

and 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 Agriculture to planned development:

2. tracts of land- out of the Thomas J. Tone Survey, Abstract No. 1460, generally located east of Matthew Road, approximately 1,750 feet north of Polo Road, more specifically described as follows:

TRACT A.

Being a tract of land out of the Thomas J. Tone Survey, Abstract No. 1460, in Dallas County, Texas, and being described by metes and bounds as follows:

Starting at the northwest corner of the Thomas J. Tone Survey, Abstract No. 1460, thence S 88 degrees 50' 15" E a distance of 40.00 feet along the north line of said Thomas J. Tone Survey; thence S 1 degree 27' 19" W a distance of 215.49 feet to the Place of Beginning;

THENCE S 88 degrees 50' 15" E a distance of 1119.31 feet to a point for corner-

THENCE S 0 degrees 32' 12" W a distance of 215.50 feet to a point for corner;

THENCE S 88 degrees 50' 15" W a distance of 1122.76 feet to a point for corner in the east line of Matthew Road;

THENCE N 1 degree 27' 19" E a distance of 215.49 feet along the east line of Matthew Road to the Place of Beginning and containing 5.546 acres of land.

TRACT B:

Being a tract of land out of the Thomas J. Tone Survey, Abstract No. 1460, in Dallas County, Texas, and being described by metes and bounds as follows:

Starting at the northwest corner of the Thomas J. Tone Survey, Abstract No. 1460, thence S 88 degrees 50' 15" E a distance of 40.00 feet along the north-line of said Thomas J. Tone Survey to the place of beginning;

THENCE S 88 degrees 50' 15" E a distance of 1115.85 feet along the north line of the Thomas J. Tone Survey to a point for corner;

THENCE S 0 degrees 32' 12".W a distance of 215.50 feet to a point for corner;

THENCE N 88 degrees 50' 15" W a distance of 1119.31 feet to a point for corner in-the east line of Matthew Road;

THENCE N 1 degree 27' 19" E a distance of 215.49 feet along the east line of Matthew Road to the Place of Beginning and containing 5.529 acres of land.

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

1. Minimum 1000 square feet of living area.
2. 10% of the homes to be 1300 square feet of living area.
3. The applicant would reserve the right of council review if the market

will not absorb the 1300 square foot homes.

4. 20-foot front building line.
5. 0 lot line garden homes.
6. Minimum of 10 feet between homes.
7. 75% masonry veneer.
8. Homes to be 2 and 3 bedrooms, 2 bath, 2 car garage.
9. Council approval of house elevations.

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 Case No. 820311.

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 4th day of May 19 Mayor, City of Grand Prairie, Texas

ATTEST:

City Secretary

P&Z Case No. 820311