

ORDINANCE NO. 99-452

ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS AMENDING THE TEXAS, THAT BEING ORDINANCE NO. 77-439, AS HERETOFORE AMENDED, AND SPECIFICALLY BE AMENDED BY PROVIDING A CHANGE IN ZONING COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CEDAR HILL, AN CLASSIFICATION FROM PLANNED DEVELOPMENT DISTRICT FOR LOCAL RETAIL AND SINGLE FAMILY RESIDENTIAL, ORDINANCE NUMBER 86-862, TO A NEW PLANNED DEVELOPMENT DISTRICT FOR ESTATES ON LAND SPECIFICALLY DESCRIBED HEREIN, LOCATED WITHIN ABSTRACTS 492, 1061 AND 1638; PROVIDING FOR SPECIAL CONDITIONS AND REGULATIONS; AND PROVIDING FOR IMMEDIATE EFFECT.

WHEREAS, a request for change in zoning classification was duly filed with The City of Cedar Hill, Texas, concerning the hereinafter described property and was assigned case number 99-61; and

WHEREAS, due notice of hearing was made in the time and manner prescribed by law and the Planning and Zoning Commission of the City of Cedar Hill, Texas, duly convened and conducted a public hearing for the purpose of assessing a zoning classification change on the hereinafter described property located in the City of Cedar Hill, Texas; and

WHEREAS, an additional opportunity for all interested persons to be heard was provided by the City Council of the City of Cedar Hill, Texas, at an open meeting, with proper notices posted,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

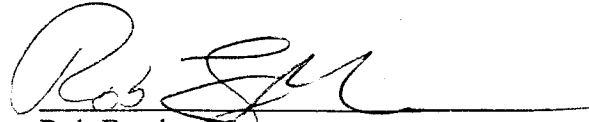
**SECTION 1. PROPERTY DESCRIPTION** - The Zoning District Map of the City of Cedar Hill is hereby amended by changing only that portion of the map containing 153 acres of land, located within the John N. Gainer Survey, Abstracts 492, the McKinney and Williams Survey, Abstract 1061 and the J. B. Holveck Survey, Abstract 1638, and more specifically described in "Exhibit A".

**SECTION 2. CHANGE IN ZONING CLASSIFICATION** - The Zoning Classification of that property described herein is hereby changed from Planned Development District Number 86-862 to a Planned Development District Number 99-452 for Estates subject to the standards, restrictions, and special conditions described herein.


**SECTION 3. STANDARDS, RESTRICTIONS, AND SPECIAL CONDITIONS** - The standards, restrictions, and special conditions set forth in "Exhibit B" are hereby officially adopted, approved and ordered as a part of this Planned Development District hereby established.

SECTION 4. EFFECTIVE DATE - The zoning classification of this Planned Development District will take immediate effect after the passage of this Ordinance by the City Council of the City of Cedar Hill, Texas.

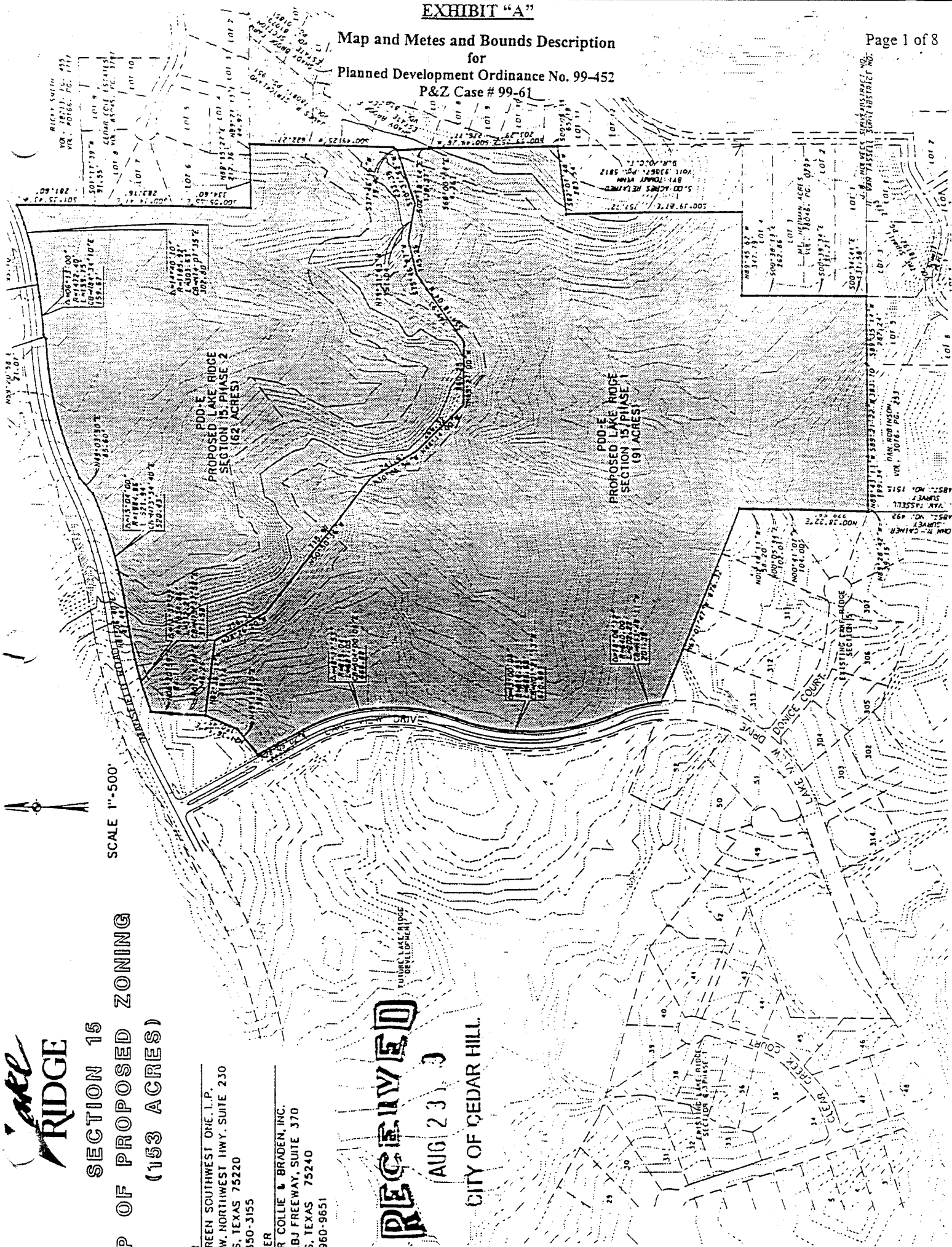
PASSED, ADOPTED AND APPROVED by the City Council of the City of Cedar Hill, Texas, on this the 12th day of October 1999.

  
Rob Franke, Mayor

ATTEST:

  
Frankie Lee, City Secretary

Map and Metes and Bounds Description  
for  
Planned Development Ordinance No. 99-452  
P&Z Case # 99-61



SCALE 1"=500'

**SECTION 15**  
**MAP OF PROPOSED ZONING**  
**(153 ACRES)**

**all**  
**LAKE RIDGE**

OWNER  
BLUEGREEN SOUTHWEST ONE, L.P.  
3860 W. NORTHWEST HWY, SUITE 230  
DALLAS, TEXAS 75220  
(214) 350-3155

ENGINEER  
TURNER COLLIE & BRADEN, INC.  
5710 LBJ FREEWAY, SUITE 370  
DALLAS, TEXAS 75240  
(972) 960-9651

**RECEIVED**

(AUG 23 3)

CITY OF CEDAR HILL

EXHIBIT "A"

Map and Metes and Bounds Description  
for

Planned Development Ordinance No. 99-452  
P&Z Case # 99-61

Lake Ridge Section 15, Phase 1

BEING A PART OF A CERTAIN CALLED 203.545 ACRE TRACT OF LAND OUT OF THE JOHN N. GAINER SURVEY, ABSTRACT NO. 492, THE JOHN B. HOLVECK SURVEY, ABSTRACT NO. 1638, AND THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1061, SITUATED IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING A PART OF THE SAME CERTAIN CALLED 203.54 ACRE TRACT CONVEYED UNTO TOMMY WINN BY DEED RECORDED IN VOLUME 93067, PAGE 5812, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID CALLED 203.54 ACRE TRACT AND IN THE SOUTH LINE OF MANSFIELD ROAD (80' WIDE R.O.W.) AND AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED UNTO RICKY SMITH BY DEED RECORDED IN VOLUME 78213, PAGE 455, AND VOLUME 80166, PAGE 1717, DEED RECORDS OF DALLAS COUNTY, TEXAS, A 5/8 INCH IRON ROD SET;

THENCE S. 01°35'43" W., WITH THE COMMON EAST LINE OF SAID WINN TRACT AND THE WEST LINE OF SAID SMITH TRACT AT 3.60 FEET PASSING A 1/2" IRON ROD FOUND AND CONTINUING WITH SAID COMMON LINE FOR A TOTAL DISTANCE OF 281.60 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF CEDAR COVE ESTATES, AN ADDITION TO THE CITY OF CEDAR HILL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 85045, PAGE 3797, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 01°17'39" W., WITH THE WEST LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 91.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S. 00°34'47" E., WITH THE WEST LINE OF SAID CEDAR COVER ESTATES, FOR A DISTANCE OF 283.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S. 00°05'55" E., WITH THE WEST LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 334.60 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CEDAR COVE ESTATES;

THENCE N. 89°15'27" E., WITH THE SOUTH LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 217.36 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE N. 89°21'13" E., WITH THE SOUTH LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 44.97 FEET TO A BOLT FOUND FOR A NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED UNTO JAMES R. STRICKLAND BY DEED RECORDED IN VOLUME 78081, PAGE 951, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 00°49'25" W., WITH THE WEST LINE OF SAID STRICKLAND TRACT FOR A DISTANCE OF 622.67 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WHICH BEARS N. 00°49'25" E., 4.16 FEET FROM A SET 5/8 INCH ROD AT THE MOST NORTHERLY CORNER OF LOT 6, SHADY BROOK FARM ESTATE, SECTION "A", AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 81079, PAGE 0179, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 37°46'16" W., GENERALLY NORTH OF A CHAIN LINK FENCE FOR A DISTANCE OF 19.42 FEET TO A 8 FOOT HIGH CHAIN LINK FENCE CORNER POST FOR CORNER, SAID FENCE CORNER BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT, AND ALSO BEING THE NORTHEAST CORNER OF PROPOSED LAKE RIDGE SECTION 15, PHASE 1, WITH THE SOUTHEAST CORNER OF PROPOSED LAKE RIDGE SECTION 15, PHASE 2;

THENCE S. 02°18'14" E., WITH SAID CHAIN LINK FENCE FOR A DISTANCE OF 139.37 FEET TO AN 8 FOOT HIGH CHAIN LINK FENCE POST FOR CORNER;

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THENCE S. 68°00'04" E., GENERALLY SOUTH OF SAID FENCE FOR A DISTANCE OF 4.36 FEET TO A 5/8 INCH IRON ROD SET FROM WHICH THE SOUTHWEST CORNER OF LOT 7, SAID SHADY BROOK FARM ESTATES, SECTION "A" BEARS N. 00°49'26" E., 0.77 FEET;

THENCE S. 00°49'26" W., WITH THE WEST LINE OF SAID SHADY BROOK FARM ESTATE, SECTION "A" AND THE EAST LINE OF SAID 203.54 ACRE TRACT FOR A DISTANCE OF 276.77 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER BETWEEN LOT 9 AND LOT 10, OF SAID SHADY BROOK FARM ESTATE, SECTION "A";

THENCE S. 00°59'25" E., WITH THE WEST LINE OF SAID LOT 10 FOR A DISTANCE OF 203.29 FEET TO A 3/8 INCH IRON ROD FOUND FOR THE COMMON CORNER BETWEEN LOT 10 AND LOT 11, SAID SHADY BROOK ESTATE, SECTION "A";

THENCE S. 00°05'39" E., WITH THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 65.18 FEET TO A 5/8 INCH IRON ROD SET AT THE NORTHEAST CORNER OF A 5.0 ACRE TRACT CONVEYED UNTO TOMMY WINN BY DEED RECORDED IN VOLUME 93067, PAGE 5812, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 82°07'48" W., WITH THE COMMON NORTH LINE OF SAID 5.0 ACRE TRACT WITH THE REMAINDER OF SAID 203.54 ACRE TRACT FOR A DISTANCE OF 283.54 FEET TO A 5/8 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 5.0 ACRE TRACT;

THENCE S. 00°39'27" E., WITH THE WEST LINE OF SAID 5.0 ACRE TRACT FOR A DISTANCE OF 757.72 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT AND BEING IN THE NORTH LINE OF LOT 4, MT. HERMAN ACRES, AN ADDITION TO THE CITY OF CEDAR HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 78048, PAGE 0297, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE N. 89°45'52" W., WITH THE NORTH LINE OF SAID OT 4, FOR A DISTANCE OF 347.79 FEET TO A 1" IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 4, MT. HERMAN ACRES;

THENCE S. 00°38'13" E., WITH THE WEST LINE OF SAID MT. HERMAN ACRES A DISTANCE OF 262.86 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER BETWEEN LOT 3 AND LOT 2, SAID MT. HERMAN ACRES;

THENCE S. 00°39'34" E., WITH THE WEST LINE OF SAID LOT 2, FOR A DISTANCE OF 131.21 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID LOT 2 AND LOT 1, SAID MT. HERMAN ACRES;

THENCE S. 00°34'41" E., WITH THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 131.56 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 1, MT. HERMAN ACRES, FROM WHICH A FOUND 1 INCH IRON PIPE BEARS N. 03°55'18", 7.00 FEET, SAID 1/2 INCH IRON ROD BEING IN THE SOUTH LINE OF THE SAID JOHN N. GAINER SURVEY, ABSTRACT NO. 1515, AND WITH THE NORTH LINE OF THE H. VAN TASSELL SURVEY, ABSTRACT NO. 1515 AND IN THE NORTH LINE OF THE SUMMIT, AN ADDITION TO THE CITY OF CEDAR HILL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 78192, PAGE 2783, DEED REOCRDS OF DALLAS COUNTY, TEXAS;

THENCE S. 89°35'14" W., WITH THE NORTH LINE OF SAID "THE SUMMIT" ADDITION FOR A DISTANCE OF 282.24 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID "THE SUMMITT" ADDITION AND THE NORTHEAST CORNER OF A CERTAIN CALLED 20.00 ACRE TRACT CONVEYED UNTO DAN D. ROBINSON BY DEED RECORDED IN VOLUME 3076, PAGE 253, DEED RECORDS OF DALLAS COUNTY, TEXAS;

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THENCE S. 89°21'22" W., WITH THE COMMON SAID SURVEY LINES AND THE NORTH LINE OF SAID ROBINSON TRACT FOR A DISTANCE OF 383.70 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE N. 89°43'13" W., CONTINUING WITH THE SAID COMMON SURVEY LINES AND THE NORTH LINE OF SAID ROBINSON TRACT FOR A DISTANCE OF 199.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE N. 89°28'42" W., CONTINUING WITH THE SAID COMMON SURVEY LINE AND THE NORTH LINE OF SAID ROBINSON TRACT FOR A DISTANCE OF 29.15 FEET TO A FOUND 2 INCH IRON PIPE MARKING THE NORTHWEST CORNER OF SAID TASSELL SURVEY, ABSTRACT NO. 1515 AND BEING IN THE EAST LINE OF LAKE RIDGE, SECTION 5, AN ADDITION TO THE CITY OF CEDAR HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 95011, PAGE 3439, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE WITH THE EAST LINE OF SAID LAKERIDGE, SECTION 5, AND GENERALLY WITH THE REMAINS OF A BARBED WIRE FENCE THE FOLLOWING COURSES NUMBERED (1) THROUGH (4);

- (1) N. 00°38'22" E., 279.59 FEET TO A 1/2 INCH IRON ROD FOUND;
- (2) N. 00°41'07" W., 104.00 FEET TO A 1/2 INCH IRON ROD FOUND;
- (3) N. 00°05'34" E., 102.01 FEET TO A 1/2 INCH IRON ROD FOUND;
- (4) N. 00°18'11" W., 58.20 FEET TO A 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID LAKE RIDGE, SECTION 5;

THENCE N. 67°01'47" W., WITH THE NORTH LINE OF SAID LAKERIDGE, SECTION 5, AT 208.58 FEET PASSING A 5/8 INCH IRON ROD FOUND WITH ALUMINUM CAP MARKED "PRO-TECH ENG 2219" AND AT 437.93 FEET PASSING A 5/8 INCH IRON ROD FOUND WITH ALUMINUM CAP MARKED "PRO-TECH ENG 2219" AND AT 640.55 FEET PASSING A 5/8 INCH IRON ROD FOUND WITH ALUMINUM CAP MARKED "PRO-TECH ENG 2219" AND CONTINUING N. 67°01'47" W., IN ALL A TOTAL DISTANCE OF 876.32 FEET TO A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF LAKE VIEW DRIVE (80' WIDE R.O.W.) AND IN A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS S. 85°14'55" W., 640.00 FEET;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE EAST LINE OF SAID LAKE VIEW DRIVE WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 640.00 FEET AND THROUGH A CENTRAL ANGLE OF 18°06'12", AND ALONG AN ARC LENGTH OF 202.22 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF A REVERSE CURVE TO THE RIGHT WHOSE RADIUS BEARS N. 67°08'43" E., 914.93 FEET;

THENCE IN A NORTHWESTERLY DIRECTION WITH THE EAST LINE OF SAID LAKE VIEW DRIVE AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 914.93 FEET AND THROUGH A CENTRAL ANGLE OF 43°00'08", FOR AN ARC LENGTH OF 686.68 FEET TO A 5/8 INCH IRON ROD SET MARKING THE POINT OF A REVERSE CURVE TO THE LEFT WHOSE RADIUS BEARS

N. 69°51'09" W., 815.04 FEET;

THENCE IN A NORTHWESTERLY DIRECTION WITH SAID EAST LINE OF LAKE VIEW DRIVE AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 815.04 FEET AND THROUGH A CENTRAL ANGLE OF 48°17'53", AN ALONG THE ARC LENGTH OF 687.05 FEET TO A 5/8 INCH IRON ROD SET MARKING THE END OF SAID CURVE;

THENCE N. 28°09'02" W., WITH THE SAID EAST LINE OF LAKE VIEW DRIVE FOR A DISTANCE OF 223.77 FEET TO A 5/8 INCH IRON ROD SET AT THE SOUTH CORNER OF A CERTAIN CALLED 2.010 ACRE TRACT RETAINED BY TOMMY WINN, VOLUME 93067, PAGE 5812, DEED RECORDS OF DALLAS COUNTY, TEXAS;

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THENCE WITH THE SOUTHEASTERLY LINES OF SAID WINN 2.010 ACRE TRACT THE FOLLOWING COURSES (1) THROUGH (2):

- (1) N.  $49^{\circ}19'10''$  E., 138.29 FEET TO A 5/8 INCH IRON ROD SET
- (2) N.  $21^{\circ}36'54''$  E., 150.45 FEET TO A 5/8 INCH IRON ROD SET

THENCE WITH THE SOUTH LINE OF SAID LAKE RIDGE SECTION 15, PHASE 2, AND THE NORTH LINE OF SAID LAKE RIDGE SECTION 15, PHASE 1 THE FOLLOWING COURSES (1) THROUGH (9);

- (1) S.  $82^{\circ}36'17''$  E., FOR A DISTANCE OF 318.74 FEET TO A POINT FOR CORNER;
- (2) S.  $28^{\circ}26'20''$  E., FOR A DISTANCE OF 256.34 FEET TO A POINT FOR CORNER;
- (3) S.  $50^{\circ}50'36''$  E., FOR A DISTANCE OF 715.97 FEET TO A POINT FOR CORNER;
- (4) S.  $30^{\circ}05'56''$  E., FOR A DISTANCE OF 241.61 FEET TO A POINT FOR CORNER;
- (5) S.  $44^{\circ}14'00''$  E., FOR A DISTANCE OF 266.32 FEET TO A POINT FOR CORNER;
- (6) S.  $89^{\circ}27'00''$  E., FOR A DISTANCE OF 260.25 FEET TO A POINT FOR CORNER;
- (7) N.  $54^{\circ}18'04''$  E., FOR A DISTANCE OF 349.93 FEET TO A POINT FOR CORNER;
- (8) N.  $75^{\circ}46'27''$  E., FOR A DISTANCE OF 145.26 FEET TO A POINT FOR CORNER;
- (9) S.  $79^{\circ}31'43''$  E., FOR A DISTANCE OF 157.04 FEET TO A POINT FOR CORNER;

THENCE N.  $70^{\circ}37'52''$  E., FOR A DISTANCE OF 233.35 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 3,980,515 SQUARE FEET OR 91.380 ACRES OF LAND MORE OR LESS.

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Lake Ridge Section 15, Phase 2

BEING A PART OF A CERTAIN CALLED 203.545 ACRE TRACT OF LAND OUT OF THE JOHN N. GAINER SURVEY, ABSTRACT NO. 492, THE JOHN B. HOLVECK SURVEY, ABSTRACT NO. 1638, AND THE MCKINNEY AND WILLIAMS SURVEY, ABSTRACT NO. 1061, SITUATED IN THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS AND BEING A PART OF THE SAME CERTAIN CALLED 203.54 ACRE TRACT CONVEYED UNTO TOMMY WINN BY DEED RECORDED IN VOLUME 93067, PAGE 5812, DEED RECORDS OF DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID CALLED 203.54 ACRE TRACT AND IN THE SOUTH LINE OF MANSFIELD ROAD (80' WIDE R.O.W.) AND AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED UNTO RICKY SMITH BY DEED RECORDED IN VOLUME 78213, PAGE 455, AND VOLUME 80166, PAGE 1717, DEED RECORDS OF DALLAS COUNTY, TEXAS, A 5/8 INCH IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE S. 01°35'43" W., WITH THE COMMON EAST LINE OF SAID WINN TRACT AND THE WEST LINE OF SAID SMITH TRACT AT 3.60 FEET PASSING A 1/2" IRON ROD FOUND AND CONTINUING WITH SAID COMMON LINE FOR A TOTAL DISTANCE OF 281.60 FEET TO A 5/8 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF CEDAR COVE ESTATES, AN ADDITION TO THE CITY OF CEDAR HILL ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 85045, PAGE 3797, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 01°17'39" W., WITH THE WEST LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 91.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S. 00°34'47" E., WITH THE WEST LINE OF SAID CEDAR COVER ESTATES, FOR A DISTANCE OF 283.16 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE S. 00°05'55" E., WITH THE WEST LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 334.60 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CEDAR COVE ESTATES;

THENCE N. 89°15'27" E., WITH THE SOUTH LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 217.36 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER;

THENCE N. 89°21'13" E., WITH THE SOUTH LINE OF SAID CEDAR COVE ESTATES FOR A DISTANCE OF 44.97 FEET TO A BOLT FOUND FOR A NORTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED UNTO JAMES R. STRICKLAND BY DEED RECORDED IN VOLUME 78081, PAGE 951, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 00°49'25" W., WITH THE WEST LINE OF SAID STRICKLAND TRACT FOR A DISTANCE OF 622.27 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER WHICH BEARS N. 00°49'25" E., 4.16 FEET FROM A SET 5/8 INCH ROD AT THE MOST NORTHERLY CORNER OF LOT 6, SHADY BROOK FARM ESTATE, SECTION "A", AN ADDITION TO THE CITY OF CEDAR HILL, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME 81079, PAGE 0179, DEED RECORDS OF DALLAS COUNTY, TEXAS;

THENCE S. 37°46'16" W., GENERALLY NORTH OF A CHAIN LINK FENCE FOR A DISTANCE OF 19.42 FEET TO A 8 FOOT HIGH CHAIN LINK FENCE CORNER POST FOR THE COMMON NORTHEAST CORNER OF PROPOSED LAKE RIDGE SECTION 15, PHASE 1, WITH THE SOUTHEAST CORNER OF PROPOSED LAKE RIDGE SECTION 15, PHASE 2;

THENCE WITH THE SOUTH LINE OF SAID LAKE RIDGE SECTION 15, PHASE 2, AND THE NORTH LINE OF SAID LAKE RIDGE SECTION 15, PHASE 1, THE FOLLOWING COURSES(1)THROUGH(9);



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- (1) S. 70°37'52" W., FOR A DISTANCE OF 233.35 FEET TO A POINT FOR CORNER;
- (2) N. 79°31'43" W., FOR A DISTANCE OF 157.04 FEET TO A POINT FOR CORNER;
- (3) S. 75°46'27" W., FOR A DISTANCE OF 145.26 FEET TO A POINT FOR CORNER;
- (4) S. 54°18'04" W., FOR A DISTANCE OF 349.93 FEET TO A POINT FOR CORNER;
- (5) N. 89°27'00" W., FOR A DISTANCE OF 260.25 FEET TO A POINT FOR CORNER;
- (6) N. 44°14'00" W., FOR A DISTANCE OF 266.32 FEET TO A POINT FOR CORNER;
- (7) N. 30°05'56" W., FOR A DISTANCE OF 241.61 FEET TO A POINT FOR CORNER;
- (8) N. 50°50'36" W., FOR A DISTANCE OF 715.97 FEET TO A POINT FOR CORNER;
- (9) N. 28°26'20" W., FOR A DISTANCE OF 256.34 FEET TO A POINT FOR CORNER;

THENCE N. 82°36'17" W., FOR A DISTANCE OF 318.74 FEET TO A 5/8 INCH IRON ROD SET AT THE CORNER OF A CERTAIN CALLED 2.010 ACRE TRACT RETAINED BY TOMMY WINN, VOLUME 93067, PAGE 5812, DEED RECORDS OF DALLAS COUNTY;

THENCE N. 01°14'54" E., WITH THE EASTERLY LINES OF SAID 2.010 ACRE WINN TRACT FOR A DISTANCE OF 146.26 FEET TO A 5/8" IRON ROD SET;

THENCE N. 06°20'59" E., 84.11 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTH LINE OF MANSFIELD ROAD (150' R.O.W.) AND IN A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS S. 20°30'42" E., 1834.86 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH THE SOUTH LINE OF SAID MANSFIELD ROAD AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1834.86 FEET AND THROUGH A CENTRAL ANGLE OF 11°37'22", AND FOR AN ARC LENGTH OF 372.21 FEET TO A 5/8 INCH IRON ROD SET AND THE END OF SAID CURVE;

THENCE N. 81°06'40" E., WITH THE SOUTH LINE OF SAID MANSFIELD ROAD (150' R.O.W.) FOR A DISTANCE OF 47.44 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N. 08°53'22" W., 1984.86 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID SOUTH LINE OF SAID MANSFIELD ROAD AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1984.86 FEET AND THROUGH A CENTRAL ANGLE OF 15°04'00", AND FOR AN ARC LENGTH OF 521.94 FEET, TO A 5/8 INCH IRON ROD SET FOR THE END OF SAID CURVE;

THENCE N. 49°03'50" E., WITH THE SOUTH LINE OF SAID MANSFIELD ROAD THROUGH A TRANSITION FROM (150' R.O.W. TO 100' R.O.W.) FOR A DISTANCE OF 85.60 FEET TO A 5/8 INCH IRON ROD SET (R.O.W. 100 FEET WIDE AT THIS POINT) AND AT THE BEGINNING OF A CURVE TO THE RIGHT WHOSE RADIUS BEARS S. 23°57'20" E., 1587.02 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID SOUTH LINE OF SAID MANSFIELD ROAD (100' R.O.W.) AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1587.02 FEET AND THROUGH A CENTRAL ANGLE OF 21°38'00", AND FOR AN ARC LENGTH OF 599.22 FEET TO A 5/8 INCH IRON ROD SET AT THE END OF SAID CURVE;

THENCE N. 59°20'58" E., WITH THE SAID SOUTH LINE OF MANSFIELD ROAD AND A TRANSITION FROM 100' WIDE R.O.W. TO 80' WIDE R.O.W. FOR A DISTANCE OF 21.07 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS BEARS N. 02°19'21" W., 1472.40 FEET;

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THENCE IN A NORTHEASTERLY DIRECTION WITH SAID SOUTH LINE OF MANSFIELD ROAD AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1472.40 FEET AND THROUGH A CENTRAL OF 06°13'00", AND FOR AN ARC LENGTH OF 159.75 FEET TO A 5/8 INCH IRON ROD SET AT THE END OF SAID CURVE;

THENCE N. 81°27'40" E., WITH THE SOUTH LINE OF SAID MANSFIELD ROAD (80' WIDE R.O.W.) FOR A DISTANCE OF 95.10 FEET TO A 5/8 INCH IRON ROD SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE RADIUS BEARS N. 08°32'20" W., 1185.92 FEET;

THENCE IN A NORTHEASTERLY DIRECTION WITH SAID SOUTH LINE OF MANSFIELD ROAD (80' WIDE R.O.W.) AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 1185.92 FEET, AND THROUGH A CENTRAL ANGLE OF 14°40'10", AND FOR AN ARC LENGTH OF 303.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,699,761 SQUARE FEET OR 61.978 ACRES OF LAND MORE OR LESS.

Standards, Restrictions and Special Conditions For  
Planned Development Ordinance No. 452  
(PDD-E)  
*Lake Ridge - Section 15*  
P&Z Case # 61

**LAKE RIDGE SECTION 15. PHASE 2**

**STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS**

All of the standards, definitions and requirements of the Estate Single-Family Dwelling District, as here and after may be amended, shall apply to this Planned Development except for only the following:

**AREA REGULATIONS**

**Front Yard**

There shall be a front yard having a minimum depth of not less than thirty (30) feet.

**Side Yard**

There shall be a side yard on each side of the lot having a width of not less than ten (10) feet.

**Lot Width**

The minimum standard lot width shall be one hundred thirty (130) feet measured along the front building line. For those lots located at ends of cul-de-sacs or along curves in the roadway with diverging side lot lines, the minimum width shall sixty (60) feet.

**HEIGHT REGULATIONS**

No building shall exceed three (3) stories or thirty five (35) feet in height.

**PARKING REGULATIONS**

Garage openings shall be side or rear entry only.

**TYPE OF CONSTRUCTION**

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimneys located on the exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures and storage buildings, a minimum of eighty (80) percent of the exterior shall be of masonry and/or glass construction.

**DRIVEWAY REGULATIONS**

Driveways shall be one hundred (100) percent reinforced concrete pavement.

Standards, Restrictions and Special Conditions For  
Planned Development Ordinance No. 452  
(PDI-E)  
*Lake Ridge - Section 15*  
P&Z Case # 61

LAKE RIDGE SECTION 15. PHASE 1

STANDARDS, RESTRICTIONS AND SPECIAL CONDITIONS

All of the standards, definitions and requirements of the Estate Single-Family Dwelling District, as here and after may be amended, shall apply to this Planned Development except for only the following:

**AREA REGULATIONS**

**Front Yard**

There shall be a front yard having a minimum depth of not less than fifty (50) feet.

**Side Yard**

There shall be a side yard on each side of the lot, having a width of not less than twenty (20) feet.

**Lot Width**

The minimum standard lot width shall be one hundred thirty (130) feet, measured along the front building line. For those lots located at ends of cul-de-sacs or along curves in the roadway with diverging side lot lines, the minimum width shall be eighty (80) feet.

**HEIGHT REGULATIONS**

No building shall exceed three (3) stories or thirty five (35) feet in height.

**PARKING REGULATIONS**

Garage openings shall be side or rear entry only.

**TYPE OF CONSTRUCTION**

A minimum of eighty (80) percent of the exterior of all residential dwellings shall be of masonry and/or glass construction; Chimneys located on the exterior walls shall be of one hundred (100) percent masonry construction. For non-residential structures and storage buildings, a minimum of eighty (80) percent of the exterior shall be of masonry and/or glass construction.

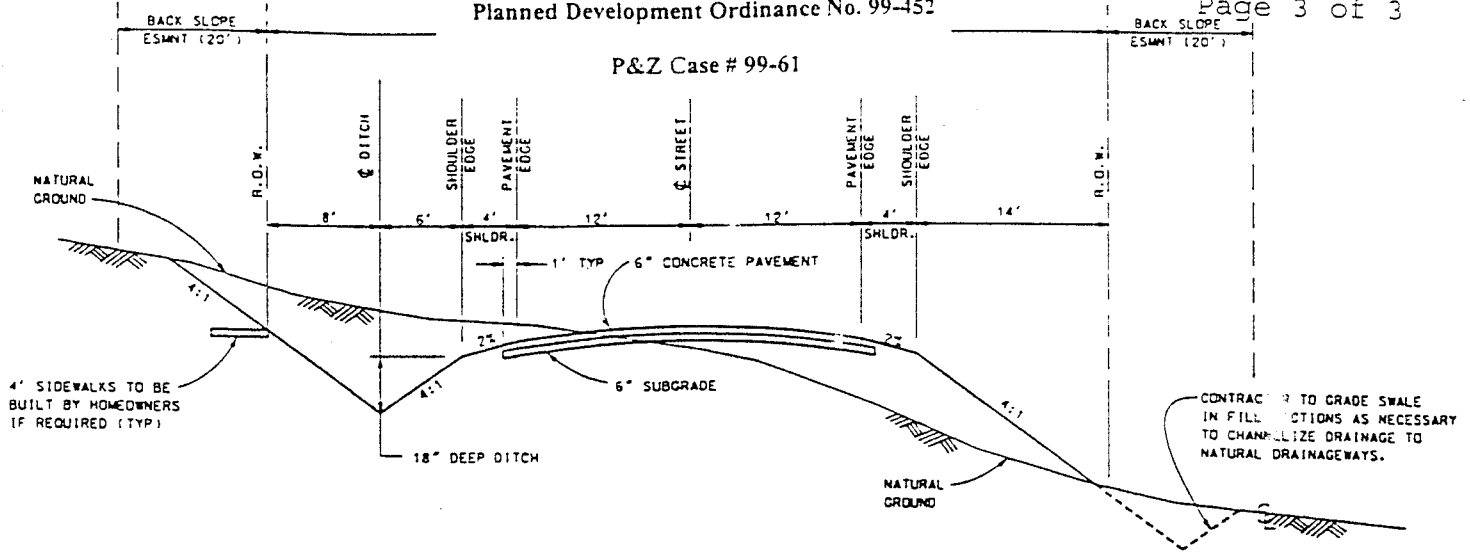
**FENCE REGULATIONS**

No fencing shall be allowed from the front line of the house to the public right-of-way.

**DRIVEWAY REGULATIONS**

Driveways shall be one hundred (100) percent reinforced concrete pavement.

P&Z Case # 99-61



4' SIDEWALKS TO BE BUILT BY HOMEOWNERS IF REQUIRED (TYP)

CONTRACTOR TO GRADE SWALE IN FILL SECTIONS AS NECESSARY TO CHANNELIZE DRAINAGE TO NATURAL DRAINAGEWAYS.

60' R-O-W

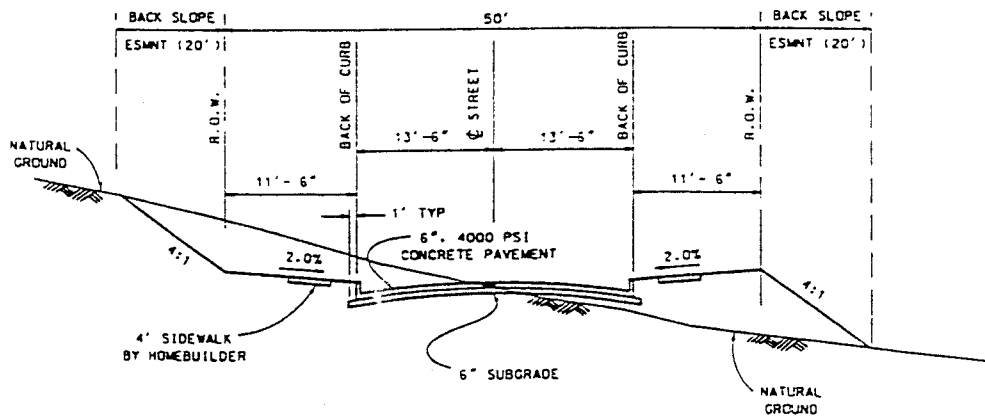
24' PAVEMENT (EDGE-TO-EDGE)

LAKE RIDGE SECTION 15, PHASE 1

**RECEIVED**

AUG 23 1999

CITY OF CEDAR HILL



50' PRIVATE STREET

27' PAVEMENT (BACK-TO-BACK)

LAKE RIDGE SECTION 15, PHASE 2

LAKE RIDGE SECTION 15  
TYPICAL ROADWAY CROSS SECTIONS

- 33. Podiatrist.
- 34. Medical laboratory.
- 35. Physical therapy.
- 36. Dispensing optician.
- 37. Dispensing apothecary.
- 38. Dental laboratory.
- 39. Land title insurance.
- 40. Registered public surveyor.
- 41. Retirement center.
- 42. Coffee shop.
- 43. Barber shop.
- 44. Beauty shop.

Exhibit "C"