



RESOLUTION NO. 2019-001

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, AND SIGN PLAN FOR A 3.8491± ACRE TRACT OUT OF THE NOAH GOOD SURVEY, ABST. NO. 520, DESCRIBED IN EXHIBIT “A” HERETO, LOCATED IN PLANNED DEVELOPMENT NO. 20 (PD-20); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, an application has been made for approval of detailed site plan for a 3.8491± acre tract out of the Noah Good Survey, Abst. No. 520, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), which is located in Planned Development No. 20 (PD-20); 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 8TH DAY OF JANUARY 2019.

ATTEST:

APPROVED:

Amy Piukana, TRMC, City Secretary

Robert C. Dye, Mayor

APPROVED AS TO FORM:

Peter G. Smith, City Attorney
(kbl:12/12/18:104880)

Resolution No. 2019-001
Exhibit "A" – Description of Property

BEING all of that certain lot, tract or parcel of land situated in the NOAH GOOD SURVEY, A-520, City of Farmers Branch, Dallas County, Texas, and being part of that same property dedicated as "Street Right-of-Way" as shown on the DCCCD BROOKHAVEN COLLEGE ADDITION, an addition to the City of Farmers Branch, Texas, recorded in Instrument No. 200900266486 of the Map Records of Dallas County, Texas, and said parcel being more particularly described as follows:

COMMENCING at the southernmost southwest corner of Lot 1-R, Block A of Lots 1-R and 2-R, The Centre, an addition to the City of Farmers Branch, Texas, recorded in Volume 98039, Page 72 of the Map Records of Dallas County, Texas; THENCE N 89°49'37" W, 119.02' to a 3/4" iron rod set for corner at the POINT OF BEGINNING; said point being in the north R.O.W. of Valley View Lane (a 100' R.O.W.);

THENCE N 89°49'37" W, 348.41' along the north line of Valley View Lane to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 20°00'31" and a radius of 400.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 139.69' to a 3/4" iron rod set for corner at the beginning of a compound curve to the right having a central angle of 31°44'39" and a radius of 100.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 55.40' to a 3/4" iron rod set for corner at the beginning of a compound curve to the right having a central angle of 98°34'39" and a radius of 32.00';

THENCE around said curve and along the north line of Valley View Lane, a distance of 55.06' to a 3/4" iron rod set for corner in the southeast R.O.W. line of Alpha Road (a variable width R.O.W.);

THENCE N 60°30'12" E, 540.83' along the southeast line of Alpha Road to a 3/4" iron rod set for corner at the beginning of a curve to the left having a central angle of 22°36'23" and a radius of 255.20';

THENCE around said curve and along the southeast line of Alpha Road, a distance of 100.69' to a 3/4" iron rod set for corner;

THENCE N 37°53'49" E, 51.09' along the southeast line of Alpha Road to a 3/4" iron rod set for corner at the beginning of a curve to the right having a central angle of 106°39'44" and a radius of 18.50';

THENCE around said curve and along the southeast line of Alpha Road, a distance of 34.44' to a 3/4" iron rod set for corner in the west R.O.W. line of Alpha Link (a variable width R.O.W.) and

at the beginning of a compound curve to the right having a central angle of $35^{\circ}39'43''$ and a radius of 123.70';

THENCE around said curve and along the west line of Alpha Link, a distance of 76.99' to a $\frac{3}{4}$ " iron rod set for corner;

THENCE S $00^{\circ}13'16''$ W, 109.92' along the west line of Alpha Link to a $\frac{3}{4}$ " iron rod set for corner at the beginning of a curve to the right having a central angle of $25^{\circ}29'36''$ and a radius of 316.30';

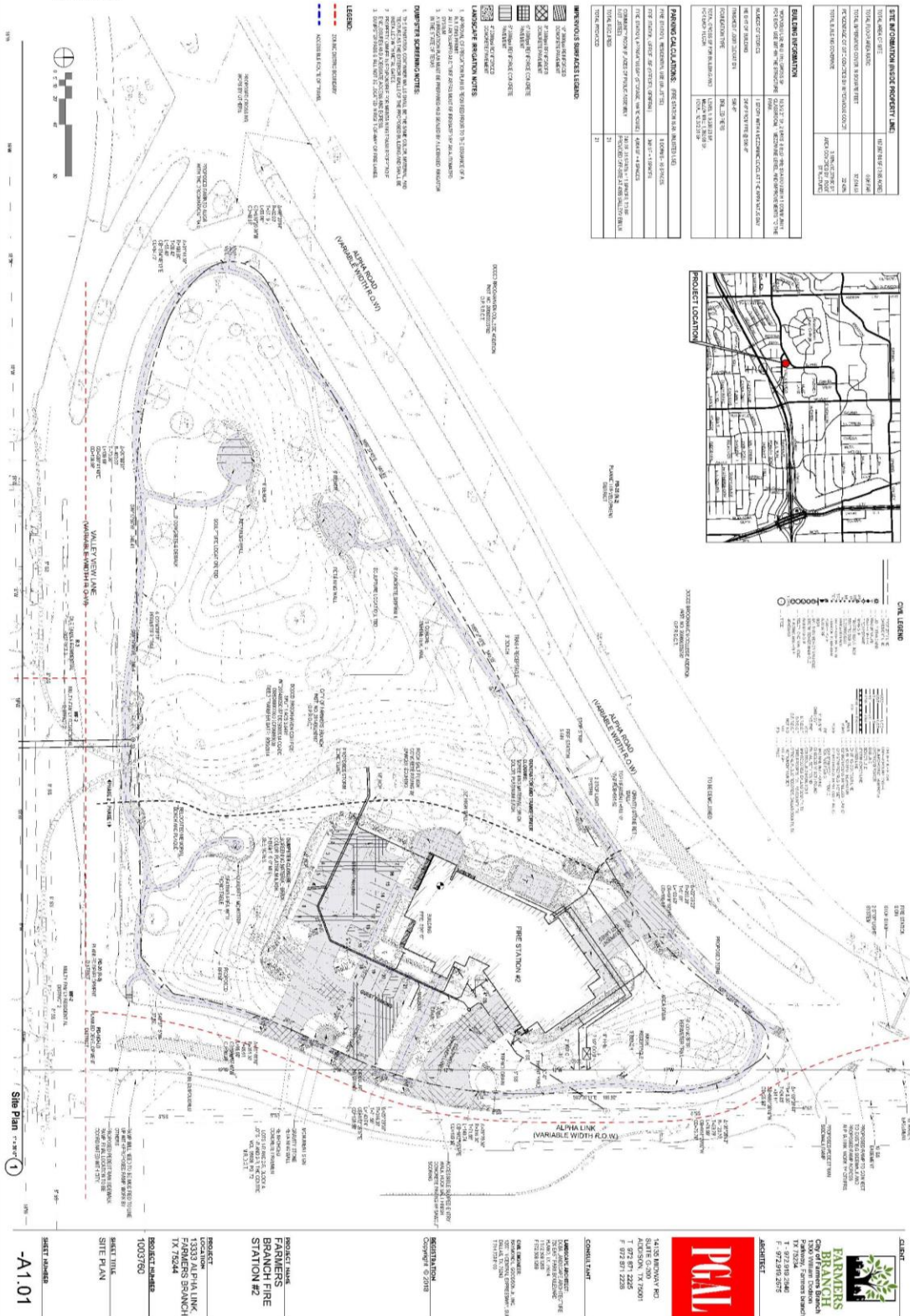
THENCE around said curve and along the west line of Alpha Link, a distance of 140.73' to a $\frac{3}{4}$ " iron rod set for corner;

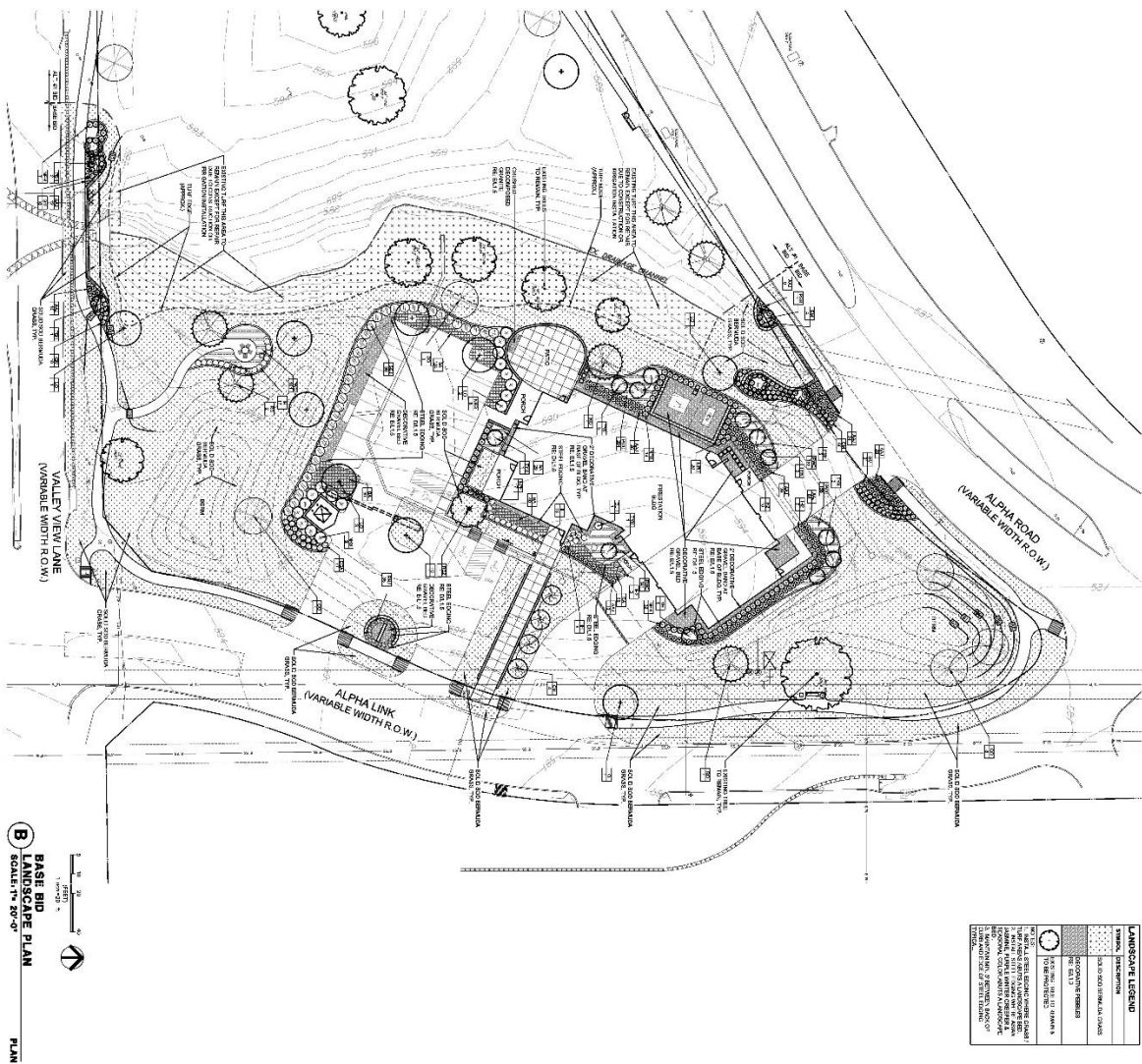
THENCE S $25^{\circ}42'52''$ W, 46.93' along the west line of Alpha Link to a $\frac{3}{4}$ " iron rod set for corner at the beginning of a curve to the left having a central angle of $15^{\circ}45'20''$ and a radius of 351.30';

THENCE around said curve and along the west line of Alpha Link, a distance of 96.60' to a $\frac{3}{4}$ " iron rod set for corner;

THENCE S $49^{\circ}29'42''$ W, 37.92' along the west line of Alpha Link to the point of beginning and containing 167,665.12 square feet or 3.8491 acres of land.

DATE/TIME: C:\RevelLocal\Farmers Branch\A_FBFS2_R18 (39).rv
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B BASE: BID
LANDSCAPE PLAN
SCALE: 1"= 20'-0"
PLAN

L1.3

PROJECT NAME	FARMERS BRANCH FIRE STATION #2
PROJECT LOCATION	3939 VALLEY VIEW LN FARMERS BRANCH, TX 75244
PROJECT NUMBER	1003760
SHEET TITLE	BASE BID LANDSCAPE PLAN
SHEET NUMBER	L1.3

[illegible]

DCBA
LANDSCAPE
ARCHITECTS
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**City of Farmers Branch
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FARMERS
BRANCH

[illegible]