



## RESOLUTION NO. 2017-101

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, AND BUILDING ELEVATIONS, FOR A 5.671± ACRE TRACT OUT OF, THE MARY BROWN SURVEY, ABST. 159, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 80 (PD-80); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for a 5.671± acre tract out of the Mary Brown Survey, Abst. No. 159, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 80 (PD-80); and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan for the Property should be approved;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THAT:**

**SECTION 1.** The Property shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit “B;”
- B. Landscape Plan as shown in Exhibit “C;” and
- C. Elevations as shown in Exhibit “D.”

**SECTION 2.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 12<sup>TH</sup> DAY OF SEPTEMBER, 2017.**

ATTEST:

APPROVED:

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Amy Piukana, City Secretary

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Robert C. Dye, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:8/23/17:89480)

**Resolution No. 2017-101**  
**Exhibit "A" – Description of Property**

BEING a tract of land situated in the Mary Brown Survey, Abstract No. 159, City of Farmers Branch, Dallas County, Texas; and being parts of Lots 1 & 2, Block A, of The Great Outdoors Addition, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 2000222, Page 1787, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for the south corner of a corner clip at the intersection of the north right-of-way line of Simonton Road and the west right-of-way line of Inwood Road;

THENCE with said north right-of-way line, the following courses and distances to wit:

South 89° 06' 29" West, a distance of 881.58 feet to a point for corner;

North 45° 53' 48" West, a distance of 35.36 feet to a point for corner;

South 0° 54' 05" East, a distance of 25.00 feet to a point for corner;

South 89° 06' 29" West, a distance of 45.00 feet to a point for the southwest corner of said Lot 2;

THENCE with the west line of said Lot 2, North 0° 54' 05" West, a distance of 250.41 feet to a point for corner;

THENCE leaving said west line, the following courses and distances to wit:

North 89° 06' 29" East, a distance of 382.10 feet to a point for corner;

North 0° 53' 31" West, a distance of 12.00 feet to a point for corner;

North 89° 06' 29" East, a distance of 302.27 feet to a point for corner;

North 72° 23' 39" East, a distance of 204.43 feet to a point for corner in the said west right-of-way line of Inwood Road;

THENCE with said west right-of-way line, the following courses and distances to wit:

South 17° 36' 21" East, a distance of 310.38 feet to a point for corner;

South 35° 45' 04" West, a distance of 29.84 feet to the POINT OF BEGINNING and containing 5.671 acres of land.