



## RESOLUTION NO. 2018-077

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, AND SIGN PLAN FOR A 4.9996± ACRE TRACT OUT OF THE ELISHA FIKE SURVEY, ABST. NO. 478, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 95 (PD-95); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for a 4.9996± acre tract out of the Elisha Fike Survey, Abst. No. 478, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 95 (PD-95); 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;”
- C. Elevations as shown in Exhibit “D;” and
- D. Sign Plan as shown in Exhibit “E.”

**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 11<sup>TH</sup> DAY OF SEPTEMBER, 2018.**

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:8/9/18:101724)

**Resolution No. 2018-077**  
**Exhibit "A" – Description of Property**

BEING a tract of land situated in the Elisha Fike Survey, Abstract No. 478, City of Farmers Branch, Dallas County, Texas, and being part of Lot 1, A & H Subdivision, an addition to the City of Farmers Branch, Texas according to the plat recorded in Volume 75174, Page 748, Deed Records of Dallas County, Texas, and being all of a called 4.9184 acre tract described in Special Warranty Deed to Jefferson Centura, LLC recorded in Instrument No. 201700362052, Official Public Records of Dallas County, Texas, and being part of a called 4.6701 acre tract described in Special Warranty Deed to Jefferson Centura (Phase 2), LLC recorded in Instrument No. 201700362053 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of Dallas Parkway (a variable width right-of-way), for the southeast corner of Lot 1, Block A, Centura Addition, an addition to the City of Farmers Branch, Texas according to the plat recorded in Volume 2000134, Page 53 of said Deed Records;

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

South 0° 44' 41" East, a distance of 39.53 feet to a 1/2-inch iron rod found at the beginning of a tangent curve to the right having a central angle of 12° 44' 17", a radius of 371.97 feet, a chord bearing and distance of South 5° 37' 28" West, 82.53 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 82.70 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left having a central angle of 1° 56' 56", a radius of 726.20 feet, a chord bearing and distance of South 11° 01' 08" West, 24.70 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 24.70 feet to a 1/2-inch iron rod found for corner;

North 89° 22' 26" East, a distance of 5.09 feet to a 1/2-inch iron rod found at the beginning of a non-tangent curve to the left having a central angle of 10° 50' 13", a radius of 721.20 feet, a chord bearing and distance of South 4° 33' 37" West, 136.20 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 136.41 feet to a 1/2-inch iron rod found for corner;

South 0° 51' 30" East, a distance of 53.84 feet a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west right-of-way line of Dallas Parkway, North 89° 38' 34" West, a distance of 602.21 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of said 4.6701 acre tract;

THENCE with said west line of 4.6701 acre tract and the west line of said 4.9184 acre tract, North  $17^{\circ} 38' 34''$  West, a distance of 339.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 4.9184 acre tract;

THENCE with the north line of said 4.9184 acre tract, the following courses and distances:

North  $89^{\circ} 22' 26''$  East, passing at a distance of 88.91 feet a 1/2-inch iron rod found for the southwest corner of a tract of land described in Special Warranty Deed to H198, LLC recorded in Instrument No. 201100235365 of said Official Public Records, with the south line of said H198, LLC tract, in all a total distance of 351.73 feet a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1, Block A, Centura Addition, and being the southeast corner of said H198, LLC tract; from said point a 1/2-inch iron rod found bears South  $89^{\circ} 00' 29''$  East, a distance of 4.30 feet;

North  $89^{\circ} 19' 38''$  East, a distance of 370.63 feet to the POINT OF BEGINNING and containing 4.9996 acres or 217,784 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.