

Planned Districts  
09/07/11

ID: 299

Case #: Z-96-014

Type: PDHD

Date: 07/14/98

ORDINANCE NO. 7745

UNDERLYING ORDINANCES:

7536/Z-96-014, 7515/Z-96-003, 6605/Z- , 6429/Z- , 6134/Z- ,  
5849/Z-

ORDINANCE NO. 7745

SECTION ONE. That Section One of Ordinance No. 7515 is hereby amended by adding Subsection C, to read in its entirety as follows:

C. The rear yard setback for all lots shall conform to the regulation of the TH Townhouse District.

ORDINANCE NO. 7536

SECTION ONE. That the property described in Section Two of said Ordinance No. 7515 shall be used and developed in conformity with the site plans attached hereto as Exhibits "A3" and "B" and incorporated herein by reference, subject to the following special conditions:

1. The common areas shown on Exhibits "A" and "B" must be developed as shown thereon, must be irrigated with an automatic sprinkler system, and must be kept in a healthy, growing condition; and
2. No dumpsters may be placed in that portion of public alley that is adjacent to Loop 250.

ORDINANCE NO. 7515

SECTION ONE. That the property described in Section Two, below, shall be used and developed in conformity with the site plans attached hereto as Exhibits "A" and "B" and incorporated herein by reference, said site plans being adopted pursuant to Section Two of Ordinance No. 5849 which created a "Planned District" for a Housing Development, as amended by Ordinance Nos. 6134, 6429 and 6605, and shall further be used in accordance with the use and development regulations of the "1F-3", One-Family Dwelling District except as follows:

- A. The common areas shown on Exhibits "A" and "B" must be developed as shown thereon, must be irrigated with an automatic sprinkler, system, and must be kept in a healthy, growing condition, and
- B. No dumpsters may be placed in that portion of public alley that is adjacent to Loop 250.

SECTION TWO. That the property covered by Section One is more particularly described below:

A 14.721 Acre Tract of land out of Section 2, Block "X", H.P. Hilliard Survey, Midland County, Texas:

BEGINNING at a 1/2-inch iron rod in the northern boundary of Loop No. 250 and in the western boundary of a Drainage Channel Dedication, as recorded in Volume 670, Page 588, Midland County Deed Records, located in Section 2, Block "X",

H.P. Hilliard Survey, Midland County, Texas, for the southeast corner of this tract, from which the southwest corner of said Section 2 bears S 15 (deg) 22' 33" E, 257.21 feet and S 74 (deg) 33' 52" W, 1899.39 feet;

THENCE S 82 (deg) 07' W, along the northern boundary of Loop No. 250, 78.32 feet to a Texas Department of Transportation Monument found in the northern boundary of Loop No. 250 for a corner of this tract;

THENCE S 74 (deg) 33' 52" W, along the northern boundary of Loop No. 250, 320.83 feet to a found 1/2-inch iron rod for a point of curvature and the southwest corner of this tract;

THENCE Northwesterly along the curved eastern boundary of Pine Meadow Drive and in the eastern boundary of Meadowpark Addition, Section 1, as recorded in Cabinet "C", Page 21, Midland County Plat Records, Delta Angle = 90 (deg) 12' 11", Radius Length = 10.0 feet, Chord Bearing = N 60 (deg) 19' 25" W, Chord Length = 14.22 feet and an Arc Length of 15.80 feet to a found 1/2-inch iron rod for a point of curvature for this tract;

THENCE Northwesterly along the curved eastern boundary of said Pine Meadow Drive, Delta Angle = 26 (deg) 06' 28", Radius Length = 90.0 feet, Chord Bearing = N 02 (deg) 10' 06" W, Chord Length = 40.65 feet, and an Arc Length of 41.00 feet to a found 1/2-inch iron rod for a point of tangency for this tract;

THENCE N 10 (deg) 53' 07" E, along the eastern boundary of said Pine Meadow Drive, 60.27 feet to a found 1/2-inch iron rod for a point of curvature for this tract;

THENCE Northwesterly along the curved eastern boundary of Pine Meadow Drive, Delta Angle = 26 (deg) 06' 15", Radius Length = 140.0 feet, Chord Bearing = N 02 (deg) 17' 41" W, Chord Length = 63.23 feet and an Arc Length of 63.78 feet to a found 1/2-inch iron rod for a point of tangency for this tract;

THENCE N 15 (deg) 20' 49" W, along the eastern boundary of Pine Meadow Drive, 1102.52 feet to a found 1/2-inch iron rod in the northern boundary of Meadowpark Drive, at the northeast corner of Meadowpark Addition, Section GA, as recorded in Cabinet "F", Page 15, Midland County Plat Records, for a corner of this tract;

THENCE S 74 (deg) 41' 25" W, along the northern boundary of Meadowpark Drive 269.82 feet to a found 1/2-inch iron rod in the eastern boundary of a 20-foot alley and the southeast corner of Meadowpark Addition, Section 5, as recorded in cabinet "D", Page 302, Midland County Plat Records, for a corner of this tract;

THENCE N 15 (deg) 19' 33" W, along the eastern boundary of said 20-foot alley, 305.19 feet to a found 1/2-inch iron rod at a cut back corner of this tract;

THENCE N 29 (deg) 40' 23" E, along the cut back of said 20-foot alley, 28.28 feet to a found 1/2-inch iron rod for a corner of this tract;

THENCE N 15 (deg) 19' 31" W, 24.22 feet to a found 1/2-inch iron rod in the northeast corner of said Meadowpark Addition, Section 5, for the northwest corner of this tract;

THENCE N 74 (deg) 20' 36" E, 418.24 feet to a found 1/2 inch iron rod in the western boundary of a City of Midland Drainage Channel right-of-way for the northeast corner of this tract;

THENCE S 41 (deg) 24' 06" E, along said channel right-of-way, 430.71 feet to a found 1/2-inch iron rod for a corner of this tract;

THENCE S 15 (deg) 22' 33" E, along the western boundary of a Drainage Channel Dedication, as recorded in Volume 670, Page 588, Midland County Official Records, 1242.40 feet to the Place of Beginning and containing 14.721 acres of land.