

ORDINANCE NO. 639

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, AS HERETOFORE AMENDED, SO AS TO GRANT A SPECIAL PERMIT FOR PRIVATE CLUB AND COMMUNITY BUILDING ON THE FOLLOWING DESCRIBED TRACT OF LAND: BEING A TRACT OF LAND SITUATED IN THE SAMUEL P. BROWN SURVEY, ABSTRACT NO. 164, CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS AND BEING OUT OF A 105.561 ACRE TRACT CONVEYED TO VALLEY VIEW DEVELOPMENT CORPORATION BY CATHERINE C. FISHER, ET AL BY DEED DATED JUNE 27, 1961, RECORDED IN VOLUME 5577, PAGE 3, DALLAS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF I. H. 635, SAID POINT BEING IN THE EASTERLY LINE OF ROSSER ROAD (A 60 FT. R.O.W.), A POINT FOR CORNER; THENCE N. 26°54' W., WITH THE EASTERLY LINE OF ROSSER ROAD 12.99 FT. TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 453.95 FT. AND A CENTRAL ANGLE OF 11°47'50", A POINT FOR CORNER; THENCE IN A NORTHERLY DIRECTION WITH THE EASTERLY LINE OF ROSSER ROAD AND AROUND SAID CURVE, 93.47 FT. TO THE END OF SAID CURVE, A POINT FOR CORNER; SAID POINT BEING THE BEGINNING OF A SECOND CURVE, SAID SECOND CURVE BEING TO THE LEFT HAVING A RADIUS OF 485.33 FT. AND A CENTRAL ANGLE OF 9°15'; THENCE IN A NORTHERLY DIRECTION WITH THE EASTERLY LINE OF ROSSER ROAD AND AROUND SAID CURVE, 78.35 FT. TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE N. 65°39' E., 264.21 FT. TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.0 FT., A CENTRAL ANGLE OF 62°50'04" AND A TANGENT BEARING OF S. 54°02'56" E., A POINT FOR CORNER; THENCE IN A SOUTHEASTERLY AND EASTERLY DIRECTION AND AROUND SAID CURVE, 137.08 FT. TO THE END OF SAID CURVE, A POINT FOR CORNER; THENCE N. 63°07" E., 102.14 FT. TO A POINT FOR CORNER; THENCE S. 26°53' E., 145.0 FT. TO A POINT IN THE NORTHERLY LINE OF THE AFOREMENTIONED I. H. 635, A POINT FOR CORNER; THENCE S. 63°07' W., WITH THE NORTHERLY LINE OF I. H. 635, 176.70 FT. TO A POINT FOR CORNER; THENCE S. 70°26' W., AND CONTINUING ALONG