND NORTH OF GARDEN ROAD AS MORE FULLY DESCRIBED HEREIN BELOW FROM AGRICULTURAL TO PLANNED DEVELOPMENT; SAID ZONING MAP AND ~~ORDINANCE~~ PASSED ON JANUARY 27, 1971 AND RECORDED IN BOOK 8, PAGES 405 TO 509 OF THE ORDINANCE RECORDS OF THE CITY OF GRAND PRAIRIE, TEXAS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the hereinafter described property filed application with the City of Grand Prairie, Texas, petitioning an Amendment of the Zoning Ordinance and Map of said City so as to rezone and reclassify said property from its classification of agricultural to planned development; and

WHEREAS, the Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on January 9, 1973 after written Notice of such public hearing before the Zoning Commission on the proposed change in classification had been sent to owners of real property lying within 200 feet of the property on which the change in classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Zoning Commission of the City of Grand Prairie, Texas voted unanimously to recommend to the City Council of Grand Prairie, Texas, that the hereinafter described property be rezoned so as to change its classification from agricultural to planned development; and

WHEREAS, subsequent to the public hearing of the Zoning Commission, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the Municipal Building at 7:30 o'clock p.m. on January 16, 1973 to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Grand Prairie Daily News, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on the matter of the proposed rezoning; and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the property sought to be rezoned, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the City Limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from the classification of agricultural by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

# I.

That the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 36 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 27TH DAY OF JANUARY, 1971, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...."

was passed and approved January 27, 1971, recorded in Ordinance Book 8, Pages 405 to 509 inclusive, as amended, so as to establish and rezone the following described area from unplanned to planned development:

BEING tracts or parcels of land lying and situated in Grand Prairie, Dallas County, Texas, and being out of the Thomas J. Tone Survey, Abstract No. 1460 as well as the S. T. Brown Survey, Abstract No. 1689, said tracts or parcels described as follows:

BEGINNING at the intersection of the south right of way of Polo Road with the west right of way of Beltline Road,

THENCE in a southerly direction along the west right of way of Beltline Road, as follows:

(1) southeasterly, around a curve to the right having a central angle of  $8^{\circ} 14'$ , a radius of 992.48 feet, a distance of 142.62 feet to a point.

(2) S  $3^{\circ} 56'$  E, a distance of 1883.29 feet to a point.

(3) S  $86^{\circ} 04'$  W, a distance of 10 feet to a point.

(4) S  $3^{\circ} 56'$  E, a distance of 614.0 feet to a point, said point being the northeast corner of Lot 126 of the Florence Hill Addition No. 2.

THENCE N  $89^{\circ} 57' 50''$  W, along the north boundary line of said Florence Hill Addition No. 2, a distance of 3993.72 feet to a point in the east right of way of Matthew Road, and also the northwest corner of said Florence Hill Addition No. 2, and continuing to 4023.72 feet to a point in the west right of way of Matthew Road;

THENCE S  $0^{\circ} 04' 42''$  W, along the west right of way of Matthew Road, a distance of 1892 feet to a point where the west right of way of Matthew Road intersects the north right of way of Garden Road;

THENCE West along the north right of way of Garden Road, a distance of 2203.33 feet to a point, said point being the southeast corner of 172-acre J. O. Mouser tract;

THENCE N  $0^{\circ} 04' 42''$  E, a distance of 1921.0 feet to a point;

THENCE N  $0^{\circ} 07' 40''$  E, a distance of 3862.37 feet to a point crossing the south right of way line of a Texas Power and Light Company 225 foot electrical easement at 1434.03 feet and the north right of way line thereof at 1666.88 feet;

THENCE east a distance of 1262.0 feet to a point, said point being the south east corner of the S. H. Beeman Survey, Abstract No. 1692;

THENCE N  $0^{\circ} 05' 30''$  E, a distance of 926.10 feet to a point in the south right of way of Matthew Road;

THENCE east along the south right of way of Matthew Road, a distance of 995.0 feet to a point where Matthew Road turns north  $0^{\circ} 04' 42''$  W;

THENCE S  $0^{\circ} 42' 42''$  W, along the west right of way of Matthew Road to a point in line with the south right of way of Polo Road extended;

THENCE east along the south right of way of Polo Road, crossing the east right of way of Matthew Road at 30.0 feet, a distance of 2521.10 feet to a point, said point being the northwest corner of a 1.48 acre tract owned by T. F. Stewart;

THENCE south along the west boundary line of said 1.48 acre tract, a distance of 140.68 feet to its southwest corner;

THENCE N  $89^{\circ} 47' 20''$  E, along the south boundary line of said 1.48 acre tract, a distance of 407.62 feet to its southeast corner;

THENCE east along the south right of way of Polo Road, a distance of 912.27 feet to THE PLACE OF BEGINNING.

The above described tracts encompass a total of 531.048 acres, not including (2) the rights of way of Matthew Road from Polo Road to the north boundary line of the Florence Hill Addition No. 2 (2) a 5.24 acre tract and an 11.919 acre tract conveyed to the Texas Power and Light Company.

## II.

That the following special terms and conditions are hereby imposed as a part of this ordinance:

1. That the plat be divided into three segments:
  - A. Area A - West of Matthew & north of TP&L easement
  - B. Area B - West of Matthew & south of TP&L easement
  - C. Area C - East of Matthew & south to TP&L easement
2. That Area A consist of lots a minimum of 80 x 125 with houses a minimum of 1600 square feet.
3. That a 10% variance to a minimum of 70 x 120 be allowed - SF-1 in Area A.
4. That Area B consist of lots a minimum of 67 x 125 with houses a minimum of 1400 square feet.
5. That a 10% variance to a minimum of 62 x 120 be allowed in Area B.
- \*6. That Area C consist of lots a minimum of 60 x 125, allowing no variance.
7. That the total development bear out the following proportions:

a 20%	- 80 x 125	1600	square foot	..... SF-1
\$ 40%	- 67 x 125	1400	square foot house	
c 40%	- 60 x 125	1300	square foot house	
8. That where alleys and rear entry garages are provided by the developer, affected lots may be platted to a minimum of 117.5 foot depth.
9. That all other provisions of the city's zoning ordinance and building codes be complied with.
10. That development first begin in Area A.
- \*11. That 100% of the houses be 1300 square feet as minimum  
60% of houses be 1400 square feet as minimum  
20% of the houses be 1600 square feet as minimum
12. That alley right of way be dedicated, be 15 feet wide, 10 foot wide pavement, curves to allow for garbage truck radius.

## III.

That the site plan as finally approved with all stipulations contained therein shall be marked Exhibit "A", attached hereto and made a part hereof as if fully set out herein. See Volume 73-1, Page 35C for site plan

IV.

That nothing contained herein shall be construed as relieving the owner of the land described hereinabove of compliance with all other ordinances or charter of the City of Grand Prairie, Texas, or laws of the State of Texas relating to the development of land or construction of buildings in said City, nor shall this ordinance be construed as relieving the owner of said land of compliance with all other provisions of Ordinance No. 2299 and its amendments, same being the Comprehensive Zoning Ordinance of said City, unless specifically modified by the passage of this ordinance.

V.

It is further provided that in case a section, clause, sentence or part of this ordinance shall be deemed or adjudged by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this ordinance.

VI.

All ordinances, or parts of ordinances in conflict herewith are specifically repealed.

VII.

That this ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS this the 10th day of October, 1976.

---

Mayor, City of Grand Prairie, Texas

ATTEST:

---

City Secretary

DESCRIPTION FOR ZONING ORDINANCE

Tract 1

SERVICE STATION

(Southwest Corner of Belt Line and Polo Roads)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West a distance of 10.00 feet along the North line of said Florence Hill Addition for an iron pin;

THENCE North  $03^{\circ} 56' 00''$  West along West line of 100' right-of-way of Belt Line Road, a distance of 2436.93 feet to POINT OF BEGINNING;

THENCE West a distance of 184.23 feet for a corner;

THENCE North a distance of 172.00 feet to a point in South line of 100' right-of-way of Polo Road;

THENCE East a distance of 172.40 feet for a corner, said point also being intersection of South right-of-way of Polo Road and West right-of-way of Belt Line Road;

THENCE South  $03^{\circ} 56' 00''$  East along said West right-of-way of Belt Line Road a distance of 172.41 feet to the POINT OF BEGINNING, containing 0.704 acres of land, more or less.

## Tract 2

GENERAL RETAIL

(Southwest Corner of Belt Line &amp; Polo Roads)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 10.00 feet along the North line of said Florence Hill Addition for an iron pin;

THENCE North  $03^{\circ} 56' 00''$  West along West line of 100' right-of-way of Belt Line Road a distance of 2128.20 feet to POINT OF BEGINNING;

THENCE West a distance of 916.43 feet for a corner;

THENCE North a distance of 480.00 feet to a point in South line of 100' right-of-way of Polo Road;

THENCE East along said South right-of-way of Polo Road a distance of 711.02 feet for a corner;

THENCE South a distance of 172.00 feet for a corner;

THENCE East a distance of 184.23 feet to a point in West right-of-way of Belt Line Road;

THENCE South  $03^{\circ} 56' 00''$  East along said West right-of-way of Belt Line Road a distance of 308.73 feet to the POINT OF BEGINNING, containing 9.212 acres of land, more or less.

# DESCRIPTION FOR ZONING ORDINANCE

## Tract 3

### APARTMENTS (Belt Line Road)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 10.00 feet along the North line of said Florence Hill Addition for an iron pin;

THENCE North  $03^{\circ} 56' 00''$  West along the West line of 100' right-of-way line of Belt Line Road a distance of 1599.21 feet to the POINT OF BEGINNING;

THENCE West a distance of 965.53 feet to point of curvature of a curve to the right having a radius of 1132.17 feet, a central angle of  $09^{\circ} 16' 51''$ , and a tangent of 91.90 feet;

THENCE in a westerly direction with said curve to the right a distance of 183.39 feet for a corner;

THENCE North  $17^{\circ} 09' 10''$  East a distance of 156.71 feet for a corner;

THENCE North  $72^{\circ} 50' 50''$  West a distance of 435.00 feet for a corner;

THENCE North  $15^{\circ}$  East a distance of 458.17 feet for a corner;

THENCE North  $15^{\circ}$  West a distance of 225.00 feet for a corner;

THENCE North a distance of 55.00 feet to a point in South line of 100' right-of-way line of Polo Rd.;

THENCE East along said right-of-way line of Polo Road a distance of 87.50 feet for a corner;

THENCE South a distance of 111.00 feet for corner;

THENCE East a distance of 417.00 feet for a corner;

THENCE South a distance of 369.00 feet for a corner;

THENCE East a distance of 916.43 feet to a point in West right-of-way line of Belt Line Road;

THENCE South  $03^{\circ} 56' 00''$  East along said West 100' right-of-way line of Belt Line Road a distance of 528.99 feet to the POINT OF BEGINNING, containing 20.095 acres of land, more or less.

DESCRIPTION FOR ZONING ORDINANCE

Tract 4

SINGLE FAMILY ATTACHED  
(Belt - Line Road)

COMMENCING at a point, the southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 10.00 feet along the North line of said Florence Hill Addition to POINT OF BEGINNING

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 830.55 feet along the North line of said Florence Hill Addition for an iron pin;

THENCE North  $00^{\circ} 02' 10''$  East, a distance of 741.50 feet for a corner;

THENCE North  $89^{\circ} 57' 50''$  West a distance of 237.00 feet for a corner;

THENCE North  $20^{\circ} 02' 10''$  East a distance of 855.00 feet for a corner;

THENCE North a distance of 50.01 feet for a corner;

THENCE East a distance of 664.45 feet to a point in the West right-of-way line of Belt Line Road;

THENCE South  $03^{\circ} 56' 00''$  East along said West line of 100' right-of-way a distance of 1599.21 feet to the POINT OF BEGINNING, containing 29.998 acres of land, more or less.



# DESCRIPTION FOR ZONING ORDINANCE

## Tract 5

### SERVICE STATION

(Southeast Corner of Matthew & Polo)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West a distance of 3983.72 feet along the North line of said Florence Hill Addition to an iron pin in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE North  $00^{\circ} 15'$  East along said east 100' right-of-way of Matthew Road a distance of 1980.71 feet to the POINT OF BEGINNING;

THENCE North  $00^{\circ} 15'$  East continuing along said east right-of-way of Matthew Road a distance of 175.00 feet to a point, said point being at the intersection of the East 100' right-of-way of Matthew Road and South 100' right-of-way of Polo Road;

THENCE East along South line of 100' right-of-way of Polo Road a distance of 175.24 feet for a corner;

THENCE South a distance of 175.00 feet for a corner;

THENCE West a distance of 176.00 feet to the POINT OF BEGINNING containing 0.706 acre of land, more or less.

# DESCRIPTION FOR ZONING ORDINANCE

## Tract 6

### GENERAL RETAIL

(Southeast Comer of Matthew & Polo)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West a distance of 3983.72 feet along the North line of said Florence Hill Addition to an iron pin in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE continuing along said East right-of-way of Matthew Road North  $00^{\circ} 15'$  East, a distance of 1855.71 feet to the POINT OF BEGINNING, said point also being in the North line of a tract of land owned by Texas Electric Service Co., as recorded in Volume 194, Page 1981, Deed Records, Dallas County, Texas;

THENCE North  $00^{\circ} 15'$  East along said east right-of-way of Matthew Road a distance of 125.00 feet for a corner;

THENCE East a distance of 176.00 feet for a corner;

THENCE North a distance of 175.00 feet to a point in the South line of 100' right-of-way of Polo Road;

THENCE East along said South right-of-way of Polo Road a distance of 968.11 feet to a point in the above mentioned North line of Texas Electric Service Co. tract of land;

THENCE South  $75^{\circ} 18' 50''$  West along North line of said Texas Electric Service Co. tract of land a distance of 1183.32 feet to the POINT OF BEGINNING containing 3.231 acres of land, more or less.

## Tract 7

## SERVICE STATION

(Northwest corner of Matthew and Polo Roads)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas:

THENCE North  $89^{\circ} 57' 50''$  West a distance of 3983.72 feet along the North line of said Florence Hill Addition to a point in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of said 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE North  $89^{\circ} 45'$  West a distance of 100.00 feet to a point in the West 100' right-of-way of Matthew Road;

THENCE North  $00^{\circ} 15'$  East along West 100' right-of-way of Matthew Road a distance of 2255.50 feet to POINT OF BEGINNING, said point also being the point of intersection of North right-of-way of proposed 100.00 feet wide road and West 100' right-of-way of Matthew Road;

THENCE North  $89^{\circ} 45'$  West along North right-of-way of proposed 100' Polo Road a distance of 175.00 feet for a corner;

THENCE North  $00^{\circ} 15' 00''$  East a distance of 175.00 feet for a corner;

THENCE South  $89^{\circ} 45' 00''$  East a distance of 175.00 feet to a point in the West 100' right-of-way of Matthew Road;

THENCE South  $00^{\circ} 15'$  West along said West 100' right-of-way of Matthew Road a distance of 175.00 feet to the POINT OF BEGINNING, containing 0.703 acre of land more or less.

DESCRIPTION FOR ZONING ORDINANCE

Tract 8

GENERAL RETAIL

(Northwest Corner of Matthew and Polo Roads)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas:

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 3983.72 feet along the North line of said Florence Hill Addition to a point in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE North  $89^{\circ} 45'$  West a distance of 100.00 feet to a point in the West right-of-way of Matthew Road;

THENCE North  $00^{\circ} 15'$  East along West right-of-way of Matthew Road a distance of 2430.50 feet to POINT OF BEGINNING;

THENCE North  $89^{\circ} 45'$  West a distance of 175.00 feet for an iron pin;

THENCE South  $00^{\circ} 15'$  West a distance of 175.00 feet to a point in the North right-of-way of proposed 100' Polo Road;

THENCE North  $89^{\circ} 45'$  West along said North right-of-way of proposed 100' Polo Road a distance of 152.50 feet for a corner;

THENCE North  $00^{\circ} 15'$  East a distance of 340.00 feet for a corner;

THENCE South  $89^{\circ} 45'$  East a distance of 327.50 feet to a point in the West 100' right-of-way of Matthew Road;

THENCE South  $00^{\circ} 15'$  West along said West right-of-way of Matthew Road, a distance of 165.00 feet to the POINT OF BEGINNING, containing 1.855 acres of land more or less.

DESCRIPTION FOR ZONING ORDINANCE

Tract 9

SERVICE STATION

(Southwest Corner of Matthew & Polo Roads)

COMMENCING at a point, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition, No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas;

THENCE North  $89^{\circ} 57' 50''$  West a distance of 3983.72 feet along the North line of said Florence Hill Addition to a point in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of said 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE North  $89^{\circ} 45'$  West a distance of 100.00 feet to a point in the West right-of-way of Matthew Road;

THENCE North  $00^{\circ} 15'$  East along West right-of-way of Matthew Road a distance of 1980.50 feet to POINT OF BEGINNING;

THENCE North  $89^{\circ} 45' 00''$  West a distance of 175.00 feet for a corner;

THENCE North  $00^{\circ} 15' 00''$  East a distance of 175.00 feet to a point in the South right-of-way of proposed 100' Polo Road;

THENCE South  $89^{\circ} 45' 00''$  East along said South right-of-way of proposed 100' road a distance of 175.00 feet to the point of intersection with West right-of-way of Matthew Road;

THENCE South  $00^{\circ} 15' 00''$  West along the said 100' right-of-way of Matthew Road a distance of 175.00 feet to the POINT OF BEGINNING containing 0.703 acre of land more or less.

Tract 10

GENERAL RETAIL

(Southwest Corner of Matthew & Polo Roads)

COMMENCING at a poin, the Southwest corner of a 10 foot strip of land deeded to the County of Dallas, October 10, 1963, and recorded in Volume 167, Page 291, Deed Records, Dallas County, Texas, said point also being the Northeast corner of Lot 126 of Florence Hill Addition No. 2, recorded in Volume 32, Page 183, Map Records, Dallas County, Texas:

THENCE North  $89^{\circ} 57' 50''$  West, a distance of 3983.72 feet along the North line of said Florence Hill Addition to a point in the East right-of-way of Matthew Road;

THENCE North  $01^{\circ} 32' 14''$  East along east line of said 100' right-of-way of Matthew Road a distance of 445.15 feet;

THENCE North  $89^{\circ} 45'$  West a distance of 100.00 feet to a point in the West right-of-way of Matthew Road;

THENCE North  $00^{\circ} 15'$  East along West right-of-way of Matthew Road a distance of 1829.26 feet to POINT OF BEGINNING, said point being in the North line of TESCO right-of-way dated November 18, 1963 and recorded in Volume 194, Page 1980, Dallas County, Texas;

THENCE South  $75^{\circ} 18' 50''$  West along said North line of TESCO right-of-way a distance of 319.29 feet for a corner;

THENCE North  $00^{\circ} 15' 00''$  East a distance of 408.53 feet to a point in the South right-of-way of proposed 100' Polo Road;

THENCE South  $89^{\circ} 45' 00''$  East along said South right-of-way of proposed 100' road a distance of 133.50 feet for a corner;

THENCE South  $00^{\circ} 15' 00''$  West a distance of 175.00 feet for a corner;

THENCE South  $89^{\circ} 45' 00''$  East a distance of 175.00 feet to a point in the 100' right-of-way of Matthew Road;

THENCE South  $00^{\circ} 15' 00''$  West along said West right-of-way of Matthew Road a distance of 151.24 feet to the POINT OF BEGINNING containing 1.899 acres of land more or less.

SERVICE STATION

(Northwest Corner of Matthew & Garden Roads)

COMMENCING at Southeast corner of S.T. Brown Survey, Abstract 1689, Dallas County, Texas;

THENCE West 50 feet and North 50 feet to the POINT OF BEGINNING, said point being the intersection of West line of 100' right-of-way of Matthew Road (County Road No. 38) and North line of 100' right-of-way of Garden Road (County Road No. 123);

THENCE West a distance of 177.50 feet for a corner;

THENCE North a distance of 175.00 feet for a corner;

THENCE East a distance of 172.59 feet to a point in the 100' right-of-way of Matthew Road;

THENCE South  $01^{\circ} 36' 23''$  East along said West right-of-way of Matthew Road a distance of 175.07 feet to the POINT OF BEGINNING containing 0.703 acre of land more or less.

# DESCRIPTION FOR ZONING ORDINANCE

## Tract 12

### GENERAL RETAIL

(Northwest Corner of Matthew & Garden Roads)

COMMENCING at Southeast corner of S.T. Brown Survey, Abstract 1689, Dallas County, Texas;

THENCE West 227.50 feet and North 50 feet to the POINT OF BEGINNING, said point being in the North 100' right-of-way of Garden Road (County Road No. 123);

THENCE West along said 100' right-of-way of Garden Road a distance of 496.00 feet for a corner;

THENCE North a distance of 635.18 feet for a corner;

THENCE South  $89^{\circ} 45'$  East a distance of 665.85 feet to a point in the West 100' right-of-way of Matthew Road (County Road No. 38);

THENCE South  $00^{\circ} 15'$  West along said 100' right-of-way of Matthew Road a distance of 311.00 feet;

THENCE South  $01^{\circ} 36' 23''$  East continuing along West right-of-way of Matthew Road a distance of 146.34 feet for a corner;

THENCE West a distance of 172.59 feet for a corner;

THENCE South a distance of 175.00 feet to the POINT OF BEGINNING containing 9.002 acres of land more or less.



