



ORDINANCE NUMBER 2264

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NUMBER 769 OF THE CITY OF FARMERS BRANCH; RELATIVE TO PLANNED DEVELOPMENT ZONING DISTRICT NUMBER 1 (PD-1); PD-1 INCLUDES APPROXIMATELY 68 ACRES OF PROPERTY GENERALLY BOUNDED BY ALPHA ROAD TO THE NORTH AND WEST, MIDWAY ROAD TO THE EAST, AND PD-68 (THE PACE ADDITION) AND VALLEY VIEW LANE TO THE SOUTH; ESTABLISHING SIGN STANDARDS FOR AN OFFICE DEVELOPMENT FOR APPROXIMATELY 50 ACRES IN AREA WITHIN PD-1; PROVIDING A SAVINGS CLAUSE; PROVIDING INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch in compliance with the Charter of the City of Farmers Branch, and the Laws of the State of Texas with reference to changes to zoning classifications and zoning amendments under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning standards should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by establishing sign standards for the area consisting of approximately fifty (50) acres within the Planned Development zoning district number one (PD-1) and which is more specifically described in Exhibit "A" attached to and made a part of this ordinance and herein after referred to as "The Property".

SECTION 2. That all signs within "The Property" shall conform to the standards set out in Exhibit "B" and, to those established by the Comprehensive Zoning Ordinance of the City of Farmers Branch and the Code of Ordinances.

SECTION 3. That "The Property" is currently under the ownership and management control of one entity. The sign standards contained in Exhibit "B" shall be applicable to "The Property". The sign standards contained in Exhibit "B" relative to shared entrance signs and project identification signs shall not be applicable to any portion of "The Property" that is subsequently owned and managed by an entity different from the entity owning and managing the balance of "The Property".

SECTION 4. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 5. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion which decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

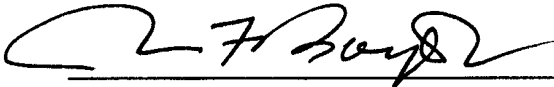
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS on this the 15th day of July, 1996.

APPROVED:



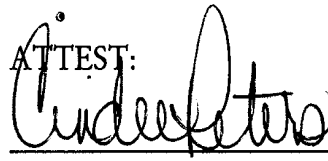
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:



\_\_\_\_\_  
City Attorney

ATTEST:



\_\_\_\_\_  
City Secretary

DESCRIPTION

PARCEL A:

Tract 1:

Lot 1, Block A, Replat of Lot 1, Block A of The Centre, an addition to the City of Farmers Branch in Dallas County, Texas, according to the map thereof recorded in Volume 85245, Page 2691, Map Records, Dallas County, Texas.

Tract 2:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being part of Lot 2, Block A, of The Centre, an addition to the City of Farmers Branch, Texas, according to the replat thereof filed in Volume 79206, Page 0358, of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the most Westerly corner clip at the Southeast corner of the intersection of McEwen Drive (a 64 foot R.O.W.) and Alpha Road (an 80 foot R.O.W.);

THENCE South 0 degrees 06 minutes 13 seconds West along the East line of Alpha Road a distance of 178.52 feet to the Place of Beginning;

THENCE East a distance of 230.99 feet to a point for corner;

THENCE South a distance of 84.00 feet to a point for corner;

THENCE East a distance of 127.50 feet to a point for corner;

THENCE South a distance of 128.50 feet to a point for corner;

THENCE West a distance of 358.83 feet to a point for corner in the said East line of Alpha Road;

THENCE North 0 degrees 06 minutes 13 seconds East along the said East line of Alpha Road a distance of 212.50 feet to the PLACE OF BEGINNING and containing 65,514 square feet or 1.504 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being part of Lot 2, Block A, of The Centre, an addition to the City of Farmers Branch, Texas, according to the replat thereof filed in Volume 79206, Page 0358, of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the East line of Alpha Road (a 100 foot R.O.W.) said point

EXHIBIT "A"

## DESCRIPTION

also being North 0 degrees 06 minutes 13 seconds East, 212.50 feet from the Southwest corner of the aforementioned Lot 2, Block A;

THENCE North 0 degrees 06 minutes 13 seconds East, with the East line of Alpha Road 178.52 feet to a point for corner;

THENCE North 45 degrees 06 minutes 13 seconds East, a distance of 14.14 feet to a point for corner in the South line of McEwen Drive (a 64 foot R.O.W. at this point);

THENCE South 89 degrees 53 minutes 47 seconds East, with the South line of McEwen Drive 117.19 feet to a point for corner, said point also being the beginning of a curve to the left having a central angle of 20 degrees 23 minutes 38 seconds and a radius of 204.50 feet;

THENCE along said curve an arc distance of 72.79 feet to a point for corner;

THENCE South 71 degrees 36 minutes 23 seconds East, a distance of 15.30 feet to a point for corner in the Southwest line of Blue Lake Circle (a 60 foot R.O.W. at this point);

THENCE South 31 degrees 31 minutes 40 seconds East, with said Southwest line of Blue Lake Circle 52.34 feet to a point for corner, said point also being the beginning of a curve to the left having a central angle of 42 degrees 45 minutes 02 seconds and a radius of 202.50 feet;

THENCE along said curve and Southwest line of Blue Lake Circle, an arc distance of 151.09 feet to a point for corner; said point also being the Northwest corner of Lot 3, Block A, of The Centre;

THENCE South, along the West line of said Lot 3, Block A, a distance of 146.50 feet to a point for corner;

THENCE West, a distance of 127.50 feet to a point for corner;

THENCE North, a distance of 84.00 feet to a point for corner;

THENCE West, a distance of 230.99 feet to the POINT OF BEGINNING and containing in all 67,237 square feet or 1.543 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## PARCEL B:

## Tract 1:

BEING a tract situated in the Noah Good Survey, Abstract No. 520, said tract also being a part of Lot 2, Block C of a replat of Lot 2, Block C of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 83131, Page 3145 of the Deed Records for all of Dallas County, Texas, and being more particularly

## DESCRIPTION

described as follows:

BEGINNING at an iron rod set for corner situated in the most West 10 foot by 10 foot corner clip in the intersection of the North line of McEwen Drive (a 60 foot R.O.W.) and the West line of Greenview Boulevard (a 70 foot R.O.W.);

THENCE along the North line of McEwen Drive the following:

West departing said Greenview Boulevard a distance of 272.03 feet to an iron rod set for corner and being the beginning of a curve to the left;

Along said curve to the left having a central angle of 53 degrees 07 minutes, a radius of 202.50 feet, and an arc length of 187.73 feet to an iron rod set for corner;

THENCE North departing said McEwen Drive a distance of 484.66 feet to an iron rod set for corner;

THENCE East a distance of 172.60 feet to an iron rod set for corner;

THENCE North a distance of 90.30 feet to an iron rod set for corner;

THENCE East a distance of 271.40 feet to an iron rod set for corner situated in the West line of said Greenview Boulevard;

THENCE South along said Greenview Boulevard a distance of 484.00 feet to an iron rod set for corner;

THENCE South 45 degrees 00 minutes West, a distance of 14.14 feet to the POINT OF BEGINNING and containing 207,646 square feet or 4.7669 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 3, Block C of a replat of Blocks A, B, C and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 0358 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East line of Alpha Road (an 80 foot R.O.W. at this point) with the most Westerly point on a 10 foot by 10 foot corner clip on the North line of McEwen Drive (a 64 foot R.O.W. at this point);

THENCE North 0 degrees 06 minutes 13 seconds East along the said East line of Alpha Road a distance of 668.0 feet to a point for corner;

## DESCRIPTION

THENCE South 89 degrees 53 minutes 47 seconds East a distance of 309.25 feet to a point on the West line of Lot 2, Block C of the aforementioned Centre addition;

THENCE South along said common line a distance of 156.02 feet to a point on the North line of McEwen Drive (a 60 foot R.O.W. at this point) said point being the beginning of a curve to the left having a central angle of 36 degrees 53 minutes 00 seconds and a radius of 202.50 feet and a tangent bearing of South 36 degrees 53 minutes 00 seconds West;

THENCE along said curve to the left an arc distance of 130.36 feet to the end of said curve;

THENCE South along the West line of McEwen Drive a distance of 239.61 feet to a point;

THENCE South 05 degrees 42 minutes 31 seconds West a distance of 20.10 feet to the beginning of a curve to the right having a central angle of 90 degrees 06 minutes 13 seconds and a radius of 140.50 feet;

THENCE along said curve an arc distance of 220.95 feet to the end of said curve;

THENCE North 89 degrees 53 minutes 47 seconds West along the North line of McEwen Drive a distance of 117.19 feet to a 10 foot by 10 foot corner clip;

THENCE North 44 degrees 53 minutes 47 seconds West along said corner clip a distance of 14.14 feet to the PLACE OF BEGINNING and containing 185,914 square feet or 4.268 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## PARCEL C:

## Tract 1:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 1, Block B of a replat of Blocks A, B, C, and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 0358 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 1, Block B;

THENCE South a distance of 358.45 feet to a point for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 52.40 feet to a point for corner;

THENCE West a distance of 426.71 feet to a point for corner in the East line of McEwen Drive;

## DESCRIPTION

THENCE North 5 degrees 42 minutes 38 seconds West along the said East line of McEwen Drive, a distance of 13.46 feet to an angle point;

THENCE North along the said East line of McEwen Drive, a distance of 239.61 feet to the beginning of a curve to the right having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 142.50 feet;

THENCE along said curve to the right and also along the said East line of McEwen Drive, a distance of 223.84 feet to a point of tangency;

THENCE East along the said South line of McEwen Drive, a distance of 248.50 feet to the PLACE OF BEGINNING and containing 150,979 square feet or 3.466 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## Tract 2:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 2, Block B of a replat of Blocks A, B, C, and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 358 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner in the South line of McEwen Drive, said point being West 119.66 feet from the Northeast corner of Lot 1, Block B of the said The Centre Addition;

THENCE East along the said South line of McEwen Drive, a distance of 110.66 feet to a point for corner;

THENCE South, a distance of 200.05 feet to a point for corner;

THENCE East, a distance of 311.97 feet to a point for corner;

THENCE South, a distance of 291.93 feet to a point for corner in the North line of Blue Lake Circle (a 60 foot R.O.W.);

THENCE West along the said North line of Blue Lake Circle, a distance of 379.10 feet to a point for corner;

THENCE North, a distance of 278.00 feet to a point for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 61.96 feet to a point for corner;

THENCE North, a distance of 258.45 feet to the PLACE OF BEGINNING and containing 104,467 square feet or 4.235 acres of land, more or less.

## DESCRIPTION

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## Tract 3:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 3, Block B of a replat of Blocks A, B, C, and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 0358 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of McEwen Drive (a 60 foot R.O.W.) said point being East 45.13 feet from the point of intersection of said South line of McEwen Drive with the Southerly prolongation of the centerline of Greenview Boulevard (a 74 foot R.O.W.). Said point being also the most Northwesterly corner of said Lot 2;

THENCE East 361.50 feet along the Southerly line of McEwen Drive to a point for a curve to the right whose central angle is 90 degrees 00 minutes 00 seconds and whose radius is 142.50 feet;

THENCE around said curve an arc distance of 223.84 feet to its point of tangency;

THENCE South 19.48 feet continuing along the Westerly line of McEwen Drive to a point for corner;

THENCE West 192.00 feet to a point for corner;

THENCE South 126.05 feet to a point for corner;

THENCE West 316.97 feet to a point for corner;

THENCE North 288.05 feet to the PLACE OF BEGINNING and containing 118,048 square feet or 2.710 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## Tract 4:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 4, Block B of a replat of Blocks A, B, C, and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 0358 of the Deed Records of all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 10 foot x 10 foot corner clip at the intersection of the Westerly line of Blue Lake Circle (60 feet wide) and the Southerly line of McEwen Drive (64 feet wide);



## DESCRIPTION

THENCE South 25 degrees 16 minutes 40 seconds West, 12.49 feet along the said Westerly line of Blue Lake Circle to a point for a curve to the left whose central angle is 25 degrees 16 minutes 40 seconds and whose radius is 202.50 feet;

THENCE around said curve an arc distance of 89.34 feet to its point of tangency;

THENCE South 41.32 feet continuing along the said Westerly line of Blue Lake Circle to a point for a curve to the right whose central angle is 90 degrees 00 minutes 00 seconds and whose radius is 142.50 feet;

THENCE around said curve an arc distance of 223.84 feet to its point of tangency;

THENCE West 114.53 feet along the Northerly line of Blue Lake Circle to a point for a corner;

THENCE North 391.93 feet to a point for a corner;

THENCE East 5.03 feet to a point for a corner;

THENCE North 126.05 feet to a point for a corner;

THENCE East 192.00 feet to a point for a corner in the Westerly line of McEwen Drive;

THENCE South 37.26 feet along the Westerly line of McEwen Drive to an angle point;

THENCE South 5 degrees 42 minutes 38 seconds West, 20.10 feet continuing along the said Westerly line of McEwen Drive to a point for a curve to the left whose central angle is 53 degrees 29 minutes 05 seconds and whose radius is 204.50 feet;

THENCE around said curve an arc distance of 190.90 feet to an angle point;

THENCE South 14 degrees 58 minutes 06 seconds East, 15.30 feet to the PLACE OF BEGINNING and containing 119,746 square feet or 2.749 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

## Tract 5:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 5, Block B of a replat of Blocks A, B, C, and F of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 79206, Page 0358 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1, Block B of the aforesaid The Centre Subdivision, said point being in the North R.O.W. line of Blue Lake Circle (a 60 foot R.O.W.), Thence West along the said North line of Blue Lake Circle, a distance of 384.12 feet to the Place of Beginning;

## DESCRIPTION

THENCE West along the said North line of Blue Lake Circle, a distance of 351.61 feet to the beginning of a curve to the right having a central angle of 58 degrees 28 minutes 20 seconds and a radius of 142.50 feet;

THENCE in a Northwesterly direction around said curve and also along said North line of Blue Lake Circle, a distance of 145.43 feet to a point of tangency;

THENCE North 31 degrees 31 minutes 40 seconds West along the said North line of Blue Lake Circle, a distance of 52.34 feet to a point for corner;

THENCE North 8 degrees 32 minutes 46 seconds East, a distance of 15.30 feet to a point for corner in the East line of McEwen Drive (a 64 foot R.O.W. at this point), said point being in a curve to the left, having a central angle of 47 degrees 14 minutes 05 seconds, a tangent bearing of North 47 degrees 14 minutes 05 seconds East, and a radius of 204.5 feet;

THENCE along said curve in a Northeasterly direction, and also along the said East line of McEwen Drive, a distance of 168.59 feet to an angle point;

THENCE North 5 degrees 42 minutes 38 seconds West, along the East R.O.W. of McEwen Drive, a distance of 6.64 feet to a point for corner;

THENCE East, a distance of 426.71 feet to a point for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 9.16 feet to a point for corner;

THENCE South, a distance of 278.00 feet to the PLACE OF BEGINNING and containing 129,809 square feet or 2.980 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

PARCEL D:

Tract 1:

BEING a tract of land in the City of Farmers Branch, situated in the Noah Good Survey, Abstract No. 520 and being all of Lot 2, Block E, of The Centre Addition, an addition to the City of Farmers Branch, Texas, as recorded in Volume 77248 at Page 0706 of the Map Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 10 foot by 10 foot corner clip at the intersection of the Easterly line of Greenview Blvd. (74 feet wide) and the Northerly line of McEwen Drive (60 feet wide);

THENCE North 484.00 feet along the Easterly line of Greenview Blvd. to a point for a corner;

DESCRIPTION

THENCE East 444.00 feet to a point for corner;

THENCE South 508.15 feet to a point for a corner in the Northerly line of McEwen Drive, said point also being in a curve to the left whose central angle is 21 degrees 32 minutes 50 seconds and whose radius is 202.50 feet. (Tangent bears North 68 degrees 27 minutes 10 seconds West);

THENCE around the said curve an arc distance of 76.15 feet to the point of tangency;

THENCE West 359.63 feet along the Northerly line of McEwen Drive to a point for a corner;

THENCE North 45 degrees West, 14.14 feet to the PLACE OF BEGINNING and containing 219,634 square feet or 5.0421 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

BEING a tract of land situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 4, Block E of a replat of Lot 1, Block E, of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 81208, Page 0103 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the point of intersection of the South line of Alpha Road (an 80 foot R.O.W.) with the West line of Midway Road (a 100 foot R.O.W.);

THENCE South 00 degrees 01 minutes 06 seconds East along the said West line of Midway Road a distance of 564.43 feet to a point for corner;

THENCE West, leaving said West line a distance of 738.84 feet to a point for corner in the East line of Greenview Boulevard (a 74 foot R.O.W.);

THENCE North along said East line of Greenview Boulevard a distance of 381.18 feet to a point for corner, said point also being the beginning of a corner clip at the intersection of said Greenview Boulevard and Alpha Rod;

THENCE North 45 degrees 08 minutes 08 seconds East along said corner clip a distance of 14.11 feet to a point for corner in the aforementioned South line of Alpha Road;

THENCE South 89 degrees 43 minutes 55 seconds East along said South line of Alpha Road a distance of 197.59 feet to the beginning of a curve to the left having a central angle of 38 degrees 20 minutes 25 seconds and a radius of 449.30 feet;

THENCE along said curve and along the said South line of Alpha Road an arc distance of 300.66 feet to the beginning of a curve to the right having a central angle of 37 degrees 57 minutes 14 seconds and a radius of 369.30 feet;

**DESCRIPTION**

THENCE along said curve and along South line of Alpha Road to the right an arc distance of 244.63 feet to the end of said curve;

THENCE North 89 degrees 52 minutes 55 seconds East along said South line of Alpha Road a distance of 24.93 feet to the PLACE OF BEGINNING and containing 334,933 square feet or 7.689 acres land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3:

BEING a tract of land, situated in the Noah Good Survey, Abstract No. 520, said tract also being all of Lot 5, Block E of a replat of Lot 1, Block E of The Centre, an addition to the City of Farmers Branch, Texas, as recorded in Volume 81208, Page 0111 of the Deed Records for all of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at the point of intersection of the South line of Alpha Road (an 80 foot R.O.W.) with the West line of Midway Road (a 100 foot R.O.W.) thence South 00 degrees 01 minutes 06 seconds East along said West line of Midway Road a distance of 564.43 feet to the Place of Beginning;

THENCE South 00 degrees 01 minutes 06 seconds East continuing along the said West line of Midway Road a distance of 419.90 feet to a point for corner;

THENCE West a distance of 294.97 feet to a point for corner;

THENCE North a distance of 419.90 feet to a point for corner;

THENCE East a distance of 294.84 feet to the PLACE OF BEGINNING and containing 123,841 square feet or 2.843 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

PARCEL E:

Tract 1:

BEING a part of Lot 1, Block D of a replat of Lot 1, Block D of The Centre, an addition to the City of Farmers Branch, Dallas County, Texas according to the map thereof recorded in Volume 84140, Page 3161, Map Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point situated in the West line of Midway Road (a 100 foot R.O.W.), said point also being the Southeast corner of said Lot 1, Block D;

THENCE West departing said Midway Road a distance of 160.51 feet to a point for

## DESCRIPTION

corner;

THENCE North a distance of 65.47 feet to a point situated in the curving Southerly line of Blue Lake Circle (a 60 foot R.O.W.);

THENCE along the curving Southerly line of said Blue Lake Circle the following:

Along said curve to the left in a Northeasterly direction having a central angle of 42 degrees 35 minutes 02 seconds, a radius of 202.50 feet, an arc length of 150.51 feet, and a chord bearing of North 21 degrees 17 minutes 33 seconds East to a point for corner;

North a distance of 41.32 feet to a point being the beginning of a curve to the right;

Along said curve to the right having a central angle of 10 degrees 34 minutes 22 seconds, a radius of 142.50 feet, and an arc length of 26.30 feet to a point for corner;

THENCE North 89 degrees 58 minutes 54 seconds East departing said Blue Lake Circle a distance of 104.60 feet to a point situated in the West line of said Midway Road;

THENCE South 00 degrees 01 minutes 06 seconds East along said Midway Road a distance of 270.00 feet to the POINT OF BEGINNING and containing 34,675 square feet or 0.7960 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 2:

BEING a tract of land situated in the Noah Good Survey, Abstract No. 520, and being a part of Lot 1, Block D of a replat of Lot 1, Block D of The Centre, an addition to the City of Farmers Branch as recorded in Volume 84140, Page 3161, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point situated in the West line of Midway Road (a 100 foot R.O.W.), said point being the most Southeasterly corner clip on the South line of McEwen Drive (a 64 foot R.O.W.);

THENCE South 00 degrees 01 minutes 06 seconds East along said Midway Road a distance of 36.19 feet to a point for corner;

THENCE South 89 degrees 58 minutes 54 seconds West departing said Midway Road a distance of 104.60 feet to a point situated in the curving Easterly line of Blue Lake Circle (a 60 foot R.O.W.);

THENCE along the curving Easterly line of said Blue Lake Circle the following:

## DESCRIPTION

Along said curve to the right in a Northeasterly direction having a central angle of 14 degrees 42 minutes 18 seconds, a radius of 142.50 feet, an arc length of 36.57 feet, and a chord bearing of North 17 degrees 55 minutes 31 seconds East to a point for corner;

North 25 degrees 16 minutes 40 seconds East a distance of 12.49 feet to a point for corner;

THENCE North 65 degrees 32 minutes 05 seconds East a distance of 15.28 feet to a point situated in the South line of said McEwen Drive, said point also being the beginning of a curve to the left;

THENCE along the South line of McEwen Drive the following:

With said curve to the left in a Southeasterly direction having a central angle of 14 degrees 03 minutes 33 seconds, a radius of 204.50 feet, an arc length of 50.18 feet, and a chord bearing of South 82 degrees 59 minutes 20 seconds East to a point for corner;

North 89 degrees 58 minutes 54 seconds East a distance of 14.44 feet to a point for corner;

THENCE South 45 degrees 01 minutes 06 seconds East a distance of 14.14 feet to the POINT OF BEGINNING and containing 4.597 square feet or 0.1055 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract 3:

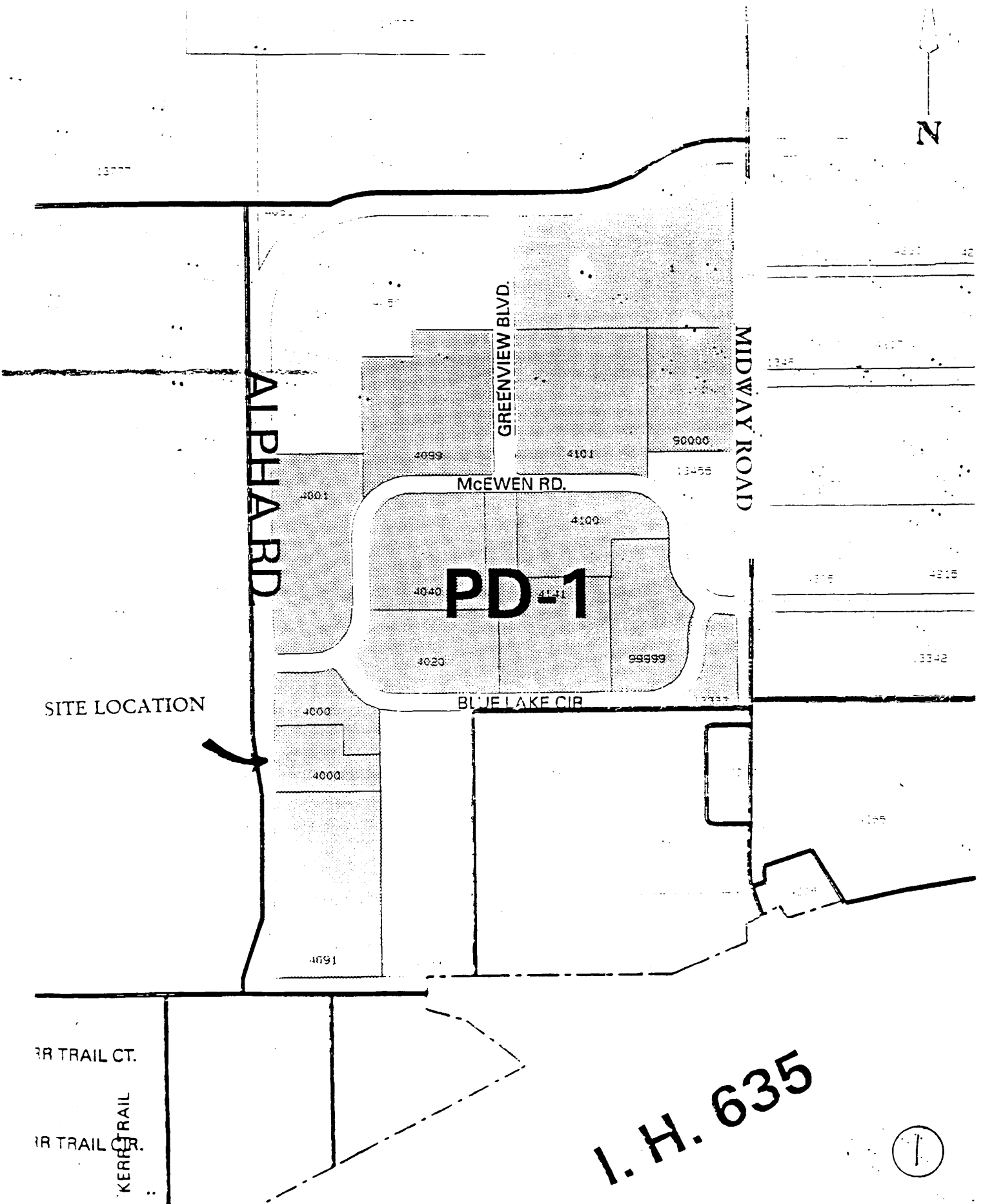
BEING a tract of land situated in the Noah Good Survey, Abstract No. 520, and being part of Lot 1, Block D of a replat of Lot 1, Block D of The Centre, an addition to the City of Farmers Branch as recorded in Volume 84140, Page 3161, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a point situated in the South line of said Lot 1, Block D and being West a distance of 160.51 feet from the West line of Midway Road (a 100 foot R.O.W.);

THENCE West continuing with the South line of said Lot 1, Block D, a distance of 149.10 feet to a point situated in the South line of Blue Lake Circle (a 60 foot R.O.W.), said point also being the beginning of a curve to the left;

THENCE along said curve to the left in a Northeasterly direction with said Blue Lake Circle having a central angle of 40 degrees 24 minutes 38 seconds, a radius of 202.50 feet, an arc length of 167.58 feet, and a chord bearing of North 66 degrees 17 minutes 38 seconds East to a point for corner;

N



ALPHARD

GREENVIEW BLVD.

MIDWAY ROAD

McEWEN RD.

**PD-1**

BLUE LAKE CIR

SITE LOCATION

RR TRAIL CT.

RR TRAIL CT.  
KERIE TRAIL

I. H. 635

7

## EXHIBIT "B"

Free Standing and Attached Signs placed on "The Property" within the portion of PD-1 described in Exhibit "A", shall comply with standards set forth herein. Signs not specifically addressed in this section shall comply with the requirements of the Comprehensive Zoning Ordinance and the Code of Ordinances.

### FREESTANDING SIGNS

#### A. SIGN TYPES

##### 1. Primary Signs:

- a. A primary sign is a sign on which the contents relate only to the premises on which the sign is located, referring exclusively to the building designation, number or address and to a business name or business location that is operated from the building premises or the name of the office park.
- b. One primary sign may be permitted along each street or thoroughfare frontage per lot and may be placed between the established building line and the property line at a location reviewed and approved by the Building Official.

Approval shall not be unreasonably withheld and shall be based solely on the safety, welfare, and health of the community.

- c. No primary sign shall exceed a height of four (4) feet, or thirty-five (35) square feet in area, excluding base areas not exceeding eighteen (18) inches in height.
- d. No more than one primary sign shall be permitted per lot.

##### 2. Secondary Signs:

- a. A secondary sign is a sign on which the contents relate to the premises on which it is located, referring exclusively to a business name, business location, and the building designation, number or address on those premises or the name of the office park.



- b. Two secondary signs may be permitted on each lot and may be placed between the established building line and the property line at a location reviewed and approved by the Building Official. Approval shall not be unreasonably withheld and shall be based solely on the safety, welfare, and health of the community.
- c. No secondary sign shall exceed a height of five (5) feet, or fifteen (15) square feet in area, excluding base areas not exceeding twelve (12) inches in height.

3. Shared Entrance Signs:

- a. A shared entrance sign is a sign on which the contents relate to “The Property”, referring exclusively to a business name, business location, building designations, or the name of the office park located within “The Property”.
- b. Shared entrance signs shall be permitted only within “The Property” that is located within PD-1.
- c. No shared entrance sign shall exceed a height of five (5) feet or fifteen (15) square feet in area, excluding base areas not exceeding twelve (12) inches in height.
- d. Placement and location of the shared entrance signs shall be reviewed and approved by the Building Official.
- e. No more than three (3) shared entrance signs shall be permitted within “The Property”.
- f. Shared entrance signs shall not advertise products or services or anything other than directional information.
- g. Shared entrance signs shall be removed at such time that “The Property” comes within the purview of Section 3 of this Ordinance.

4. Project Identification Signs:

- a. Project identification sign is a sign on which the contents relate to “The Property”, referring exclusively to the name of the development, the managing authority and no more than three tenants located within “The Property”.

- b. No more than three (3) project identification signs shall be permitted within "The Property".
- c. No project identification sign shall exceed a height of thirty-five (35) feet or two-hundred (200) square feet in sign copy area (the smallest single rectangle which includes all copy elements), excluding base areas as determined by the Building Official.
- d. Project identification signs shall be setback a minimum of fifteen (15) feet from the property line, unless otherwise approved by the Building Official.
- e. Placement, location, general configuration, and architectural compatibility of all project identification signs shall be reviewed and approved by the Building Official.
- f. Project identification signs shall be removed at such time as "The Property" comes within the purview of Section 3 of this Ordinance.

**B. SIGN DESIGN AND MATERIALS:**

- 1. Unless otherwise approved by the Building Official, Primary, Secondary, Shared Entrance and Project Identification signs shall have a maximum of two (2) faces containing sign copy.
- 2. No sign shall be located within a visibility triangle or create a hazardous condition of any kind.
- 3. Sign materials shall be reviewed and approved by the Building Official.

**C. SIGN SEPARATION:**

- 1. No part of any sign shall be located within a radius of fifty (50) feet to another sign on an adjacent lot or on the same lot.

**ATTACHED SIGNS**

- 1. Maximum aggregate signage on any single building face shall not exceed five (5) percent of the facade area or a maximum of four-hundred (400) square feet in area. However, in no case shall a wall mounted sign be required to be less than two-hundred (200) square feet in area.
- 2. Attached signs shall be limited in number to one (1) sign per tenant for each facade, with a maximum of four (4) attached signs per building.

3. Attached signs shall be erected against the wall of a building with the exposed face of the sign in a plane parallel to the plane of the wall. Attached signs shall not project away from the wall any more than that necessary for the construction method employed to erect the sign. Attached signs shall not project above the wall of any building.
4. The intent of this attached sign provision is to allow signs to be mounted “flat” against walls of buildings in “The Property”, and not to allow any sign that is designed or intended to project beyond a wall or to project above a wall of a building.
5. An attached sign is a sign attached to the wall of a building which displays only the name of a business or company that is located within the building to which the sign is attached. Incidental signs, such as front entry, no smoking, hours of operation, delivery, loading and managed by, related to the operations and day to day management of the building shall not be included under the provisions of attached signage addressed herein and shall comply with requirements of the Comprehensive Zoning Ordinance and Code of Ordinances.