



ORDINANCE NO. 2348

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE PLANNED DEVELOPMENT NUMBER 21 (PD-21) ZONING DISTRICT, AS HERETOFORE AMENDED, SUCH THAT THE EXISTING MULTI-FAMILY DEVELOPMENT LOCATED AT 14802 ENTERPRISE DRIVE, A 5.4 ACRE TRACT OF LAND LOCATED AT THE NORTHEAST CORNER OF ENETERPRISE DRIVE AND OAKBROOK PARKWAY, IS DECLARED TO BE A LEGAL AND VALID DEVELOPMENT; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the City Planning and Zoning Commission of the City of Farmers Branch, Texas and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to the granting of changes of zoning 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 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 should be granted as set forth herein;

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 amending the Planned Development Number 21 (PD-21) zoning district to declare that the existing development, as depicted in the attached Exhibit "A", is a legal and valid development and may continue to exist as a legal and valid development subsequent to the passage of this ordinance.

SECTION 2. That no changes to the existing development as depicted in the attached Exhibit "A" shall be made without the express approval of the City Council following a recommendation of the Planning and Zoning Commission.

SECTION 3. That any proposed change to the existing development shall be submitted for consideration by the City Council in the form of a site plan as so provided under Article 8, Section 502 of the Comprehensive Zoning Ordinance.

SECTION 4. That the above referenced property shall be used only in the manner and for the purpose by the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, as herein amended.

SECTION 5. 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 (\$2,000.00) dollars for each offense.

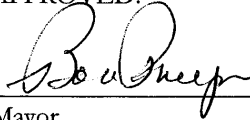
SECTION 6. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. 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.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

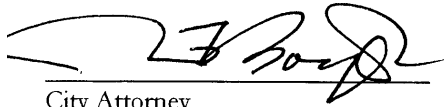
DULY PASSED BY THE City Council of the City of Farmers Branch, Texas on this 8th day of September, 1997.

APPROVED:

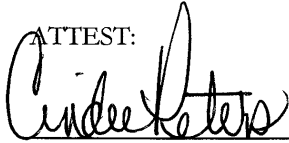


Mayor

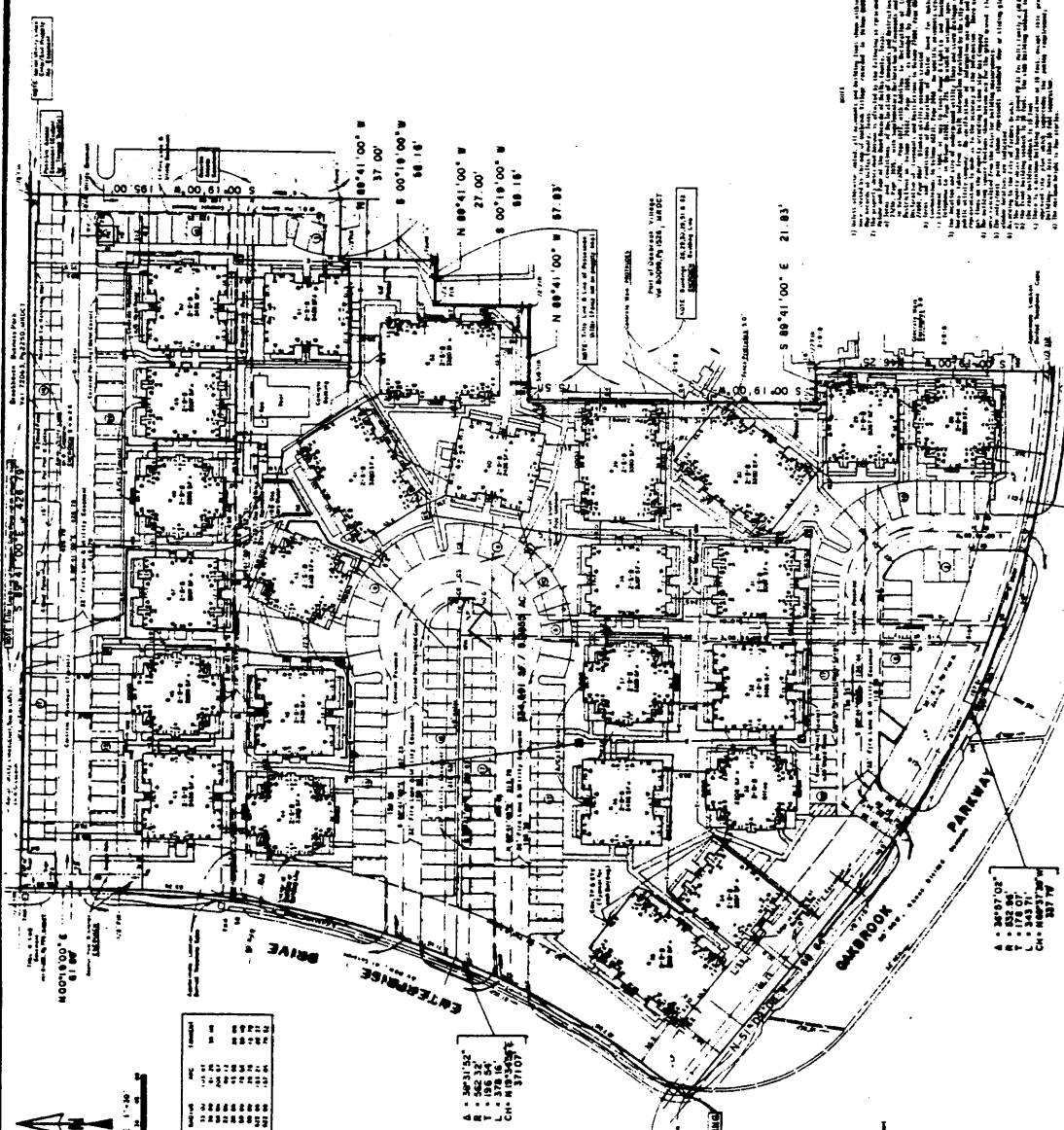
APPROVED AS TO FORM:


City Attorney

ATTEST:



City Secretary



LEGAL DESCRIPTION

ALTA/ACSM
 LAND TITLE SURVEY
 6.3988 ACRE TRACT
 PART OF OAKBROOK VILLAGE
 N. M. COOK SURVEY, ABSTRACT NO. 870
 FARMERS BRANCH, DALLAS COUNTY, TEXAS

PREPARED BY
A KADLECK & ASSOCIATES
 11000 W. LAKOTA BLVD., SUITE 100
 DALLAS, TEXAS 75247
 (214) 343-3300

PROPERTY ADDRESS 14002 ENTERPRISE DRIVE
PROPERTY NAME ENTERPRISE COOK HOMES

PROPERTY
 1. 1.00 ACRES
 2. 1.00 ACRES
 3. 1.00 ACRES
 4. 1.00 ACRES
 5. 1.00 ACRES
 6. 1.00 ACRES
 7. 1.00 ACRES
 8. 1.00 ACRES
 9. 1.00 ACRES
 10. 1.00 ACRES
 11. 1.00 ACRES
 12. 1.00 ACRES
 13. 1.00 ACRES
 14. 1.00 ACRES
 15. 1.00 ACRES
 16. 1.00 ACRES
 17. 1.00 ACRES
 18. 1.00 ACRES
 19. 1.00 ACRES
 20. 1.00 ACRES
 21. 1.00 ACRES
 22. 1.00 ACRES
 23. 1.00 ACRES
 24. 1.00 ACRES
 25. 1.00 ACRES
 26. 1.00 ACRES
 27. 1.00 ACRES
 28. 1.00 ACRES
 29. 1.00 ACRES
 30. 1.00 ACRES
 31. 1.00 ACRES
 32. 1.00 ACRES
 33. 1.00 ACRES
 34. 1.00 ACRES
 35. 1.00 ACRES
 36. 1.00 ACRES
 37. 1.00 ACRES
 38. 1.00 ACRES
 39. 1.00 ACRES
 40. 1.00 ACRES
 41. 1.00 ACRES
 42. 1.00 ACRES
 43. 1.00 ACRES
 44. 1.00 ACRES
 45. 1.00 ACRES
 46. 1.00 ACRES
 47. 1.00 ACRES
 48. 1.00 ACRES
 49. 1.00 ACRES
 50. 1.00 ACRES
 51. 1.00 ACRES
 52. 1.00 ACRES
 53. 1.00 ACRES
 54. 1.00 ACRES
 55. 1.00 ACRES
 56. 1.00 ACRES
 57. 1.00 ACRES
 58. 1.00 ACRES
 59. 1.00 ACRES
 60. 1.00 ACRES
 61. 1.00 ACRES
 62. 1.00 ACRES
 63. 1.00 ACRES
 64. 1.00 ACRES
 65. 1.00 ACRES
 66. 1.00 ACRES
 67. 1.00 ACRES
 68. 1.00 ACRES
 69. 1.00 ACRES
 70. 1.00 ACRES
 71. 1.00 ACRES
 72. 1.00 ACRES
 73. 1.00 ACRES
 74. 1.00 ACRES
 75. 1.00 ACRES
 76. 1.00 ACRES
 77. 1.00 ACRES
 78. 1.00 ACRES
 79. 1.00 ACRES
 80. 1.00 ACRES
 81. 1.00 ACRES
 82. 1.00 ACRES
 83. 1.00 ACRES
 84. 1.00 ACRES
 85. 1.00 ACRES
 86. 1.00 ACRES
 87. 1.00 ACRES
 88. 1.00 ACRES
 89. 1.00 ACRES
 90. 1.00 ACRES
 91. 1.00 ACRES
 92. 1.00 ACRES
 93. 1.00 ACRES
 94. 1.00 ACRES
 95. 1.00 ACRES
 96. 1.00 ACRES
 97. 1.00 ACRES
 98. 1.00 ACRES
 99. 1.00 ACRES
 100. 1.00 ACRES

LEGEND

1. 1.00 ACRES
 2. 1.00 ACRES
 3. 1.00 ACRES
 4. 1.00 ACRES
 5. 1.00 ACRES
 6. 1.00 ACRES
 7. 1.00 ACRES
 8. 1.00 ACRES
 9. 1.00 ACRES
 10. 1.00 ACRES
 11. 1.00 ACRES
 12. 1.00 ACRES
 13. 1.00 ACRES
 14. 1.00 ACRES
 15. 1.00 ACRES
 16. 1.00 ACRES
 17. 1.00 ACRES
 18. 1.00 ACRES
 19. 1.00 ACRES
 20. 1.00 ACRES
 21. 1.00 ACRES
 22. 1.00 ACRES
 23. 1.00 ACRES
 24. 1.00 ACRES
 25. 1.00 ACRES
 26. 1.00 ACRES
 27. 1.00 ACRES
 28. 1.00 ACRES
 29. 1.00 ACRES
 30. 1.00 ACRES
 31. 1.00 ACRES
 32. 1.00 ACRES
 33. 1.00 ACRES
 34. 1.00 ACRES
 35. 1.00 ACRES
 36. 1.00 ACRES
 37. 1.00 ACRES
 38. 1.00 ACRES
 39. 1.00 ACRES
 40. 1.00 ACRES
 41. 1.00 ACRES
 42. 1.00 ACRES
 43. 1.00 ACRES
 44. 1.00 ACRES
 45. 1.00 ACRES
 46. 1.00 ACRES
 47. 1.00 ACRES
 48. 1.00 ACRES
 49. 1.00 ACRES
 50. 1.00 ACRES
 51. 1.00 ACRES
 52. 1.00 ACRES
 53. 1.00 ACRES
 54. 1.00 ACRES
 55. 1.00 ACRES
 56. 1.00 ACRES
 57. 1.00 ACRES
 58. 1.00 ACRES
 59. 1.00 ACRES
 60. 1.00 ACRES
 61. 1.00 ACRES
 62. 1.00 ACRES
 63. 1.00 ACRES
 64. 1.00 ACRES
 65. 1.00 ACRES
 66. 1.00 ACRES
 67. 1.00 ACRES
 68. 1.00 ACRES
 69. 1.00 ACRES
 70. 1.00 ACRES
 71. 1.00 ACRES
 72. 1.00 ACRES
 73. 1.00 ACRES
 74. 1.00 ACRES
 75. 1.00 ACRES
 76. 1.00 ACRES
 77. 1.00 ACRES
 78. 1.00 ACRES
 79. 1.00 ACRES
 80. 1.00 ACRES
 81. 1.00 ACRES
 82. 1.00 ACRES
 83. 1.00 ACRES
 84. 1.00 ACRES
 85. 1.00 ACRES
 86. 1.00 ACRES
 87. 1.00 ACRES
 88. 1.00 ACRES
 89. 1.00 ACRES
 90. 1.00 ACRES
 91. 1.00 ACRES
 92. 1.00 ACRES
 93. 1.00 ACRES
 94. 1.00 ACRES
 95. 1.00 ACRES
 96. 1.00 ACRES
 97. 1.00 ACRES
 98. 1.00 ACRES
 99. 1.00 ACRES
 100. 1.00 ACRES

ADDITIONAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL BEARINGS ARE TRUE BEARINGS.
 3. ALL DISTANCES ARE AS SHOWN ON THIS SURVEY.
 4. THIS SURVEY WAS MADE BY MEASUREMENTS AND CALCULATIONS.
 5. THE AREA OF THIS TRACT IS 6.3988 ACRES.
 6. THE TOTAL AREA OF THE N. M. COOK SURVEY IS 100.00 ACRES.
 7. THE TOTAL AREA OF THE FARMERS BRANCH IS 100.00 ACRES.
 8. THE TOTAL AREA OF THE DALLAS COUNTY IS 100.00 ACRES.
 9. THE TOTAL AREA OF THE STATE OF TEXAS IS 100.00 ACRES.
 10. THE TOTAL AREA OF THE UNITED STATES IS 100.00 ACRES.

LEGAL DESCRIPTION

Being situated in the W.W. Cook Survey, Abstract No.278, Farmers Branch, Dallas County, Texas and being part of Oakbrook Village, an addition to the City of Farmers Branch, Dallas County, Texas according to the map thereof recorded in Volume 80099, Page 1526, Map Records of Dallas County, Texas, said Oakbrook Village being a Replat of Block C and D of Oakbrook on Brookhaven Phase III as recorded in Volume 74143, Page 2183, Map Records of Dallas County, Texas and being more particularly described as follows (the bearing source for this survey was taken from the said map):

BEGINNING at a found 1/2 inch iron rod for a corner at the intersection of the northeasterly line of Oakbrook Parkway (an 80 foot right of way) with the easterly line of Enterprise Drive (a 60 foot right of way), said point being the southwest corner of said Oakbrook Village, and said point at the beginning of a curve to the left with a central angle of $38^{\circ}31'52''$, a radius of 562.32 feet, a chord bearing of $N 19^{\circ}34'56'' E$ and a chord distance of 371.07 feet;

THENCE, Northeasterly, with the easterly line of Enterprise Drive and along said curve, an arc distance of 378.16 feet to a found 1/2 inch iron rod at the point of tangency;

THENCE, $N 00^{\circ}19'00'' E$, continuing with the easterly line of Enterprise Drive, a distance of 61.89 feet to a found 1/2 inch iron rod for a corner, said point being the common west corner of said Oakbrook Village and Brookhaven Business Park, Phase II, an addition to the City of Farmers Branch, Texas according to the map thereof recorded in Volume 72063, Page 2250, Map Records of Dallas County, Texas,

THENCE, $S 89^{\circ}41'00'' E$, with the common line of said Oakbrook Village and Brookhaven Business Park, Phase II, a distance of 426.79 feet to a found 1/2 inch iron rod for a corner;

THENCE, $S 00^{\circ}19'00'' W$, departing the said common line, a distance of 195.00 feet to a found "x" cut on concrete for a corner;

THENCE, $N 89^{\circ}41'00'' W$, a distance of 37.00 feet to a found 1/2 inch iron rod for a corner;

THENCE, $S 00^{\circ}19'00'' W$, a distance of 58.16 feet to a found "x" cut on concrete for a corner;

THENCE, $N 89^{\circ}41'00'' W$, a distance of 27.00 feet to a found 1/2 inch iron rod for a corner;

THENCE, $S 00^{\circ}19'00'' W$, a distance of 58.15 feet to a found 1/2 inch iron rod for a corner;

THENCE, $N 89^{\circ}41'00'' W$, a distance of 57.83 feet to a found 5/8 inch iron rod for a corner;

THENCE, $S 00^{\circ}19'00'' W$, a distance of 175.51 feet to a found 1/2 inch iron rod for a corner;

THENCE, $S 89^{\circ}41'00'' E$, a distance of 21.83 feet to a found 1/2 inch iron rod for a corner;

THENCE, $S 00^{\circ}19'00'' W$, a distance of 146.25 feet to a found 1/2 inch iron rod for a corner in the northerly line of Oakbrook Parkway, said point lying in a curve to the right with a central angle of $36^{\circ}57'02''$, a radius of 532.96 feet, a chord bearing of $N 69^{\circ}37'39'' W$ and a chord distance of 337.79 feet;

THENCE, Northwesterly, with the northerly line of Oakbrook Parkway and along said curve, an arc distance of 343.71 feet to the point of tangency;

THENCE, $N 51^{\circ}09'08'' W$, continuing with the northerly and northeasterly line of Oakbrook Parkway, a distance of 168.64 feet to the Point of Beginning and Containing 234,591 square feet or 5.3855 acres of land.

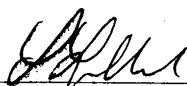
EXHIBIT "A" (2 OF 6)

SURVEYOR'S CERTIFICATION

I hereby certify to: OAKBROOK LANDING ASSOCIATES, LTD.,
STEPHEN A. FROHLING, Trustee, ALLSTATE LIFE INSURANCE COMPANY,
HERITAGE TITLE COMPANY OF AUSTIN, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY
that (a) this survey was prepared by me or under my supervision; (b) the legal description of the property as set forth herein, and the location of all improvements, encroachments, fences, easements, roadways, rights of way, and setback lines which are either visible or of record in Dallas County, Texas (according to the Commitment for Title Insurance Number 00721195, dated March 4, 1997, issued by First American Title Insurance Company, are accurately reflected hereon, to the extent such matters can be located; (c) this survey accurately depicts the state of facts as they appear on the ground; (d) except as shown hereon, there are no visible improvements, encroachments, fences or roadways on any portion of the property reflected hereon; (e) the property shown hereon has access to a publicly dedicated roadway; (f) the property shown hereon lies in Zone X (areas determined to be outside the 500 year flood plain) according to the FEMA Flood Insurance Rate Map Community Panel No. 480171 0005C, dated August 2, 1990 which is the latest available flood map for the property; (g) except as shown hereon, the title lines and lines of actual possession are the same; (h) except as shown hereon, utility services either enter the property through adjoining public streets or public easements as shown hereon (see Notes); (i) this survey shows the location and direction of public storm drainage systems (see Notes) for the collection and disposal of surface drainage; (j) the property surveyed contains 5.3855 acres and 214 parking spaces; (k) any visible discharge into streams, rivers, or other conveyance systems is shown on the survey.

This survey has been made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") in 1992 and meets the accuracy requirements of an Urban Survey, as defined therein and includes items 1, 3, 4, 6 (building setback lines and height restrictions per zoning ordinance and recorded plat and restrictions set out in the Title Commitment), 7(a), 8-11 and 13 from Table A.

Dated: June 22, 1989
GF No.: 00721195
Job No.: 2215


L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952
AN OFFICIAL DOCUMENT ONLY
WITH AN ORIGINAL SIGNATURE



UPDATED AND RECERTIFIED: March 25, 1997.

PROPERTY ADDRESS: 14802 ENTERPRISE DRIVE

PROPERTY NAME: HUNTINGTON COVE TOWNHOMES

ALTA/ACSM
LAND TITLE SURVEY

5.3855 ACRE TRACT

PART OF OAKBROOK VILLAGE

W. W. COOK SURVEY, ABSTRACT NO. 278

FARMERS BRANCH, DALLAS COUNTY, TEXAS

PREPARED BY


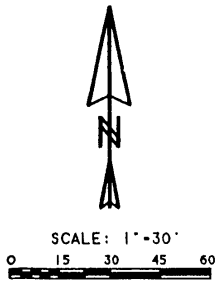
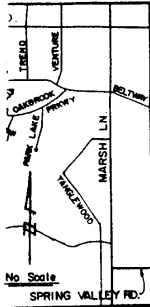
 KADLECK & ASSOCIATES

EXHIBIT "A" (3 OF 6)



NO	DEL TA ANGLE	RADIUS	ARC	TANGENT
1	18°00'00"	33.00	103.67	
1	9°00'00"	39.00	61.26	39.00
1	23°42'55"	50.00	206.57	
1	18°00'00"	22.00	69.12	
7	9°00'00"	28.00	43.98	28.00
1	9°00'00"	50.00	78.54	50.00
3	3°39'10"	50.00	26.75	13.70
10	1°52'52"	522.96	163.21	82.27
11	1°17'34"	522.96	157.84	79.52



AP

$\Delta = 38^\circ 31' 52''$
 $R = 562.32'$
 $T = 196.54'$
 $L = 378.16'$
 $CH = N 19^\circ 34' 56'' E$
 $371.07'$

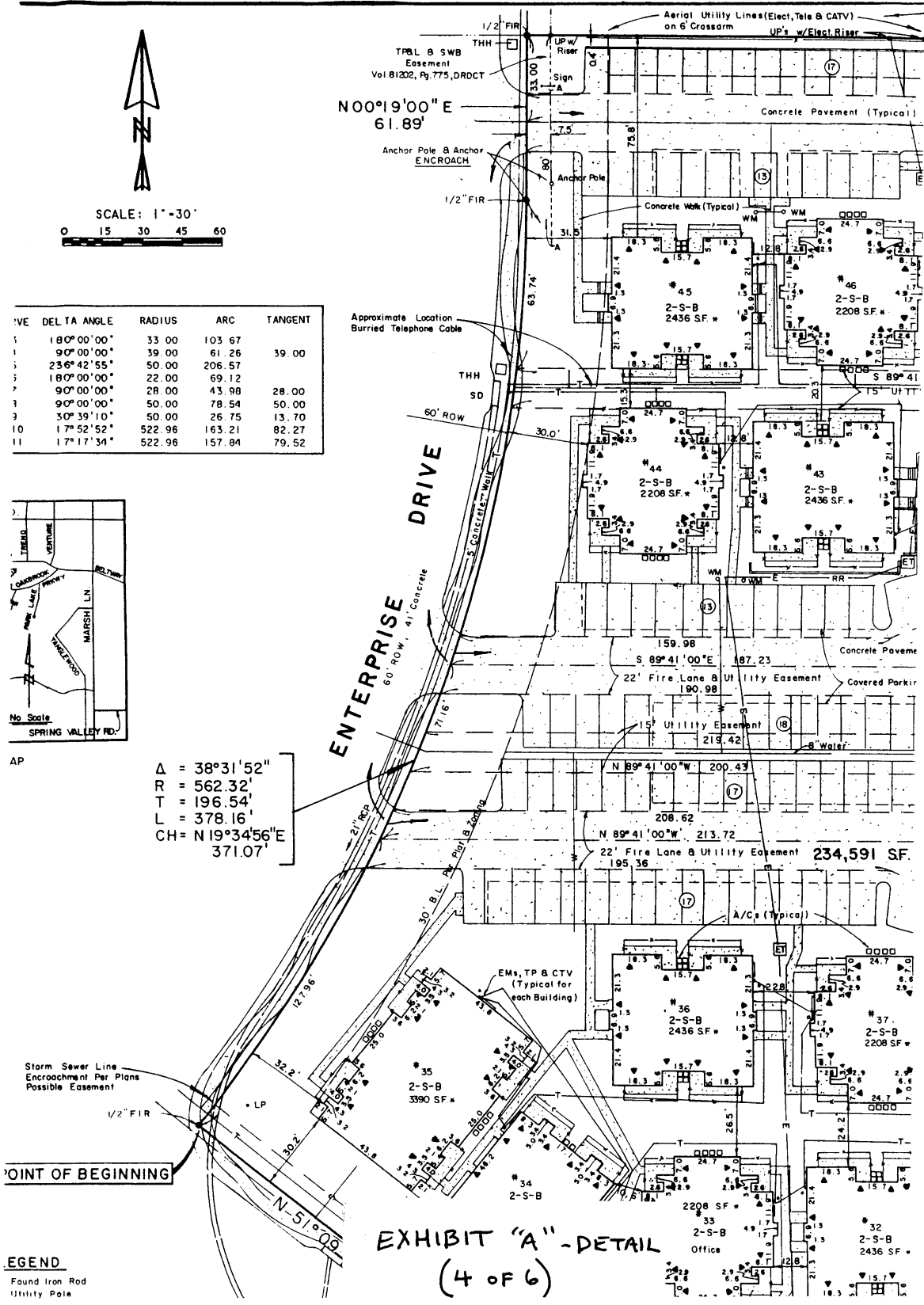
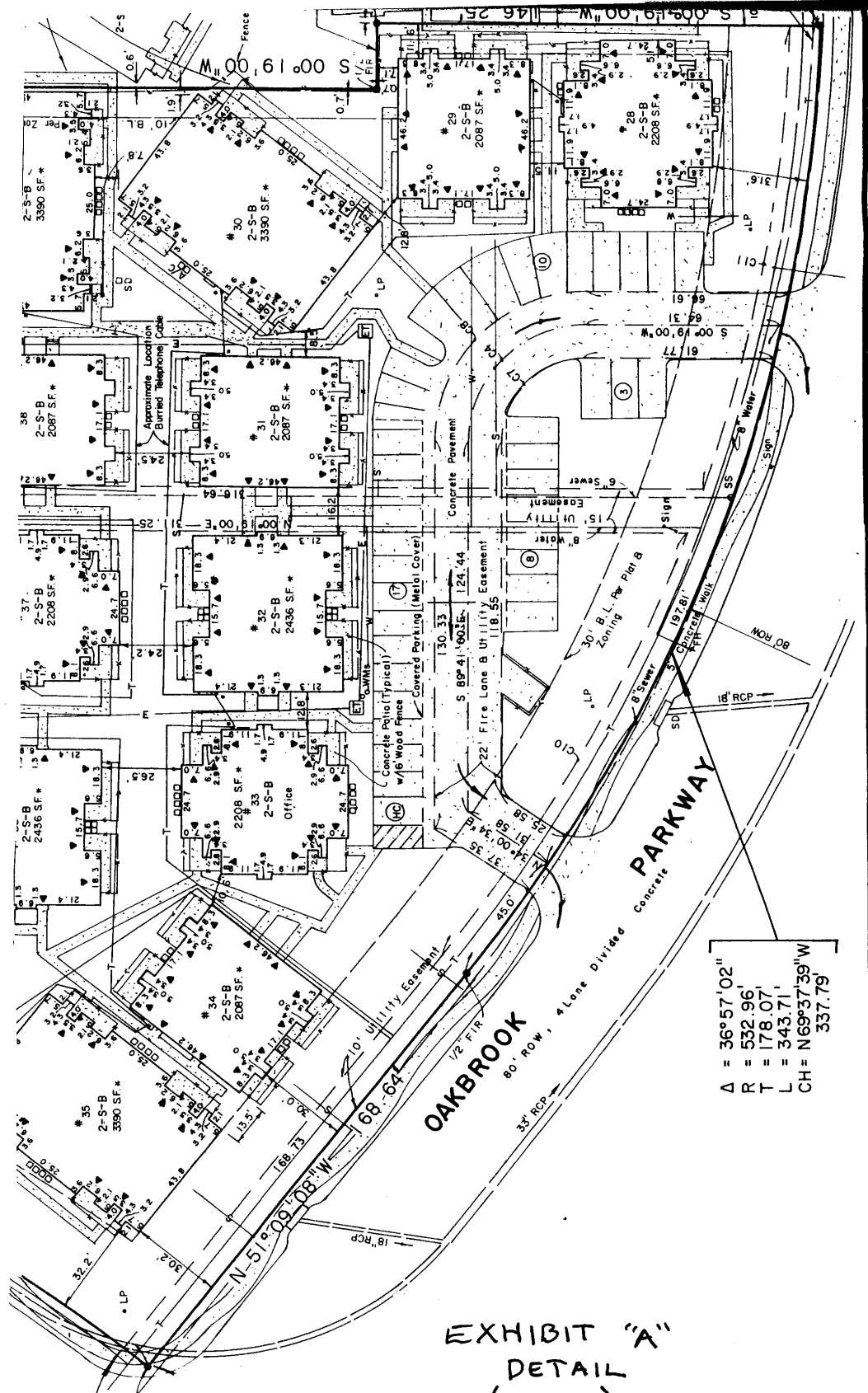


EXHIBIT "A" - DETAIL
(4 OF 6)

LEGEND
 Found Iron Rod
 Utility Pole



Δ	=	36°57'02"
R	=	532.96'
T	=	178.07'
L	=	343.71'
CH	=	N69°37'39"W 337.79'

EXHIBIT "A"
DETAIL