

ORDINANCE NO. 599

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO CHANGE THE FOLLOWING DESCRIBED PROPERTY FROM "R-4" SINGLE FAMILY DWELLING CLASSIFICATION TO "R-4" SINGLE FAMILY DWELLING CLASSIFICATION UNDER A SPECIAL PERMIT TO ALLOW A PRIVATE KINDERGARTEN AND A DAY NURSERY, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND SITUATED IN THE JOHN NIX SURVEY, ABSTRACT NO. 1088, DALLAS COUNTY, TEXAS, CITY OF FARMERS BRANCH, TEXAS AND FURTHER BEING OUT OF AN 81.65 ACRE TRACT, WADE FYKE TO CATO CORP., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF VALWOOD PARKWAY (A 100 FT. RIGHT-OF-WAY), AND THE W. LINE OF DENNIS LANE, (A 80 FT. RIGHT-OF-WAY) SAME BEING THE SE CORNER OF THE EPISCOPAL CHURCH 3.05 ACRE TRACT, AN IRON STAKE FOR CORNER; THENCE N. WITH THE W. LINE OF SAID DENNIS LANE AND THE E. LINE OF SAID 3.05 ACRE TRACT 60.0' TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.50 FT. AND A CENTRAL ANGLE OF 26 DEG. 14 MIN. TO AN IRON STAKE FOR CORNER; THENCE NORTHERLY WITH SAID CURVE 269.91' TO THE END OF SAID CURVE, SAME BEING THE NE CORNER OF SAID 3.05 ACRE TRACT TO THE PLACE OF BEGINNING OF TRACT HEREIN DESCRIBED, AN IRON STAKE FOR CORNER; THENCE, LEAVING THE W. LINE OF DENNIS LANE, N. 63° 46' W, WITH THE N. LINE OF SAID 3.05 ACRE TRACT AND PASSING AT 402.13' THE NW CORNER OF SAID 3.05 ACRE TRACT, A TOTAL DISTANCE OF 506.79' TO A POINT IN THE S LINE OF A 50' DRAINAGE RIGHT OF WAY AS RECORDED IN VOL. 4815 PAGE 468, DALLAS COUNTY DEED RECORDS, AN IRON STAKE FOR CORNER; THENCE WITH THE S LINE OF SAID 50' DRAINAGE RIGHT OF WAY, THE FOLLOWING: NORTH 48° 54' E 226.39', AN IRON STAKE FOR CORNER, NORTH 89° 26' E 310.0', AN IRON STAKE FOR CORNER, S 86° 58' E, 257.84' TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 405.68 FEET AND A CENTRAL ANGLE OF 3° 05', AN IRON STAKE FOR CORNER; THENCE,