



**NORTHBROOK ADDITION
PLANNED DEVELOPMENT NO. 16
BASE ZONING DISTRICT: SINGLE FAMILY
ORDINANCE NO. 97-09-18-19
(ADOPTED 9-18-1997)**

City of Corinth ▪ 3300 Corinth Parkway ▪ Corinth, Texas 76208
940-498-3200 ▪ www.cityofcorinth.com

*Northbrook Addn.
Phase IV*

AN ORDINANCE AMENDING ORDINANCE NO. 86-7-21-18, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CORINTH, TEXAS AS HERETOFORE AMENDED, SO AS TO ESTABLISH PERMANENT ZONING, TO WIT: "PD" PLANNED DEVELOPMENT - SINGLE FAMILY; PROVIDING FOR A PROPERTY DESCRIPTION; PROVIDING FOR A LAND USE PLAN; PROVIDING FOR LAND USE REGULATIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Corinth, in compliance with the laws of the State of Texas and the ordinances of the City of Corinth, have given the requisite notices by publications and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORINTH, TEXAS:

SECTION I - LEGAL PROPERTY DESCRIPTION

The Comprehensive Zoning Ordinance of the City of Corinth, Texas, as heretofore amended is hereby amended by amending the zoning map of the City of Corinth, Texas on 23.3041 acres of land described in "Exhibit A" attached.

SECTION II - LAND USE PLANS

The Zoning Exhibits approved and described as "Exhibit B" attached hereto and made a part hereof for all purposes shall be adhered to in its entirety for the purposes of Planned Development/Single Family.

SECTION III - LAND USE REGULATIONS

The regulations described in Ordinance No. 86-7-21-18, Article VIII, SF-3 Residential District shall be adhered to in its entirety for the purposes of Planned Development/Single Family with the maximum number of single family lots allowed being fifty-eight (58).

SECTION IV - PENALTY FOR VIOLATIONS

Any person, firm or corporation violating any of the provisions of this ordinance shall upon conviction be fined a sum not to exceed one thousand dollars (\$1,000.00); and each and every day that these provisions are violated shall constitute a separate and distinct offense.

SECTION V - SEVERABILITY CLAUSE

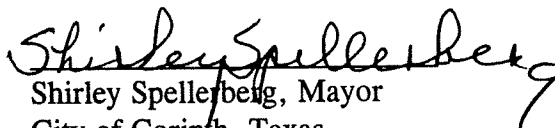
If any section, paragraph, clause, phrase or provision of this ordinance shall be adjudged invalid or held unconstitutional, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

SECTION VI - PROVIDING AN EFFECTIVE DATE

WHEREAS, the present Comprehensive Zoning Ordinance is in need of amending to permit said zoning on property described herein, the City of Corinth provides that this ordinance shall become effective upon approval and publication.

PASSED AND APPROVED THIS 18th DAY OF September, 1997.

APPROVED:


Shirley Spellerberg, Mayor
City of Corinth, Texas

ATTEST:



Connie Bell, City Secretary
City of Corinth, Texas



EXHIBIT A

ORDINANCE NO. 97-09-18-19

WHEREAS O.R. CAPITAL, is the owner of a tract of land out of the THOMAS WHITE, JR. SURVEY, Abstract No. 1376, in the City of Corinth, Denton County, Texas, and being all of the 23.20 acre tract of land described in deed to Scout Development Corporation, recorded in Volume 2821, Page 81 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the centerline of Dobbs Road and in the east line of a tract of land described in deed to the City of Denton, recorded in Denton County Clerk's File No. 93-R0058485 of the Real Property Records of Denton County, Texas for the northwest corner of the beforementioned 23.20 acre tract and the southwest corner of the 67.54 acre tract of land described in deed to Texas Life Insurance Company, recorded in Volume 2698, Page 083 of the Real Property Records of Denton County, Texas;

THENCE along the center of said Dobbs Road, South 88°53'13" East, a distance of 1279.41 feet to a 1/2" iron rod found for the northwest corner of the 12.5398 acre tract of land described in deed to One Thousand Oaks Limited Partnership, recorded in Volume 3459, Page 508 of the Real Property Records of Denton County, Texas;

THENCE with the west line of said 12.5398 acre tract, South 01°27'38" West, a distance of 989.83 feet to a 5/8" iron rod set with a red plastic cap stamped "P856J INC" for corner;

THENCE North 89°33'33" West, a distance of 876.27 feet to a 1/4" iron rod found for corner in the east line of the said City of Denton tract;

THENCE with the said east line of the said City of Denton tract, North 09°37'22" West, a distance of 321.63 feet to a 1/2" iron rod found for the beginning of a tangent curve to the left, having a central angle of 29°49'02", a radius of 1482.29 feet and a chord bearing and distance of North 25°07'54" West, 762.72 feet;

THENCE northwesterly continuing with the east line of the said City of Denton tract and said curve, an arc distance of 771.40 feet to the POINT OF BEGINNING and containing 23.3041 acres of land.

Tab. Q pg. 91

67.454 ACRES
TEXAS LIFE INSURANCE CO.
VOL. 2698, PG. 083
R.P.R.D.C.T.

12.7 ACRES
CORINTH JOINT VENTURE
VOL. 2699, PG. 272
R.P.R.D.C.T.

31.253 ACRES
J.T. LEONARD
VOL. 2939, PG. 896
R.P.R.D.C.T.

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	2°16'45"	525.00'	268.28'	265.37'	S13°31'35"E
C2	09°29'47"	300.00'	49.72'	49.67'	N86°21'54"E
C3	10°56'33"	625.00'	119.36'	119.18'	S85°38'31"W
C4	19°34'04"	375.00'	128.07'	127.45'	S85°19'45"W
C5	10°56'33"	475.00'	90.72'	90.58'	S85°38'31"W
C6	18°11'42"	300.00'	95.27'	94.87'	N81°20'37"E
C7	18°11'42"	300.00'	95.27'	94.87'	N81°20'37"E
C8	28°24'38"	975.00'	483.48'	478.53'	S13°57'38"E
C9	32°17'26"	300.00'	169.07'	166.84'	N02°45'56"E
C10	44°23'10"	325.00'	251.77'	245.52'	N08°48'48"E
C11	12°21'32"	300.00'	64.71'	64.59'	N82°42'27"W
C12	29°53'36"	300.00'	156.52'	154.75'	N16°03'35"E
C13	07°30'10"	150.00'	19.64'	19.63'	S87°21'42"W
C14	88°58'49"	100.00'	155.30'	140.16'	S45°57'03"W
C15	88°58'49"	90.00'	139.77'	126.14'	S45°57'03"W
C16	27°32'40"	238.17'	114.50'	113.40'	S15°13'58"W
C17	25°39'32"	228.17'	102.18'	101.33'	S14°17'24"W

LINE	BEARING	DISTANCE
L1	N88°53'13"W	634.78'
L2	S81°37'02"W	42.84'
L3	N76°31'40"W	37.09'
L4	N88°53'13"W	80.00'
L5	N89°33'33"W	122.43'
L6	N89°33'33"W	155.17'
L7	N88°53'13"W	69.76'
L8	S89°49'46"W	96.67'
L9	S89°49'46"W	47.09'
L10	S81°30'40"W	32.86'
L11	S81°30'40"W	80.38'
L12	S87°18'50"W	72.35'
L13	S87°18'50"W	100.49'
L14	S58°28'25"W	30.13'
L15	N89°33'33"W	224.71'
L16	S01°27'38"W	62.82'
L17	N22°12'39"E	53.33'
L18	S01°06'47"W	114.57'
L19	N01°06'47"E	238.33'
L20	N30°51'49"E	40.01'
L21	N43°32'22"W	26.79'
L22	N86°32'22"W	200.71'
L23	N22°12'39"E	36.69'
L24	N89°33'33"W	231.48'

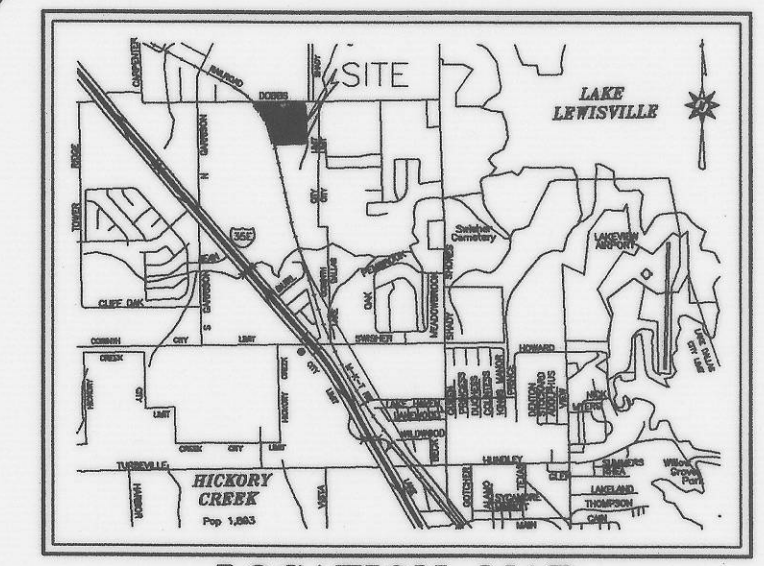
POINT OF BEGINNING



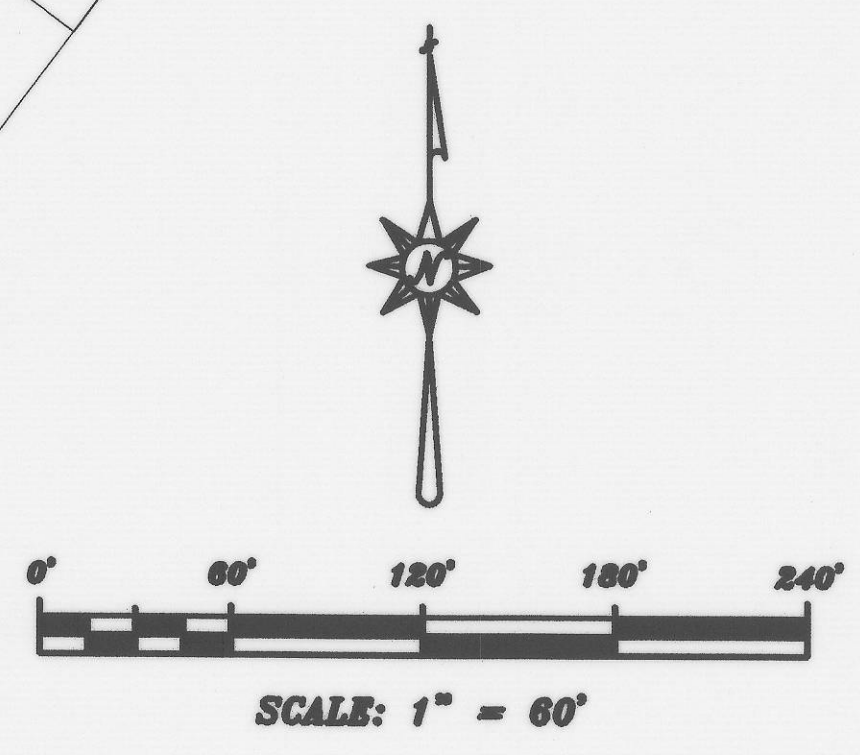
12.5398 ACRES OF THE
159.757 ACRE TRACT
ONE THOUSAND OAKS
LIMITED PARTNERSHIP
VOL. 3459, PG. 508
D.R.D.C.T.

Lot 23, Block A to be dedicated
to & maintained by the
HOME OWNERS ASSOCIATION.

LEGEND
◆ = STREET NAME CHANGE
IRF = IRON ROD FOUND
IRS = IRON ROD SET W/ A
YELLOW PLASTIC CAP
STAMPED "J&B"



LOCATION MAP
SCALE: 1" = 2000'



**FINAL PLAT
NORTHBROOK**

57 LOTS DEVELOPED AT
SF-3 STANDARDS
BEING 23.915 ACRES OUT OF THE
THOMAS WHITE, JR. SURVEY, ABSTRACT NO. 1376
TOWN OF CORINTH, DENTON COUNTY, TEXAS

OWNER/APPLICANT
NORTHBROOK DEVELOPMENT
CORPORATION LIMITED
5323 SPRING VALLEY ROAD
DALLAS, TEXAS 75240
(972)960-7500

ENGINEER/SURVEYOR
JONES & BOYD, INC.
16800 DALLAS PARKWAY, STE. 240
DALLAS, TEXAS 75248
(972)248-7676

34.2641 ACRES
BUSINESSMANS ASSURANCE
COMPANY OF AMERICA
VOL. 1978, PG. 198
R.P.R.D.C.T.

CITY OF DENTON TRAIL
DENTON BRANCH RAIL
(100' R.O.W.)
D.C.C.F. # 93-R00588485
D.C.C.F. # 93-R00588485
D.C.C.F. # 93-R00588485

THOUSAND OAKS
PHASE IV
CAB. O. SLIDE 68
P.R.D.C.T.

THOUSAND OAKS
PHASE III
CAB. N. SLIDE 325
P.R.D.C.T.

Filed for Record in
DENTON COUNTY, TEXAS
On April 13, 1999
at 10:11am
DSC/Num: 99-08036115
DIA
DSC/Type: 46-000
Recording: 14786
Receipt #: SHELLEY

Cab. Q pg. 92

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS NORTHBROOK DEVELOPMENT CORPORATION LIMITED, is the owner of a tract of land out of the THOMAS WHITE, JR. SURVEY, Abstract No. 1376, in the City of Corinth, Denton County, Texas, and being all of that tract of land described in deed to Northbrook Development Corporation Limited, recorded in Volume 4126, Page 723 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the centerline of Dobbs Road and in the east line of a tract of land described in deed to the City of Denton, recorded in Denton County Clerk's File No. 93-R0058485 of the Real Property Records of Denton County, Texas for the northwest corner of said Northbrook Development Corporation tract and the southwest corner of the 67.454 acre tract of land described in deed to Texas Life Insurance Company, recorded in Volume 2698, Page 083 of the Real Property Records of Denton County, Texas;

THENCE along the center of said Dobbs Road, South 88°53'13" East, a distance of 1279.41 feet to a 1/2" iron rod found for the northwest corner of the 12.5398 acre tract of land described in deed to One Thousand Oaks Limited Partnership, recorded in Volume 3459, Page 508 of the Real Property Records of Denton County, Texas;

THENCE with the west line of said 12.5398 acre tract, South 01°27'38" West, a distance of 998.53 feet to a 5/8" iron rod set with a red plastic cap stamped "PBS&J INC" for corner;

THENCE North 88°59'25" West, a distance of 876.16 feet to a 1/4" iron rod found for corner in the east line of the said City of Denton tract;

THENCE with the east line of the said City of Denton tract, North 09°37'22" West, a distance of 321.63 feet to a 1/2" iron rod found for the beginning of a tangent curve to the left, having a central angle of 29°49'02", a radius of 1482.29 feet and a chord bearing and distance of North 25°07'54" West, 762.72 feet;

THENCE northwesterly continuing with the east line of the said City of Denton tract and said curve, an arc distance of 771.40 feet to the POINT OF BEGINNING and containing 23.3915 acres of land.

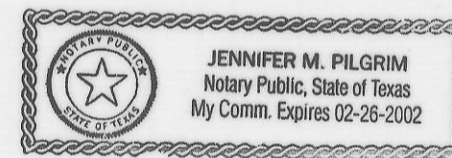
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT NORTHBROOK DEVELOPMENT CORPORATION LIMITED, does hereby adopt this plat designating the above described property as NORTHBROOK, an addition to the Town of Corinth, Denton County, Texas, and do hereby dedicate to the public use forever the streets shown thereon, and do hereby dedicate the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone, and do hereby expressly reserve said easement strips specifically for public use.

WITNESS, OUR HAND AT DALLAS, TEXAS, on this 8th day of April, 1999.

DOBBS ROAD JOINT VENTURE

By: John Dowdall, Manager
John Dowdall, Manager



STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared John Dowdall Manager of Northbrook Development Corporation Limited, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Northbrook Development Corporation Limited, for the purposes and consideration therein expressed, and in the capacity therein stated.

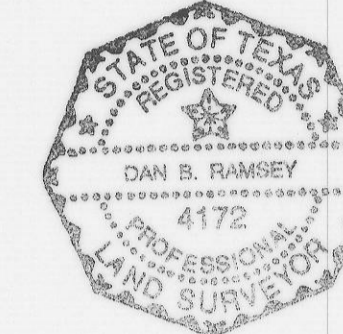
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of April, 1999.

Jennifer M. Pilgrim
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

THAT I, Dan B. Ramsey, do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the Town of Corinth.

Dan B. Ramsey
DAN B. RAMSEY,
Registered Professional Land Surveyor #4172
JONES & BOYD, Inc.
16800 Dallas Parkway, Ste. 240, Dallas, Texas 75248
(972) 248-7676

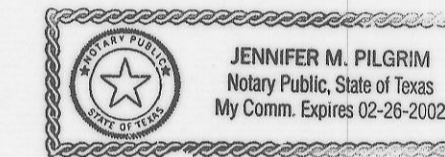


STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of April, 1999.

Jennifer M. Pilgrim
Notary Public, State of Texas



RECOMMENDED FOR APPROVAL

Stacie Wiley
Chairman, Planning & Zoning Commission
Town of Corinth, Texas

9 APR 99
Date

APPROVED AND ACCEPTED

Shirley Sallerberg
Mayor, Town of Corinth, Texas

4-12-99
Date

The undersigned, the Town Secretary of the Town of Corinth, Texas, hereby certifies that the foregoing final plat of NORTHBROOK, an Addition to the Town of Corinth was submitted to the Town Council on the 15th day of DECEMBER, 1997, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing her/his name as hereinabove subscribed.

Witness my hand this 15th day of APRIL, A.D., 1999.

Connie Beal
Town Secretary
Town of Corinth, Texas



FINAL PLAT
NORTHBROOK
57 LOTS DEVELOPED AT
SF-3 STANDARDS
BEING 23.3915 ACRES OUT OF THE
THOMAS WHITE, JR. SURVEY, ABSTRACT NO. 1376
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(972)960-7500

ENGINEER/SURVEYOR
JONES & BOYD, INC.
16800 DALLAS PARKWAY, STE. 240
DALLAS, TEXAS 75248
(972)248-7676

APRIL 7, 1999

SHEET 2 of 2

Filed for Record in
DENTON COUNTY, TEXAS
CLERK
On Apr 13 1999
At 10:11am
Doc/Num : 99-08036116
Doc/Type : 4
Recording : 46-88
Receipt #: 14786
Deputy - SHELLEY

W:\J DR401\PLT.dwg H:\Projects\DR401\ DR401 4/17/99 4:46 pm