

050552

HONORABLE MAYOR AND CITY COUNCIL

WEDNESDAY, FEBRUARY 9, 2005

ACM: Ryan S. Evans

FILE NUMBER: Z034-327 (DW)

DATE FILED: September 22, 2004

LOCATION: North of Bruton Road, west of St. Augustine Road

COUNCIL DISTRICT: 5

MAPSCO: 59-B

SIZE OF REQUEST: 11.2 acres

CENSUS TRACT: 120

APPLICANT: Dallas I, LTD  
(See attached list of Officers)

OWNER: Odyssey Residential Holdings, LP  
(See attached list of Partners)

REPRESENTATIVE: Suzan Kedron, Jackson Walker, LLP

REQUEST: An application for an MU-2 Mixed Use District with retention of the D-1 Liquor Control Overlay on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay and an MC-1-D-1 Mixed Commercial District with a D-1 Liquor Control Overlay and termination of existing deed restrictions

SUMMARY: The purpose of the request is to allow the site to be developed into a mixed-use residential, office/retail project

CPC RECOMMENDATION: Approval, of an MU-2 Mixed Use District with retention of the D-1 Liquor Control Overlay, subject to deed restrictions volunteered by the applicant, and approval of termination of the deed restrictions.

STAFF RECOMMENDATION: Approval, of an MU-2 Mixed Use District with retention of the D-1 Liquor Control Overlay, subject to deed restrictions volunteered by the applicant, and approval of termination of the deed restrictions.

GOVERNMENT  
EXHIBIT

1501

3:07-CR-0289-M

COD\_CSO 0002190

**BACKGROUND INFORMATION:**

- The site is currently undeveloped.
- Existing deed restrictions filed in 1982 prohibit the site from being developed with multifamily residential uses.
- The purpose of the request is to allow the site to be developed into a mixed-use residential, office/retail project.
- The applicant has volunteered deed restrictions limiting the number of dwelling units to 240 units; requiring a minimum of 10,000 square feet of retail, personal service and office uses; and limiting the maximum structure height to 4 stories.

**Zoning History:** There have been two zoning change requests in the area:

1. Z045-103  
On January 12, 2005, the City Council approved a Specific Use Permit for a tower/antenna for cellular communication for a monopole cellular tower for a ten-year period with eligibility for automatic renewals for additional ten-year periods, located north corner of Bruton Road and east of St. Augustine Road.
2. Z034-264  
On September 22, 2004, City Council denied without prejudice an application for a Specific Use Permit for a tower/antenna for cellular communication for a monopole cellular tower located north of Bruton Road and east of St. Augustine Road.

**Thoroughfares/Streets:**

Thoroughfares/Street	Type	Existing ROW	Proposed ROW
Bruton Road	Principal Arterial	100 feet	100 feet
St. Augustine Road	Collector	80 feet	60 feet

**Land Use:**

	Zoning	Land Use
Site	MC-1-D-1 & CR-D-1	Undeveloped
North	TH-2(A)-D-1	Townhomes
South	R-7.5(A) & CR-D-1	Undeveloped, Car wash, and gas station
West	TH-2(A)	Townhomes
East	CR-D-1	Retail and undeveloped

**STAFF ANALYSIS:**

**Land Use Compatibility:**

The 11.2 acre request site is located on the north side of Bruton Road, west of St. Augustine Road. The property is undeveloped and is zoned an MC-1-D-1 Mixed Commercial District with a D-1 Liquor Control Overlay and a CR Community Retail District with a D-1 Liquor Control Overlay. The property is immediately adjoined north and west by a TH-2(A)-D-1 Townhouse District and is developed with townhomes. A drainage channel is situated along the north and western boundary of the request site, separating it from the townhouse property. Property across St. Augustine Road to the east is zoned a CR-D-1 Community Retail District and developed with retail uses and a portion of the property is undeveloped. Property immediately adjoining the property to the southeast at the corner of Bruton Road and St. Augustine Road is zoned a CR-D-1 Community Retail District and is developed with a car wash and gas station. Property across Bruton Road to the south is zoned an R-7.5(A) Single Family District and is undeveloped.

The existing retail zoning does not allow for residential uses, and the existing deed restrictions further prohibit the property from being developed with multifamily uses. The purpose of the requested zoning and termination of the existing deed restrictions is to allow for the property to be developed into a mixed use residential, office/retail project. The applicant is proposing a three-story structure with flex space for ground floor retail and/or office uses. The applicant is volunteering deed restrictions limiting the number of dwelling units to 240 units; requiring a minimum of 10,000 square feet of retail, personal service and office uses combined; and limiting the maximum structure height to 4 stories.

Given the existing development in the area, the requested zoning change would allow the property to function as a transition from the non-residential properties to the east and the residential properties to the north and west. While the requested zoning would allow for a greater maximum height than the existing zoning, the residential proximity slope triggered by residential properties adjoining the request site would limit the height of development on the request site to a maximum that is compatible with surrounding

development. Further, the applicant has volunteered deed restrictions that would place a maximum structure height of 4 stories on the property. Staff feels that the requested change is compatible with existing development.

**Development Standards:**

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
<b>Existing</b>							
<b>MC-1*</b> Multiple commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging
<b>CR*</b> Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual intrusion	Retail & personal service, office
<b>Proposed</b>							
<b>MU-2</b> Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 90' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual intrusion	Office, retail & personal service, lodging, residential

\* Deed restrictions prohibiting multifamily uses.

**Landscaping:** Landscaping required as per Article X.

**CPC Action**  
November 4, 2004

**Motion:** In considering an application for an MU-2 Mixed Use District on property zoned a CR-D-1 Community Retail District with a Dry-1 Liquor Control Overlay and an MC-1-D-1 Mixed Commercial District with a Dry-1 Liquor Control Overlay, and termination of existing deed restrictions, north of Bruton Road, west of St. Augustine Road it was moved to hold this case under advisement until November 18, 2004.

Maker: Cunningham

Second: Marshall

Result: Carried: 12 to 0

For: 12 - Vera, Strater, Gary, Marshall, Alonzo, Traylor, Brandon, Cunningham, Avery, Scott, Emmons, Isenberg

Against 0

Absent: 3 - Lee, Wilke, Perkett

Vacancy 0

Notices: Area: 400  
Replies: For: 5

Mailed: 118  
Against 1

**Speakers:** None

**December 2, 2004**

**Motion:** In considering an application for an MU-2 Mixed Use District with retention of the D-1 Dry Liquor Control Overlay on property zoned a CR-D-1 Community Retail District with a Dry Liquor Control Overlay and an MC-1-D-1 Mixed Commercial District with a Dry Liquor Control Overlay and termination of existing deed restrictions, north of Bruton Road, west of St. Augustine Road, it was moved to hold this case under advisement until December 16, 2004.

**Maker:** Lee  
**Second:** Brandon  
**Result:** Carried: 13 to 0  
**For:** 13 - Vera, Strater\*, Gary, Marshall, Lee, Traylor, Brandon, Cunningham, Avery, Wilke, Perkett, Scott, Isenberg

**Against** 0  
**Absent:** 2 - Alonzo, Emmons  
**Vacancy** 0

\* Out of room, shown voter in favor of the motion.

**Notices:** Area: 400 Mailed: 118  
**Replies:** For: 6 Against: 5

**Speakers:** None

**December 16, 2004**

**Motion:** It was moved to recommend approval of an MU-2 Mixed Use District with retention of the D-1 Dry Liquor Control Overlay, and approval of termination of the existing deed restrictions, on property zoned a CR-D-1 Community Retail District with a Dry Liquor Control Overlay and an MC-1-D-1 Mixed Commercial District with a Dry Liquor Control Overlay, north of Bruton Road, west of St. Augustine Road subject to deed restrictions volunteered by the applicant that limit the maximum number of dwelling units, provide a minimum amount of retail, personal service and office uses, and limit the maximum structure height.

**Maker:** Lee  
**Second:** Brandon  
**Result:** Carried: 12 to 1

Z034-327 (DW)

For: 12 - Vera, Strater, Gary, Marshall, Lee, Alonzo,  
Traylor, Brandon, Cunningham, Wilke, Scott,  
Isenberg

Against 1- Emmons  
Absent: 2 - Avery, Perkett  
Vacancy 0

Notices: Area: 400 Mailed: 118  
Replies: For: 6 Against 5

Speakers: For: Suzan Kedron, [REDACTED] Dallas, TX, 75202  
Darren Reagan, [REDACTED], Dallas, TX, 75237  
Against: Jerry Tolbert, [REDACTED] Dallas, TX, 75227

Z034-327 (DW)

050552

**List of Partners  
Dallas I, LTD**

DALLAS 1 LTD.

**List of Officer of the GP**

**Mike Harland, President and Secretary**

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**Mike Harland**

*Z034-327*

COD\_CSC 0002196

**List of Partners  
Odyssey Residential Holdings, LP**

Odyssey Residential Holdings, LP

**List of Officer of the GP**

**Saleem Jafar, President and Secretary  
Bill Fisher, Vice President**

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Saleem Jafar

COD\_CSO 0002197 }

Proposed Deed Restrictions

DEED RESTRICTIONS

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, DALLAS I, LTD., a California Limited Partnership, ("the Owner"), is the owner of the following described property ("the Property"), being in particular 11.199 acre tract of land situated in the Thomas M. Johnson Survey, Abstract No. 695, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by deed dated November 19, 1984, and recorded in Volume 84231, page 4370, in the Deed Records of Dallas County, Texas, and being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("Restrictions"), to wit:

- (1) The Property shall be limited to a maximum of two hundred and forty (240) dwelling units.
- (2) The minimum amount of area occupied by retail and personal service and office uses combined shall be ten thousand (10,000) square feet.
- (3) The maximum structure height shall be four (4) stories, exclusive of roof-top structures, such as mechanical equipment rooms, elevator penthouses or bulkheads, cooling towers, skylights, clerestories, chimneys and vent stacks, amateur communications towers, and visual screens which surround roof mounted mechanical equipment.

III.

These Restrictions shall continue in full force and effect for a period of twenty (20) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless amended or terminated in the manner specified in this document.

IV.

These Restrictions may be amended or terminated only after public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these Restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These Restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these Restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these Restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these Restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these Restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these Restrictions are complied with. The right of the City to enforce these Restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of CHAPTER 51A, "PART II OF THE DALLAS DEVELOPMENT CODE," as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision of this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this 7th day of JANUARY, 2005

OWNER:

DALLAS 1, LTD.

By: \_\_\_\_\_

Name: Michael F. Harland  
Title: General Partner

DEED RESTRICTIONS - Page 2  
3758900v1

COD\_CS0 0002199

CONSENT AND CONCURRENCE OF LIENHOLDER:

*NONE*

Property Lienholder

By: \_\_\_\_\_

Title: \_\_\_\_\_

APPROVED AS TO FORM:

MADELENE B. JOHNSON, City Attorney

By: \_\_\_\_\_

Assistant City Attorney

THE STATE OF

COUNTY OF

*CALIF.*  
*San Diego*

This instrument was acknowledged before me on the 17<sup>th</sup> day of JAN., 2005 by  
Michael F. Fluhard, General Partner of DALLAS I, LTD.

*[Signature]*  
Notary Public - State of *CALIF.*



DEED RESTRICTIONS - Form 1  
37502871

Termination of Existing Deed Restrictions

TERMINATION OF DEED RESTRICTIONS

THE STATE OF TEXAS )  
 ) KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF DALLAS )

I.

The undersigned, DALLAS I, LTD., a California Limited Partnership, ("the Owner"), is the owner of the following described property ("the Property"), being in particular 11.199 acre tract of land situated in the Thomas M. Johnson Survey, Abstract No. 695, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by deed dated November 19, 1984, and recorded in Volume 84231, page 4370, in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEING a tract of land in the Thomas M. Johnson Survey, Abstract No. 695 in the City of Dallas, Dallas County, Texas, City Block 6735, and being all of a tract of land conveyed to Dallas I, Ltd., as recorded in Volume 84231 Page 4370 Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set for corner in the West line of St. Augustine Road, said point being North 00 degrees 02 minutes 30 seconds East, a distance of 145.0 feet from the Northerly cut back clip of the intersection of the West line of said St. Augustine Road with the North line of Bruton Road, and said point being at the Northeast corner of a tract of land conveyed to LeThai, as recorded in Volume 9119, page 4388, Deed Records, Dallas County, Texas;

THENCE South 89 degrees 48 minutes 30 seconds West along the North line a distance of 300.0 feet to a 1/2" iron rod set for corner, said point being at the Northwest corner of a tract of land conveyed to Self Service Car Wash, as recorded in Volume 96005, Page 1389, Deed Records, Dallas County, Texas;

THENCE South 00 degrees 02 minutes 30 seconds West along the West line of said Self Service Car Wash tract, a distance of 150.0 feet to a 1/2" iron rod for corner set in the North line of said Bruton Road;

THENCE South 89 degrees 48 minutes 31 seconds West along the North line of said Bruton Road a distance of 660.26 feet to a 1/2" iron rod for corner;

THENCE along the Southeast line of a tract of land conveyed to Creek Homeowners, as recorded in Volume 88009, Page 3364, Deed Records Dallas County, Texas, the following calls

North 00 degrees 09 minutes 09 seconds East a distance of 37.54 feet to a 1/2" iron rod set for corner, said point being the beginning of curve to the right having a radius of 485.0 feet, a central angle of 64 degrees 00 minutes 06 seconds, a chord bearing of North 32 degrees 09 minutes 29 seconds East, and a chord of 514.03 feet;

Northeasterly direction along said curve a distance of 541.76 feet to a 1/2" iron rod set for corner;

North 64 degrees 09 minutes 30 seconds East (Directional Control) a distance of 763.49 feet to a 1/2" iron rod for corner in the West line of St. Augustine Road;

TERMINATION OF DEED RESTRICTIONS - PAGE 1

COD\_CSO 0002201

THENCE South 00 degrees 02 minutes 29 seconds West along the West right of way line of said St. Augustine Road, a distance of 652.29 feet to the PLACE OF BEGINNING and containing 11.199 acres of land.

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated January 27, 1982, signed by EDIZ, INC. and recorded in Volume 82051, Page 0676, of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "A" and made a part of this instrument.

III.

The Owner does hereby terminate and release the restrictions attached to this instrument as Exhibit "A" in its entirety, as to the Property.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

The termination of these restrictions is not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with this termination.

VII.

Unless stated otherwise in this instrument, the definitions and provisions of CHAPTER 51A, DALLAS DEVELOPMENT CODE: ORDINANCE NO. 19455, AS AMENDED of the Dallas City Code, as amended, apply and are incorporated into this instrument as if recited in this instrument.

VIII.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

IX.

The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED at the City of SAN DIEGO SAN DIEGO County, this the 7th day of JANUARY, 2005.

OWNER:

DALLAS I, LTD.

By: [Signature]

Name: Michael F. Harland  
Title: General Partner

CONSENT AND CONCURRENCE OF  
LIENHOLDER OR MORTGAGEE

NONE  
Property Lienholder or Mortgagee

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

1-01-2005 5:45PM FAX# 619 214-2555

APPROVED AS TO FORM:  
MADELEINE B. JOHNSON, City Attorney

By: \_\_\_\_\_  
Assistant City Attorney

THE STATE OF Calif §  
COUNTY OF San Diego §

This instrument was acknowledged before me on the 7th day of  
JAN, 2005 by Michael F. Harland, General Partner of DALLAS I, LTD.

Teresa Georgi  
Notary Public - State of Calif



Existing Deed Restrictions

82 05 05

	<u>DEED RESTRICTIONS</u>	DEED RECORD	
THE STATE OF TEXAS )	A	2160	Page D 1 05/15
)	KNOW ALL MEN BY THESE PRESENTS:		
COUNTY OF DALLAS )			

That the undersigned, EDIZ, INC., is the owner of the following described property situated in Dallas County, Texas, being in particular a tract of land out of the Thomas M. Johnson Survey, Abstract No. 695, City Block 6735, City of Dallas, Dallas County, Texas, and being that same tract of land conveyed to EDIZ, INC., by Nationwide Corporation by deed dated January 29, 1981, and recorded in Volume 81021, Page 1464 in the Deed Records of Dallas County, Texas, and being more particularly described as follows:

Being a tract of land situated in the Thomas M. Johnson Survey, Abstract No. 695, and being part of City of Dallas Block 6735, Dallas County, Texas, and being more particularly described as follows:

Beginning at a point formed by the intersection of the West right of way line of St. Augustine Road and the North right of way line of Bruton Road; thence along the North right of way line of Bruton Road South 44°55'32" West, a distance of 7.09 feet to a corner;

Thence continuing along the North right of way line of Bruton Road South 89°48'30" West, a distance of 955.53 feet to a corner;

Thence departing the North right of way line of Bruton Road North 0°09'30" East, a distance of 37.54 feet to the point of curvature of a circular curve to the right whose central angle is 64°00'00", whose radius is 485.00 feet, and whose tangents are 303.06 feet;

Thence along said circular curve to the right, a distance of 541.75 feet to the point of tangency;

Thence North 64°09'30" East, a distance of 763.80 feet to a corner in the West right of way line of St. Augustine Road;

Thence along the West right of way line of St. Augustine Road South 0°02'30" West, a distance of 797.41 feet to the point of beginning and containing 12.237 acres of land.

82051 0676

280-296/2296-S

Z034-327

- 2 -

That the undersigned, EDIS, INC., does hereby impress all of the above-described property with the following deed restrictions, to-wit:

Multiple Family Dwellings shall not be constructed or placed on the above described property.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above-described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

VOL PAGE

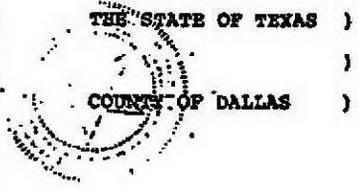
82051 0677

COD\_CSO 0002206

Z034-327

EXECUTED this the 27<sup>th</sup> day of January, 19 82.

[Signature]



BEFORE ME, the undersigned, a Notary Public in and for Dallas County, Texas, on this day personally appeared Ed Worthy, President of EDIZ, INC., known to me to be the person and officer of EDIZ, INC., whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 27 day of January, 19 82.

[Signature]  
Notary Public in and for DALLAS COUNTY, TEXAS  
J. F. SELF  
By Commission Expires June 1, 1983

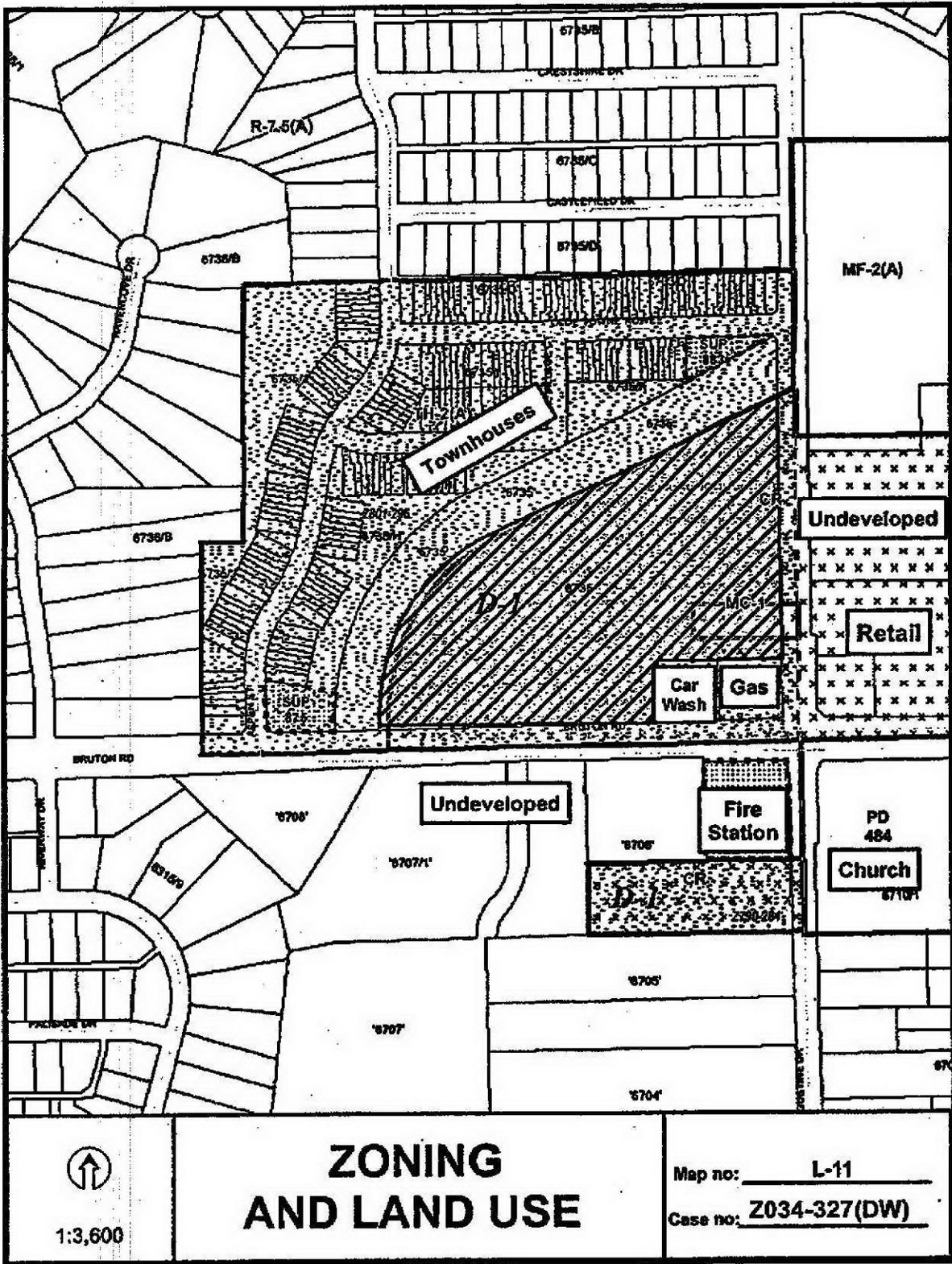
Approved as to form:  
LEE E. HOLT, City Attorney  
By [Signature]  
Assistant City Attorney

VOL PAGE  
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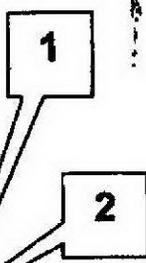
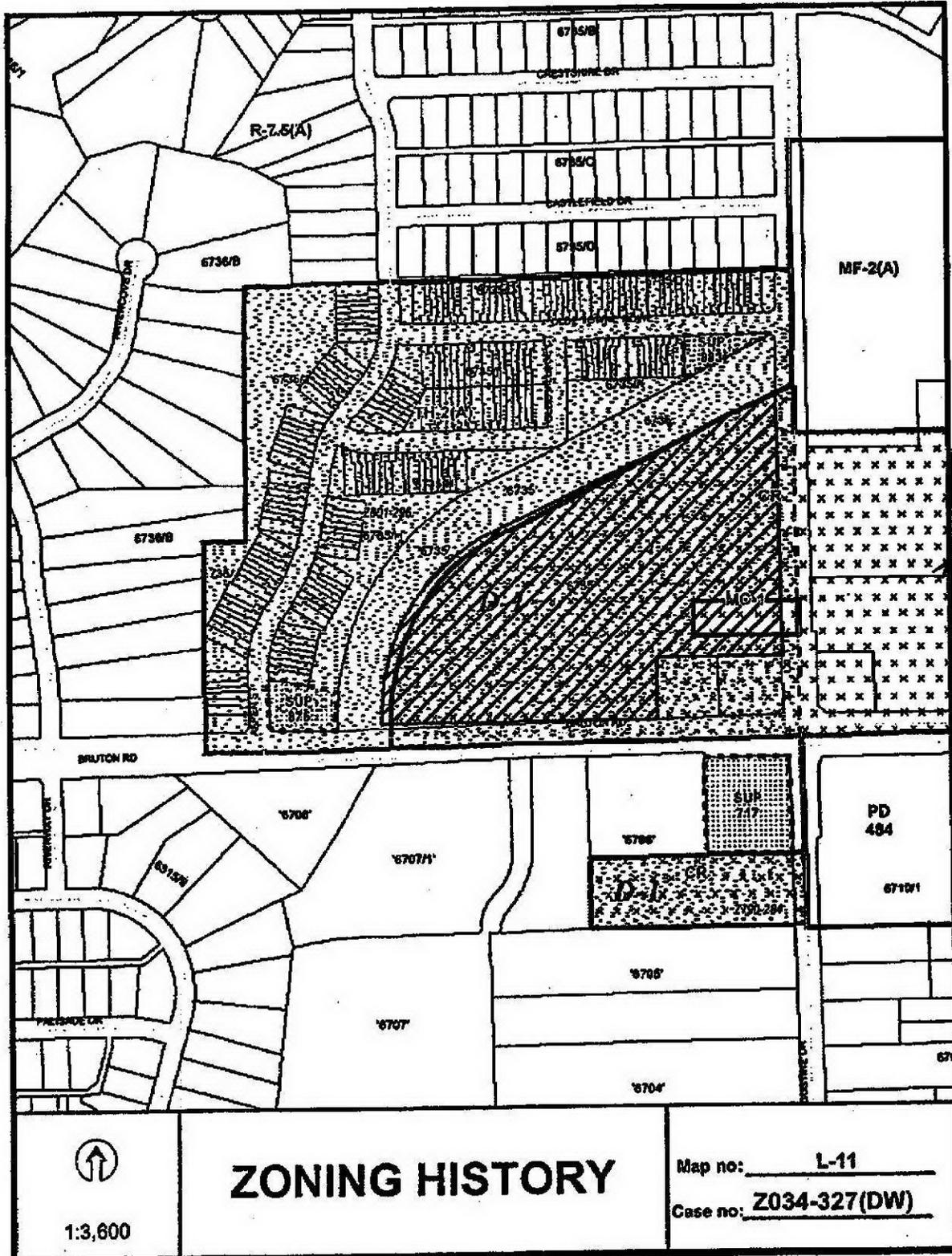
Z034 327

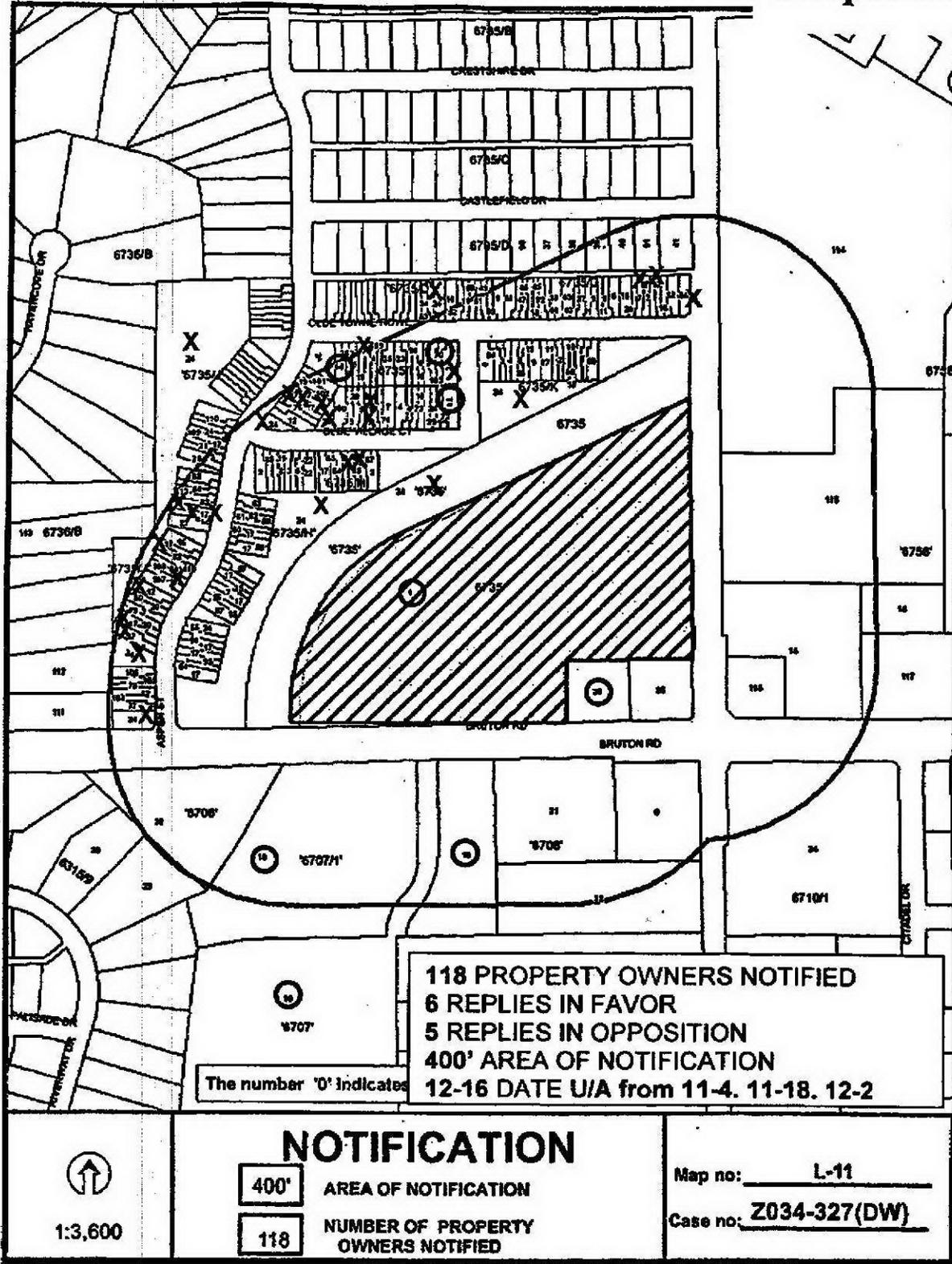
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deed\_restrictions [X] D-1





GOD\_CS0 0002211

**Notification List of Property Owners**

**Z034-327(DW)(VJ)**

**118 Property Owners Notified**

**Label # Address**

**Owner**

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DALLAS I LTD

APEX FINANCIAL

BOGGS JERRY LEE &

BREWER TIM & LUCINDA

BREWER TIM & LUCINDA ETAL

BREWER TIM & LUCINDA

BREWER TIM ET AL

CHACKO JASMINE

CHACKO THOMAS

COLON WILDO

COMMUNITY HOUSING FUND

CONAGHAN JAMES A

COMMUNITY HOUSING FUND

CORNER PROPERTIES LTD

FOSTER C R

FOSTER GREGORY

GARCIA CARL R

MARINSIK DANIEL S &

MCLAIN DARRELL

MURPHY FELTON

POTH JACK

RHODES WILLA

TOLBERT J W TRUSTEE

VILLAGE BY THE CREEK HOA

YI DRAKE C

THOMAS DAVID

Monday, October 11, 2004

COD\_CS0 0002212

Z034-327 (DW)

**Label # Address**

**Owner**

27		CROW GENIKA
28		STAPP CARL R & BETTY C
29		BOLES HUBERT J & JEAN ANN
X 30		HINES KELSEY R
31		COLON ENTERPRISES P S
32		BUDDIES CHAPTER II
33		MEADOWS JOHN A
34		DALLAS I S D
35		LE THAI VAN & TRAM P VU
36		SELF SERVICE CAR WASHES
37		DAVIS OLEN T
38		HUDSPETH ROBERT C &
39		THURMAN FRED L LF EST
40		HOFFMAN VALENCIA ET AL
41		SHULL JO ANN
42		RAAB DAVID
43		ERSKINE PAT
44		BOLDEN BETTY
45		NAFTEL CAROL J ET AL
46		MIDFIRST BANK
47		CHARRIER DARNELL &
48		BAILEY DAVID SCOTT
49		STULTZ JAMES A
50		VILLAGE 693 TRUST
51		MCKAY ALICE B
52		MULESHOE PROP INC
53		HAYNES STACY
54		SELDON BETTIE H
55		WHITE SYLVESTER
56		KORNBLUTH GEORGE
57		ELDRIDGE DOROTHY A

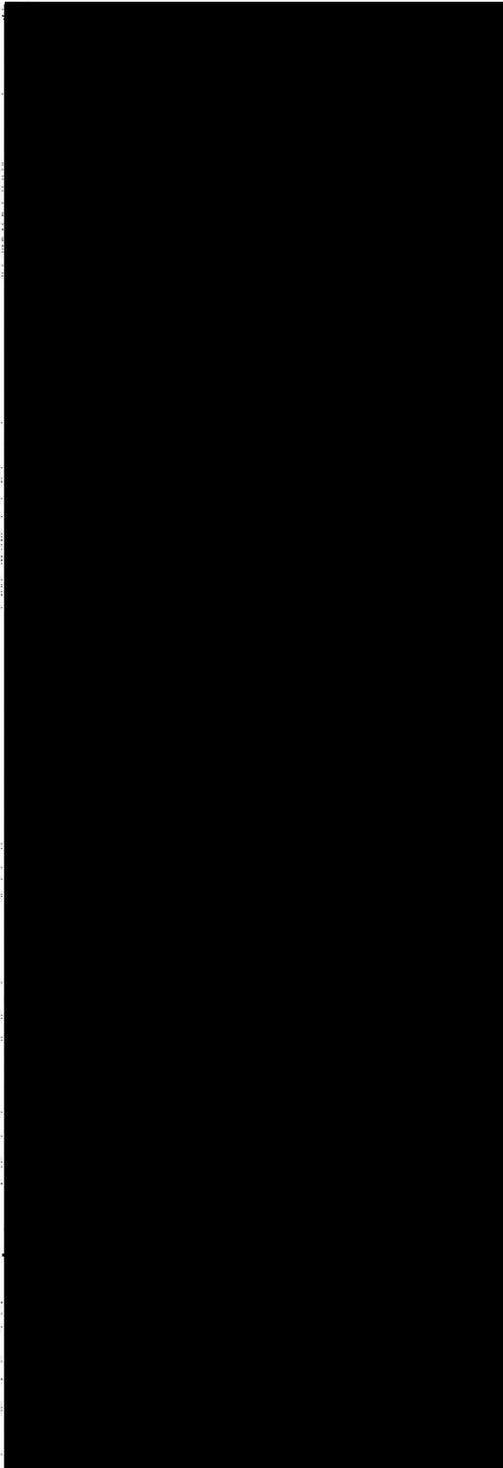
Monday, October 11, 2004

COD\_CSO 0002213

**Label # Address**

**Owner**

- 58
- 59
- 60
- 61
- 62
- 63
- 64
- 65
- X66
- 67
- 68
- 69
- 70
- 71
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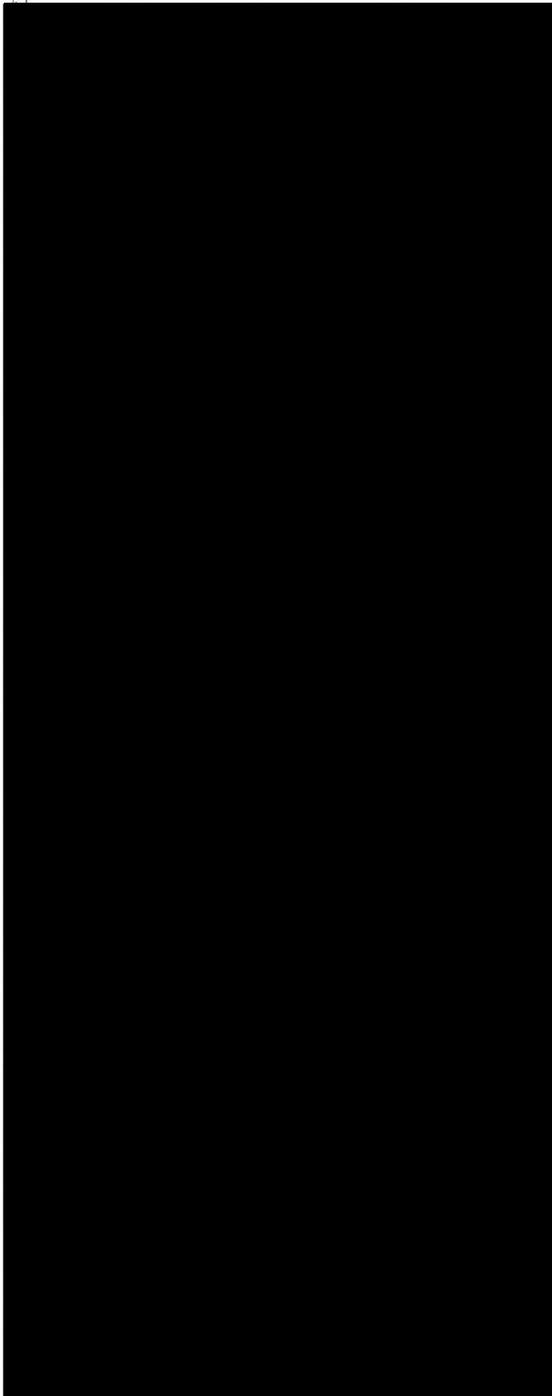
- ANDERSON ELLIOTT JR
- SMITH DAVID
- MEDINA EMILIO ET AL
- LAMANTIA LARRY JR ET AL
- DRAKE C YI
- MERCHANT FARZANA
- BARKLEY GARY TRUSTEE
- ULMER MICHAEL
- HERWIG MARGARET
- REID CHARLES F
- TUTSON KIMBERLYN KAYE
- WHEELER JOHN W
- HARDAWAY BONNELLE B
- JACKSON A L
- CONAGHAN ALEXANDER
- HENSLING AL &
- JORDAN JASON & ALI SHEIKH
- SHELTON CEDRIC
- ROBERSON ERICA D
- WILLIAMS SHERMAN &
- JACKSON JOHN A
- REECE SOPHIA
- LEGATE MARTHA
- MEDINA EMILIO & ALEJANDRA
- RAY PATRICIA
- SIMPSON JUANITA
- LEWIS NAPOLEON
- MILLER JANET
- VARGAS INGRID
- OMILADE JOHNNY & BETTY
- ANTHONY THRESLAMMA

Monday, October 11, 2004

**Label # Address**

**Owner**

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AGUIRRE REBECCA R  
SCHELLER MELVIN M  
HELTON SHIRLEY M  
FRUMKIN MIKHAIL  
BENOVSKY LINDA KAY &  
OLIVEROS LEILA L  
HUDSON BERNADETTE L  
FRUMKIN NATHAN & ROZA  
HASHAWAY MAE BELLE  
TANG KANG  
EASON COMMODORE & DOROTHY  
SLIDER EARL SR AND  
HUNTER CHARLES W  
PENNY CHERYL  
HUDSON CAROLYN J  
TENISON SHERRY GOODEN  
ASHCRAFT GLEN D & ALYCE S  
LEE LOLA L  
LITTMON LAVERN  
HARRIS WILLIE O JR  
DICKENS SANDY K  
CASTILLO LUZ MARIA  
CLARK GEORGIA LEE  
MITCHELL BEVERLY J  
DALLAS TREES & PARKS FNDN  
IGLESIA CRISTIANA NUEVA  
SILWAD INC  
LAFAYETTE LIFEPLANS CORP  
BAXAVANIS NICHOLAS

COD\_CSO 0002215

Z034-327 (DW)

Early Notification List

050552

\*EN Z034-327(DW)

\*Donald W. Hill  
Deputy Mayor Pro Tem  
District 5  
5FN

\*D' Angelo Lee  
CPC Member  
District 5

Al Romero

Mesquite, TX 75150

Anthony Jones

Galveston, TX 77553

Betty Wadkins

Dallas, TX 75227

Bridge Ballowe c/o Nextel

Ricardson, TX 75081

D.J. Young

Dallas, TX 75209

Jane Guerrini

Dallas, TX 75225

Jeff Bosse

Dallas, TX 75208

Joe Martin

Dallas, TX 75208

Marcus Wood

Dallas, TX 75206

Mike Sultan

Dallas, TX 75203

Pam Conley

Dallas, TX 75208

Rob Baldwin

Dallas, TX 75226

Robert P. Garza

Dallas, TX 75203

Signs Manufacturing

Dallas, TX 75236

Stephanie Pegues

Dallas, TX 75201

Steve Craft

Dallas, TX 75354

Suzanne Smith

Dallas, TX 75206

Steve Kim

Dallas, TX 75229

.Alpha Testing, Inc  
Virginia Brown

Dallas, TX 75229

.Am. Metro/Study Corp  
Marque Nelson

Dallas, TX 75240

.Arborilogical Services, Inc.  
Bill Seaman

Wylie, TX 75098

.Dallas Asoc for Decency  
Dan Panetti

Dallas, TX 75379

.Dallas Homeowners  
Mary Jane Beaman

Dallas, TX 75214

.Dallas ISD  
Stan Armstrong

Dallas, TX 75204

Z034-327 (DW)

.Dallas Planning Assoc  
Stuart Pully

Dallas, TX 75378

.Kiestwood Neighbors  
Neoma Shafer

Dallas, TX 75233

.Master Plan  
Karl Crawley

Dallas, TX 75201

.Oak Cliff Chamber  
Joe Burkleo

Dallas, TX 75224

.Reed Construction Data  
Renee Williams

Dallas, TX 75229

.United Homeowner  
Raymond Montgomery

Dallas, TX 75232

Glen Oaks HOA  
Eli Davis

Dallas, TX 75232

Early Notification List

.FW Dodge Reports  
Donna McGuire

Dallas, TX 75063

.Lake Highlands AIA  
Tammy Santi

Dallas, TX 75238

.Micheal R Coker Co  
Michael R Coker

Dallas, TX 75240

.PARC DU LAC  
Linda Sharp

Dallas, TX 75230

.United HOA  
Norma Parry

Dallas, TX 75232

H. Victor Sturm

Dallas, TX 75217

Hatfield Branch  
Darlene Hammer

Dallas, TX 75217

.Jackson Walker  
Suzan Kedron

Dallas, TX 75202

.Lake Highlands AIA  
Terri Woods

Dallas, TX 75243

.Minyards Properties Inc  
David Hardin

Coppell, TX 75019

.Quick Trip Co.  
Teri Dorazil

Fort Worth, TX 76155

.United HOA  
Thelma J. Norman

Dallas, TX 75237

Coalition for Betterment FSD  
Nancy Bingham

Dallas, TX 75253

Pleasant Wood/Grove  
J. Eugene Thomas

Dallas, TX 75250

\*EN Z034-327(DW)

COD\_CS0 0002217