
FILE NUMBER: Z223-305(MB) **DATE FILED:** July 12, 2023
LOCATION: South line of LBJ Freeway, between Noel Road and Montfort Drive
COUNCIL DISTRICT: 13
SIZE OF REQUEST: Approx. 8.6 acres **CENSUS TRACT:** 48113009604

REPRESENTATIVE: Tommy Mann, Winstead PC
OWNERS: 5580 LBJ LLC
APPLICANT: LBJ Financial Owner, LLC
REQUEST: An application for 1) a Planned Development District for MU-2 Mixed Use District uses; and 2) the termination of deed restrictions as amended [Z72-269] on property zoned a GO(A) General Office District.
SUMMARY: The purpose of the request is to allow modified development standards primarily related to setbacks, density, floor area ratio, height, design standards, and mixed income housing to allow multifamily.
STAFF RECOMMENDATION: 1) **Approval** subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant.

BACKGROUND INFORMATION:

- The area of request is currently zoned a GO(A) General Office District with deed restrictions as amended [Z72-269].
- The request site is approximately 8.6 acres in size.
- Site is currently developed with three office buildings and a four-story parking garage.
- The proposed development will involve a retrofit of the existing ten-story building as multifamily and the demolition and replacement of the existing six-story buildings with new multifamily buildings.
- To build to the desired development plan, the applicant requests additional dwelling unit density. To accomplish this, they are requesting a new Planned Development District (PD) with a mixed income housing development bonus (MIHDB) tied to an increase in dwelling unit density.
- The applicant also proposes modified development standards primarily related to setbacks, height, floor area ratio, parking, and design standards.
- The public realm will be enhanced by design standards that ensure safe and activated sidewalks and improve the pedestrian experience for both residents and other users.
- Applicant also proposes terminating existing deed restrictions as amended [Z72-269], instead using the maximum height provision in the proposed conditions to retain the same protections.

Zoning History:

- 1. Z190-106:** On February 12, 2020, City Council approved an application for a Specific Use Permit for a commercial amusement (inside) use on property zoned Subdistrict 3 (Tract 2), Midtown Green Walkable Urban Mixed Use District (WMU-20) within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the southwest corner of Montfort Drive and James Temple Drive.
- 2. Z201-293:** On January 12, 2022, City Council approved an application for the termination of deed restrictions [Z789-149] on property zoned an MU-3 Mixed Use District on the southeast corner of Lyndon B. Johnson Freeway and Dallas North Tollway.

Thoroughfares/Streets:

Thoroughfare/Street	Type	Existing/Proposed ROW
LBJ Freeway	Highway	-
Noel Road	Local Street	-
Montfort Drive	Community Collector	60 feet

Traffic:

The Engineering Division of Development Services reviewed a Traffic Impact Study dated March 22, 2024 for the proposed ACRAM Development located along the southern side of Lyndon B Johnson Freeway between Noel Road and Montfort Drive. The report documents an evaluation of the subject site, existing infrastructure, and impact of proposed development. The assessment indicates that the proposed development can be successfully incorporated into the surrounding local roadway network.

However, the analysis does not provide a technical justification for the proposed north driveway located on the service road. The driveway cuts through an existing right turn lane and is located approximately 300 feet from the intersection. While the curb cut is an existing condition, the development is proposing to create a prominent access in and out of the parking garage.

The proposed operations will significantly impact the operations of the service road by adding more than 100 vehicles per hour in and out of the driveway. The proposed condition does not comply with City or the Texas Department of Transportation driveway spacing standards. The proposed condition also requires a deviation that City of Dallas Engineering staff will not support, given the likelihood of traffic cutting through five lanes of traffic to access the U-turn lanes at Montfort.

Staff recommends revising the proposed development plan to either remove access to the garage, or to remove the driveway entirely. If the proposed condition cannot be approved at permitting, the applicant may need to return to zoning to amend the development plan.

STAFF ANALYSIS:

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006 and outlines several goals and policies which can serve as a framework for assisting in

evaluating the applicant's request. The request complies with the following land use goals and policies of the Comprehensive Plan:

LAND USE ELEMENT

GOAL 1.1 ALIGN LAND USE STRATEGIES WITH ECONOMIC DEVELOPMENT PRIORITIES

Policy 1.1.7 Ensure appropriately located capacity to achieve growth targets.

GOAL 1.2 PROMOTE DESIRED DEVELOPMENT

Policy 1.2.1 Use Vision Building Blocks as a general guide for desired development patterns.

GOAL 1.3 PROVIDE EQUITABLE OPPORTUNITIES FOR DALLAS RESIDENTS

Policy 1.3.1 Create housing opportunities throughout Dallas.

ECONOMIC ELEMENT

GOAL 2.1 PROMOTE BALANCED GROWTH

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

URBAN DESIGN ELEMENT

GOAL 5.1 PROMOTE A SENSE OF PLACE, SAFETY, AND WALKABILITY

Policy 5.1.1 Promote pedestrian-friendly streetscapes.

Policy 5.1.3 Encourage complementary building height, scale, design, and character.

Neighborhood Plus Plan

Goal 4 Attract and Retain the Middle Class

Policy 4.3 Enhance neighborhood desirability by improving infrastructure, housing stock, recreation, and safety.

Goal 6 Enhance Rental Housing Options

Policy 6.1 Raise the quality of rental property through better design standards, proactive and systematic code enforcement, and zero tolerance towards chronic offenders.

Policy 6.2 Expand affordable housing options and encourage its distribution throughout the city and region.

Land Use:

	Zoning	Land Use
Site	GO(A) General Office	Office building (vacant)
North	Planned Development District No. 887	Office
South	MF-1(A) Multifamily District	Multifamily
East	MU-2 Mixed Use with deed restrictions [Z767-120], MC-1 Mixed Commercial with deed restrictions [Z74-144]	Retail
West	MU-3 Mixed Use with deed restrictions [Z201-293]	Office, Hotel

Land Use Compatibility:

The request site is currently developed with three office buildings. The applicant is requesting a Planned Development District. Applicant’s proposed conditions would deviate from base zoning to allow smaller front and side setbacks. Applicant’s proposed conditions include standards that would be triggered upon meeting the provisions of the Mixed Income Housing Development Bonus (MIHDB).

The immediate surroundings of the site are a mix of office, retail, and residential uses. The corridor around LBJ Freeway is substantially developed with high-rise buildings as well as one- and two-story buildings. Immediately south of the subject site is a multifamily development with a two-story apartment complex.

Staff supports the requested Planned Development District as the area is suitable for more intensive multifamily development. The city’s comprehensive plan identifies the area as an urban mixed-use Vision Building Block. The base MU-2 Mixed Use zoning district would allow for existing entitlements to office uses and heights while also allowing for multifamily development.

Development Standards

<u>DISTRICT</u>	<u>SETBACKS</u>		<u>Lot Size / Dwelling Unit Density</u>	<u>FAR</u>	<u>Height</u>	<u>Lot Coverage</u>
	<u>Front</u>	<u>Side/Rear</u>				
<u>Existing GO(A)</u>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size No max. dwelling unit density	4.0	270' (existing deed restrictions limited to 182')	80% max.
<u>Base MU-2</u>	15' Add'l 20' for portion of structure > 45' in height	20' where adjacent to residential, no min. in all other cases Tower spacing: add'l 1' setback for each 2' in height above 45', up to total setback of 30'	No min. lot size. For 50 du/ac with no MUP; 75 with mix of 2 categories; 100 with mix of 3 or more	For residential and office, ranges from 1.6 to 1.9.	135' base, 180' MUP with retail	80% max.
<u>Proposed New PD</u>	LBJ: 20' Noel/Montfort: 10' No urban form setback required	10' No tower spacing for existing parking structure	No min. lot size 50 du/ac base, 85 du/ac with MIHDB.	4.0	182'	80% max.

Land Use Comparison

Following is a comparison table showing differences in permitted uses between the existing and proposed zoning districts.

LEGEND

	Use prohibited
•	Use permitted by right
S	Use permitted by Specific Use Permit
D	Use permitted subject to Development Impact Review
R	Use permitted subject to Residential Adjacency Review
★	Consult the use regulations in Section 51A-4.200
L	Use permitted by right as a Limited Use (51A-4.218)
RC	Use permitted as Restricted Component in GO(A) district

Use	Existing	Proposed
	GO(A)	MU-2
AGRICULTURAL USES		
Animal production		
Commercial stable		
Crop production	•	•
Private stable		
COMMERCIAL AND BUSINESS SERVICE USES		
Building repair and maintenance shop		
Bus or rail transit vehicle maintenance or storage facility		
Catering service	L	•
Commercial cleaning or laundry plant		
Custom business services		•
Custom woodworking, furniture construction, or repair		
Electronics service center	L	•
Job or lithographic printing		
Labor hall	S	S
Machine or welding shop		
Machinery, heavy equipment, or truck sales and services		
Medical or scientific laboratory	•	•
Technical school		
Tool or equipment rental		•
Vehicle or engine repair or maintenance		
INDUSTRIAL USES		
Alcoholic beverage manufacturing		
Gas drilling and production	S	S

	Existing	Proposed
Use	GO(A)	MU-2
Gas pipeline compressor station		
Industrial (inside)		
Industrial (inside) for light manufacturing		
Industrial (outside)		
Medical/infectious waste incinerator		
Metal salvage facility		
Mining		
Municipal waste incinerator		
Organic compost recycling facility		
Outside salvage or reclamation		
Pathological waste incinerator		
Temporary concrete or asphalt batching plant	S	S
INSTITUTIONAL AND COMMUNITY SERVICE USES		
Adult day care facility	L	•
Cemetery or mausoleum	S	S
Child-care facility	L	•
Church	•	•
College, university, or seminary	•	•
Community service center	S	S
Convalescent and nursing homes, hospice care, and related institutions		R
Convent or monastery	•	•
Foster home		•
Halfway house		S
Hospital	R	S
Library, art gallery, or museum	•	•
Open-enrollment charter school or private school	S	S
Public school other than an open-enrollment charter school	R	R
LODGING USES		
Hotel or motel	★	★
Extended stay hotel or motel	S	S
Lodging or boarding house		
Overnight general purpose shelter	★	★
MISCELLANEOUS USES		
Carnival or circus (temporary)		
Hazardous waste management facility		
Placement of fill material	★	★
Temporary construction or sales office	•	•

	Existing	Proposed
Use	GO(A)	MU-2
OFFICE USES		
Alternative financial establishment	S	S
Financial institution without drive-in window	•	•
Financial institution with drive-in window	D	D
Medical clinic or ambulatory surgical center	•	•
Office	•	•
RECREATION USES		
Country club with private membership	•	•
Private recreation center, club, or area	•	•
Public park, playground, or golf course	•	•
RESIDENTIAL USES		
College dormitory, fraternity, or sorority house	•	•
Duplex	RC	•
Group residential facility		★
Handicapped group dwelling unit	★	
Manufactured home park, manufactured home subdivision, or campground		
Multifamily	RC	•
Residential hotel		★
Retirement housing		•
Single family	RC	
RETAIL AND PERSONAL SERVICE USES		
Ambulance service		
Animal shelter or clinic without outside runs		•
Animal shelter or clinic with outside runs		
Auto service center		R
Alcoholic beverage establishment	S*	S
Business school	•*	•
Car wash		R
Commercial amusement (inside)		•/S
Commercial amusement (outside)		S
Commercial motor vehicle parking		
Commercial parking lot or garage		R
Convenience store with drive-through		S
Drive-in theater		
Dry cleaning or laundry store	•*	•
Furniture store		•
General merchandise or food store 3,500 square feet or less	•*	•

	Existing	Proposed
Use	GO(A)	MU-2
General merchandise or food store greater than 3,500 square feet		•
General merchandise or food store 100,000 square feet or more		S
Home improvement center, lumber, brick or building materials sales yard		
Household equipment and appliance repair		•
Liquefied natural gas fueling station		
Liquor store		•
Mortuary, funeral home, or commercial wedding chapel		•
Motor vehicle fueling station	L	•
Nursery, garden shop, or plant sales	•*	•
Outside sales		
Paraphernalia shop		S
Pawn shop		
Personal service use	•*	•
Restaurant without drive-in or drive-through service	R*	R
Restaurant with drive-in or drive-through service		D
Surface parking		
Swap or buy shop		S
Taxidermist		
Temporary retail use		•
Theater		•
Truck stop		
Vehicle display, sales, and service		
TRANSPORTATION USES		
Airport or landing field		
Commercial bus station and terminal		
Heliport		
Helistop	S	
Private street or alley		
Railroad passenger station	S	
Railroad yard, roundhouse, or shops		
STOL (short take-off or landing port)		
Transit passenger shelter	★	★
Transit passenger station or transfer center	★	★
UTILITY AND PUBLIC SERVICE USES		
Commercial radio or television transmitting station	•	•

	Existing	Proposed
Use	GO(A)	MU-2
Electrical generating plant		
Electrical substation	•	•
Local utilities	★	★
Police or fire station	•	•
Post office	•	•
Radio, television, or microwave tower	R	S
Refuse transfer station		
Sanitary landfill		
Sewage treatment plant		
Tower/antenna for cellular communication	★	★
Utility or government installation other than listed	S	S
Water treatment plant		
WHOLESALE, DISTRIBUTION, AND STORAGE USES		
Auto auction		
Building mover's temporary storage yard		
Contractor's maintenance yard		
Freight terminal		
Livestock auction pens or sheds		
Manufactured building sales lot		
Mini-warehouse		S
Office showroom/warehouse		
Outside storage		
Petroleum product storage and wholesale		
Recycling buy-back center	★	★
Recycling collection center	★	★
Recycling drop-off container	★	★
Recycling drop-off for special occasion collection	★	★
Sand, gravel, or earth sales and storage		
Trade center		
Vehicle storage lot		
Warehouse		

*Retail and personal service uses in the GO(A) district must be contained entirely within a building and may not have a floor area that, in combination with the floor areas of other retail and personal services uses in the building, exceeds 10 percent of the total floor area of the building.

Design Standards

The proposed PD includes design standards that generally follow the provisions of 4.1107, with the following changes:

- A minimum of 65,000 square feet of open space [defined in PD conditions] is required; this would be considered an enhancement over base code, with 17% of the site dedicated to open space rather than the standard 10%.
- No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for existing parking structure.
- Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk
- Sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb

Mixed Income Housing

The applicant proposes to tie the increase in dwelling unit density and reduction in setbacks to the provision of mixed income housing. The applicant's request is to increase the dwelling unit density from 50 dwelling units per acre to 85 dwelling units per acre, contingent on the applicant providing five percent of units available to households at 81 percent to 100 percent of Area Median Family Income (AMFI).

In a Type 2 bonus, the bonus provided, and the base are specifically set by the PD ordinance. Despite this, it is advisable for these bonuses and bases to mirror the base code as best as possible. Staff considers an MU-2 Mixed Use District as an appropriate base for this development. The additional deviations not tied to the MIHDB are to retain conformity for the existing site conditions, as the MU-2 Mixed Use District would otherwise not allow the existing 10-story building.

Landscaping:

Landscaping will be provided per Article X regulations.

Parking:

The proposed conditions would require parking in accordance with the provisions of the Dallas Development Code. For a multifamily development that meets the MIHDB provisions, parking shall be required in accordance with Sec. 51A-4.1107(c).

Market Value Analysis:

Market Value Analysis (MVA), is a tool to aid residents and policy-makers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets (A through C) to orange, representing the weakest markets (G through I). The area of request is within an “I” MVA area.

List of Officers

LBJ Financial Owner, LLC

David Taylor, Managing Member
J. Matthew Cassin, Managing Member
Isaac Zion, Managing Member

5580 LBJ, LLC

David Bolour, Managing Member

PROPOSED CONDITIONS

ARTICLE __

PD __

SEC. 51P- __.101. LEGISLATIVE HISTORY.

PD __ was established by Ordinance No. _____, passed by the Dallas City Council on _____, 20__.

SEC. 51P- __.102. PROPERTY LOCATION AND SIZE.

PD __ is established on property located on the south side of LBJ Expressway between Montfort Drive and Noel Road. The size of PD __ is approximately 8.60 acres.

SEC. 51P- __.103. DEFINITIONS AND INTERPRETATIONS.

- (a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. If there is a conflict between this article and Chapter 51A, this article controls.
- (b) Unless otherwise stated, all references to articles, divisions, or sections in this division are to articles, divisions, or sections in Chapter 51A.
- (c) This subdistrict is considered to be a nonresidential zoning district.

SEC. 51P- __.104 EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit __A: development plan.

SEC. 51P- __.105 DEVELOPMENT PLAN.

- (a) For a project containing more than 250 dwelling units, development and use of the Property must comply with the development plan (Exhibit __A). If there is a conflict between the text of this article and the development plan, the text of this article controls.
- (b) For all other uses, no development plan is required.

SEC. 51P-___.106 MAIN USES PERMITTED.

(a) In general. The only main uses permitted are those main uses permitted in the MU-2 Mixed Use District, subject to the same conditions applicable in the MU-2 Mixed Use District, as set out in Chapter 51A. For example, a use permitted in the MU-2 Mixed Use District only by Specific Use Permit (SUP) is permitted in this district only by SUP; a use subject to development impact review (DIR) in the MU-2 Mixed Use District is subject to DIR in this district, etc.

SEC. 51P-___107. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any subdistrict in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

SEC. 51P-___108. YARD, LOT, AND SPACE REGULATIONS.

(Note: The yard, lot, and space regulations in this section must be read together with the yard, lot, and space regulations in Division 51A-4.400. If there is a conflict between this section and Division 51A-4.400, this section controls.)

(a) In general. Except as provided in this section, the yard, lot, and space regulations for the MU-2 Mixed Use District apply in this district.

(b) Floor area ratio: Maximum floor area ratio is 4.0.

(c) Maximum height: Unless further restricted under 51A-4.125(e)(4)(E)(i), maximum structure height is 182 feet.

(d) Front yard.

(1) For frontage on LBJ Expressway, minimum front yard setback is 20 feet.

(2) For frontage on Noel Road and Montfort Drive, minimum front yard setback is 10 feet.

(A) No urban form setback is required.

(e) Side and rear yard.

(1) Minimum side and rear yard is 10 feet.

(A) No tower spacing or additional setback is required for a parking structure that existed on (date of adoption of this article).

(d) Dwelling unit density.

(1) Maximum dwelling unit density. Except as provided in this subsection, maximum dwelling unit density is 50 dwelling units per acre.

(2) Maximum dwelling unit density bonus. If compliant with section P-___114, maximum dwelling unit density is 90 dwelling units per acre.

SEC. 51P-__109. OFF-STREET PARKING AND LOADING.

(a) In general. Consult 51A Sec. 4.300 for the specific off-street parking and loading requirements for each use.

(b) Multifamily: if a development meets the provisions in Section P-___.114, minimum parking shall be required in accordance with Section 51A-4.1107(c).

SEC. 51P-___.110. SUSTAINABLE DESIGN FEATURES FOR A PROJECT CONTAINING MIXED INCOME HOUSING

(a) Drip irrigation shall be utilized for maintenance of plantings, and plant species that are native or adapted to north central Texas with reduced, low, or very low water consumption characteristics shall be used.

(b) Recycling containers shall be available for residents and on-site workers.

(c) Water efficient plumbing fixtures shall be utilized.

(d) Pedestrian lighting must be provided at regular intervals along all building facades facing a public street.

(e) Bicycle Parking. Bicycle parking must be located along street frontages.

SEC. 51P-___.111. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-___.112. LANDSCAPING.

See Article X.

SEC. 51P-__113. SIGNS.

(a) Signs must comply with the provisions for business zoning districts in Article VII.

SEC. 51P-___114. DEVELOPMENT BONUSES FOR MIXED-INCOME HOUSING FOR A SPECIAL PROJECT.

(a) In general. Except as provided in this section, compliance with Division 51A-4.1100, as amended, is required to obtain the development bonuses in Section 51P-____.108.

(b) Reserved units. A minimum of 5 percent of the residential units must be made available at an affordable rate with an income band of 81 percent to 100 percent of adjusted median family income.

(c) Except as provided below, compliance with Section 51A-4.1107 is required.

(1) A minimum of 65,000 square feet of open space is required.

(2) No active use or exterior façade similar in materials, architecture, and appearance to the façade of the main structure is required for a parking structure that existed on (date of adoption of this article).

(3) Street-level residential uses fronting along LBJ Expressway are not required to have individual entries that access the street with an improved path connecting to the sidewalk

(4) Sidewalks fronting along LBJ Expressway must be located in an area parallel to and between five feet and twenty-five feet of the back of the projected street curb.

(5) All other sidewalks must be located in an area parallel to and between two feet and twenty-five feet of the back of the projected street curb.

SEC. 51P-___115. ADDITIONAL PROVISIONS.

(a) The Property must be properly maintained in a state of good repair and neat appearance.

(b) Development and use of the Property must comply with all federal and state laws and regulations, and with all ordinances, rules, and regulations of the city.

SEC. 51P-___116. COMPLIANCE WITH CONDITIONS.

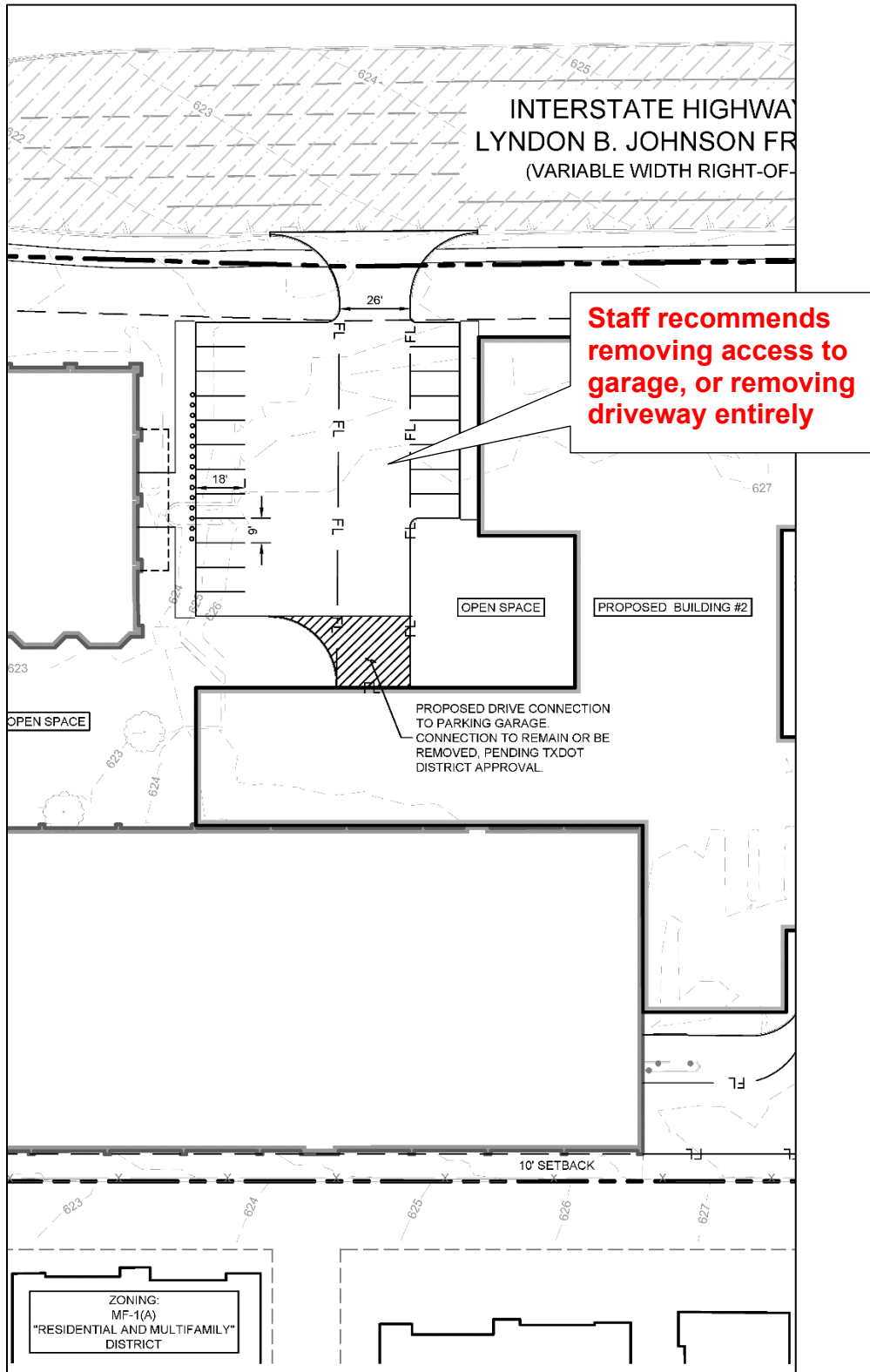
(a) All paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard city specifications, and completed to the satisfaction of the director of public works and transportation.

(b) The building official shall not issue a building permit to authorize work, or a certificate of occupancy to authorize the operation of a use, in this subdistrict until there has been

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full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.

PROPOSED DEVELOPMENT PLAN (DETAIL)



**EXISTING DEED RESTRICTIONS
(Proposed to be Terminated by Applicant)**

SANFORD JACK FALLINER & MICHAEL
ATTORNEYS AND COUNSELORS
1800 REPUBLIC NATIONAL BANK BUILDING
DALLAS, TEXAS 75201

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

WHEREAS, in connection with change of zoning on the hereinafter described property, First Federal Savings & Loan Association of Dallas, Dallas County, Texas, has heretofore placed restrictions on such hereinafter described property, said restrictions having been filed for record in the Deed Records of Dallas County, Texas, and

WHEREAS, the present owners of such property have been requested to amend such restrictions so that the same may not be removed, altered or changed without first obtaining written consent from the City of Dallas, and the present owners are agreeable to such restrictions;

NOW, THEREFORE, in consideration of these premises, FOURSQUARE PROPERTIES, INC. and MURRAY INVESTMENT COMPANY, being the owners of the following described property in Dallas County, Texas, to-wit:

Being a tract of land situated in Isaiah Park Survey, Abstract No. 1144, Dallas County, Texas and a part of the City of Dallas, Texas, Block Number 6999, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Interstate Highway No. 635, (Lyndon B. Johnson Freeway), and the west line of Montfort Drive, a 60 foot width street;

THENCE S. 0° 08' W., along said west line of Montfort Drive, 350.00 feet; THENCE N. 89° 52' W., 1106.56 feet to a point in the east line of Noel Road;

THENCE N. 0° 02' E., along said east line of Noel Road, 342.51 feet to the south line of Interstate Highway No. 635; THENCE East, along the south line of Interstate Highway No. 635, 952.37 feet;

THENCE N. 88° 11' E., continuing along said south line, 154.88 feet to the place of beginning and containing 380,925 square feet of land.

do hereby impress upon all of the above described real property with the following restrictions:

1. No building erected upon said property shall exceed One Hundred Twenty (120) feet in height above grade, exclusive of

any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided said penthouse shall not exceed twelve (12) feet in height above said 120 feet limitation upon any such building which may be erected upon said premises.

2. This restriction and covenant is hereby declared to be a covenant running with the land and shall be fully binding upon the said owners, and all persons, partnerships, corporations, firms, or any other entity acquiring all or any portion of the above described real property, whether by descent, devise, purchase or otherwise, and the undersigned owners, and any person, partnership, corporation, firm or any other entity by acceptance of title to any portion or all of said real property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenant. This covenant shall be binding for a period of twenty (20) years from November 14, 1972.

3. That these restrictions and covenants shall not be removed, amended or altered or otherwise changed, without the City of Dallas first agreeing in writing to such removal, amendment, alteration or change.

WITNESS THE EXECUTION HEREOF on this the 9th day of October, 1972.

FOURSQUARE PROPERTIES, INC.

By Jack E. Crozier

ATTEST:

Merle H. Felt

MURRAY INVESTMENT COMPANY

By Fulton Murray

ATTEST:

Linda Gray

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Jack E. Crozier, President of FOURSQUARE PROPERTIES, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said FOURSQUARE PROPERTIES, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of October, 1973.


Notary Public, Dallas County, Texas.

My Commission expires: June 1, 1975.

STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Fulton Murray, Chairman of the Board of MURRAY INVESTMENT COMPANY, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of the said MURRAY INVESTMENT COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of October, 1973.


Notary Public, Dallas County, Texas

My Commission expires: June 1, 1975.

D-2
DE. 10 STORIES

MONTFORT

SOLDWATE

L. B. JOHNSON FREEWAY

CINCINNATI POP. CO.

8669

FILE NO Z72-269/393-A

AREA OF HEARING

IN FAVOR

OPPOSED

0 200 400

WHEREAS, deed restrictions were executed on April 5, 1974, and were filed for record in the County Clerk's office on May 16, 1974, and recorded in Volume 71038 on Page 0964 in conjunction with the granting of an Office-2 District on property located on the south side of the Lyndon B. Johnson Freeway between Montfort Drive and Noel Road; and,

WHEREAS, the present owners of said property desire to amend such deed restrictions by deleting Article 1 as it presently reads and inserting in its place the wording indicated on the attached instrument; and,

WHEREAS, the City Council of the City of Dallas reviewed said request at a regularly scheduled public meeting on October 3, 1979, and is of the opinion that Article 1 should be amended as described in the attached instrument. Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the request for the amendment for Article 1 as described in the attached instrument labeled as "First Amendment to Deed Restrictions" be approved and that the City Manager be and is hereby authorized to execute the instrument on behalf of the City of Dallas.

Section 2. That this resolution shall take effect from and after its passage in accordance with the Charter of the City of Dallas and it is accordingly so resolved.

cc: Urban Planning
City Secretary
Building Inspection

Approved as to form:
LEE E. HOLT, City Attorney

By *John E. Holt*
Assistant City Attorney

APPROVED BY
CITY COUNCIL

OCT 3 1979

Robert B. Glavin
City Secretary

APPROVED *E. Duck Schupp* APPROVED
HEAD OF DEPARTMENT CITY AUDITOR

APPROVED *[Signature]* APPROVED
CITY MANAGER

FIRST AMENDMENT TO DEED
RESTRICTION

STATE OF TEXAS)
)
COUNTY OF DALLAS) KNOW ALL MEN BY THESE PRESENTS

WHEREAS, on April 5, 1974 deed restrictions were imposed upon the following described property located in Dallas, Dallas County, Texas, to-wit:

Being a tract of land situated in Isaiah Park Survey, Abstract No. 1144, Dallas County, Texas and a part of the City of Dallas, Texas, Block Number 6999, and being more particularly described as follows:

BEGINNING at the intersection of the south line of Interstate Highway No. 635, (Lyndon B. Johnson Freeway), and the west line of Montfort Drive, a 60 foot width street;

THENCE S. 0° 08' W., along said west line of Montfort drive, 350.00 feet; THENCE N. 89° 52' W., 1106.56 feet to a point in the east line of Noel Road;

THENCE N. 0° 02' E., along said east line of Noel Road, 342.51 feet to the south line of Interstate Highway No. 635; THENCE East, along the south line of Interstate Highway No. 635, 952.37 feet;

THENCE N. 88° 11' E., continuing along said south line, 154.88 feet to the place of beginning and containing 380,925 square feet of land, and;

WHEREAS, the deed restrictions now in effect with reference to such property were executed by Murray Investment Company and Foursquare Properties, Inc. and approved by the City of Dallas, and;

WHEREAS, said restrictions are filed of record in Volume 71038 at page 0964 of the Deed Records of Dallas County, Texas, and;

WHEREAS, said restrictions provide that they can be amended only with the written approval of the City of Dallas, and;

WHEREAS, the present owners of such property desire to amend such restrictions with the approval of the City of Dallas, and;

WHEREAS, it was contemplated that three buildings would be constructed on the above described property, one building being six stories in height and the other two buildings each being ten stories in height, and;

WHEREAS, the six story building has been constructed, but the present owners of the property desire to construct another six

272-269/393-A

story and a fourteen story building on such property in lieu of the two ten story buildings formerly contemplated.

NOW, THEREFORE, the above deed restrictions are hereby amended by striking therefrom the following paragraph:

"1. No building erected upon said property shall exceed One Hundred Twenty-Seven (127) feet, six (6) inches in height above grade, exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided said penthouse shall not exceed twelve (12) feet in height above said 127 feet, 6 inches limitation upon any such building which may be erected upon said premises."

The following paragraph will be added to the above referred to deed restrictions in lieu of the above paragraph which has been stricken:

In addition to the six-story building which has been constructed on the above described property, another six-story building and a fourteen-story building may be erected thereon as shown on the attached site plan designated as Exhibit A. The fourteen-story building shall not exceed One Hundred Eighty-Two (182) feet, six (6) inches in height and the six-story building shall not exceed eighty (80) feet, six (6) inches in height, the height being measured in each case from grade. These measurements shall be exclusive of any penthouse to house mechanical, air conditioning, electrical, elevator or other equipment of any kind or description, provided such penthouse shall not exceed twelve (12) feet in height above the foregoing limitations upon such buildings.

All the other terms and conditions of the deed restrictions of April 5, 1974 shall remain in full force and effect.

WITNESS THE EXECUTION HEREOF on this the 16th day of

July, 1979.

Murray Financial Center, a Joint Venture
(formerly the Montfort Joint Venture)

Fulton Murray, Jr.
by Fulton Murray, Jr.

Jack E. Crozier
by Jack E. Crozier

Richard A. Miller
by Murray Properties

792988

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Beverly Murray Wilson Trust dated March 11, 1971, 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 the 16th day of July, 1979.

Oral Lynn Upatis
Notary Public, Dallas County,
Texas

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared FULTON MURRAY, JR., Trustee of The Mary Helen Murray Trust dated April 18, 1974, 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 the 16th day of July, 1979.

Oral Lynn Upatis
Notary Public, Dallas County,
Texas

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Richard E. Hobson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said REPUBLIC NATIONAL BANK OF DALLAS, as Trustee under the Will of O. M. Murray, a banking institution, and that he executed the same as the act of such banking institution for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24th day of July, 1979.

Jana S. Bernard
Notary Public, Dallas County,
Texas

THE STATE OF TEXAS X
COUNTY OF DALLAS X

JANA S. BERNARD
Notary Public, Dallas County, Texas
My Commission Expires 6-30-80

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Sellers known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said MURRAY PROPERTIES COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 17th day of July, 1979.

Handice H. Redington
Notary Public, Dallas County,
Texas

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared John G. Roach known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Murray Investment Company, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of July, 1979.

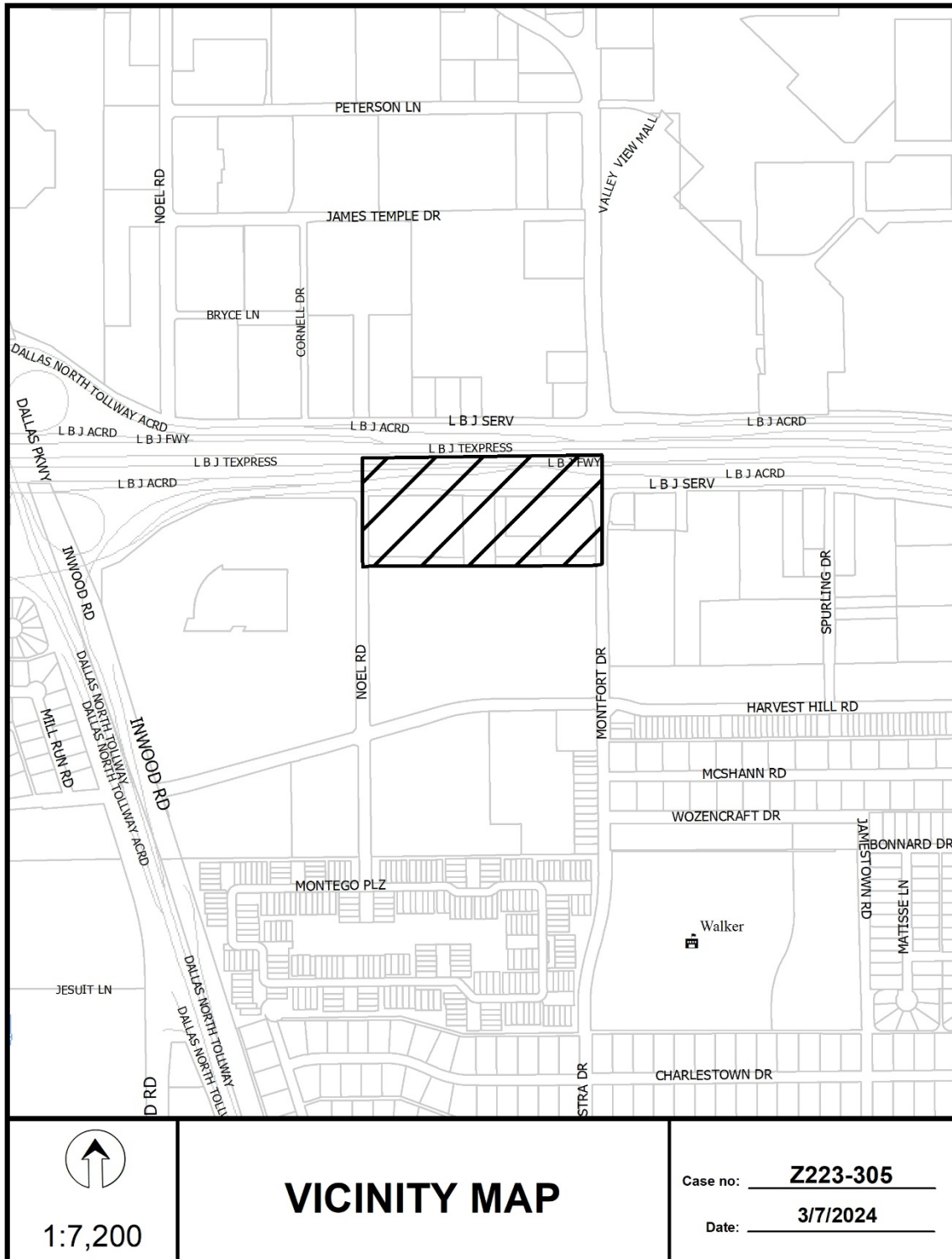
Lisa H. Knowles
Notary Public, Dallas County
Texas

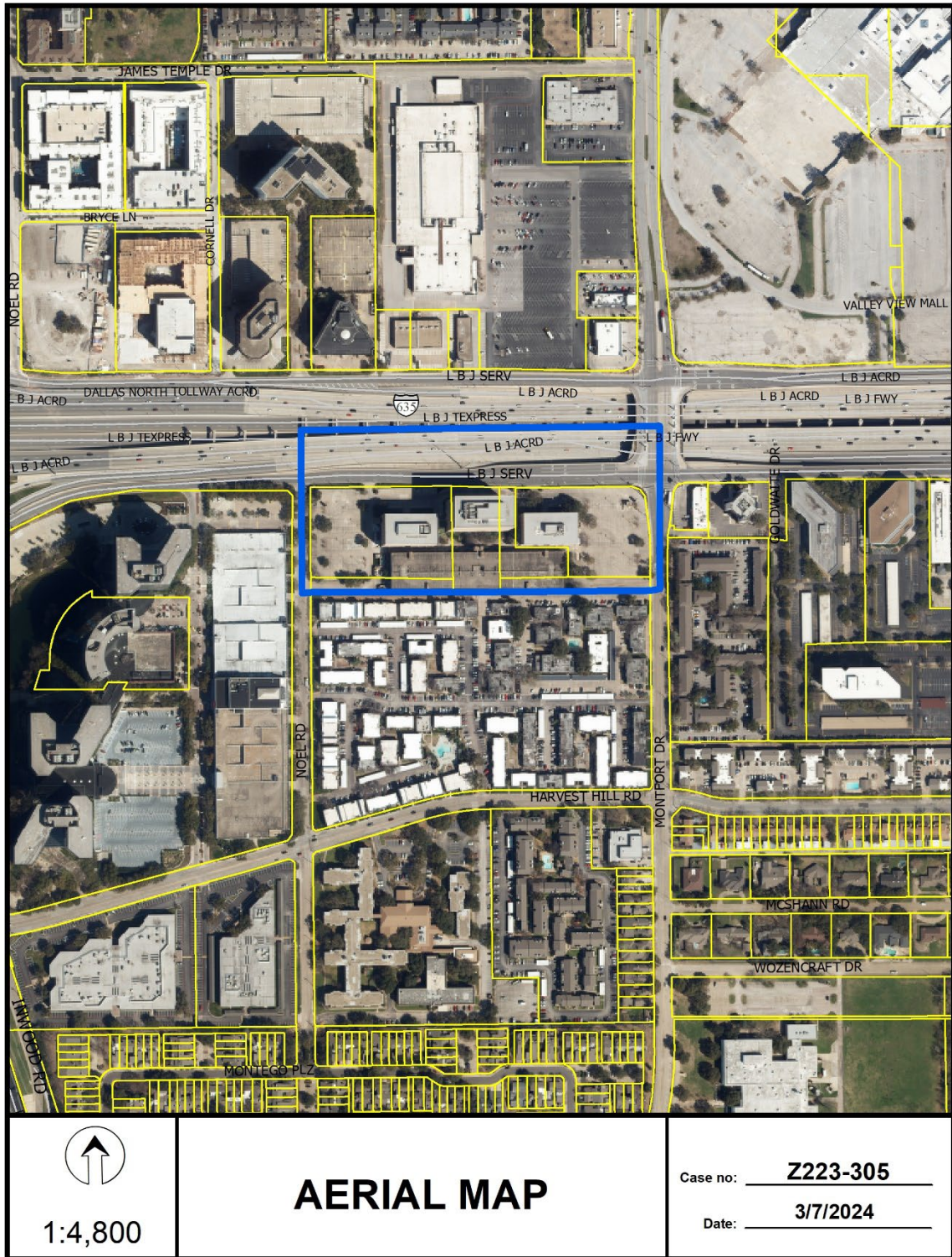
THE STATE OF TEXAS X
COUNTY OF DALLAS X

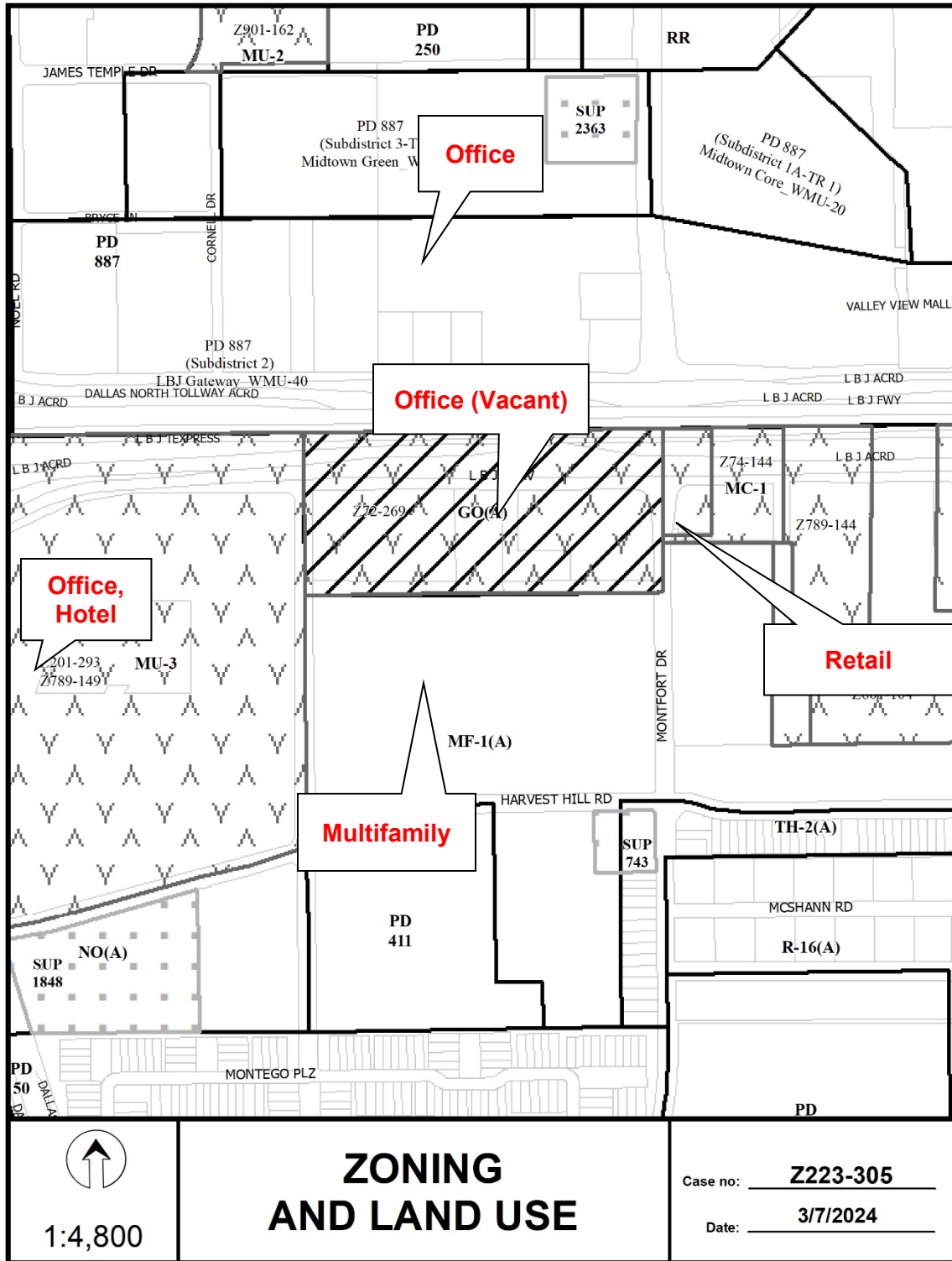
BEFORE ME, the undersigned authority, on this day personally appeared *George R. Schnader, City Manager* of the City of Dallas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act of the CITY OF DALLAS, a municipal corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

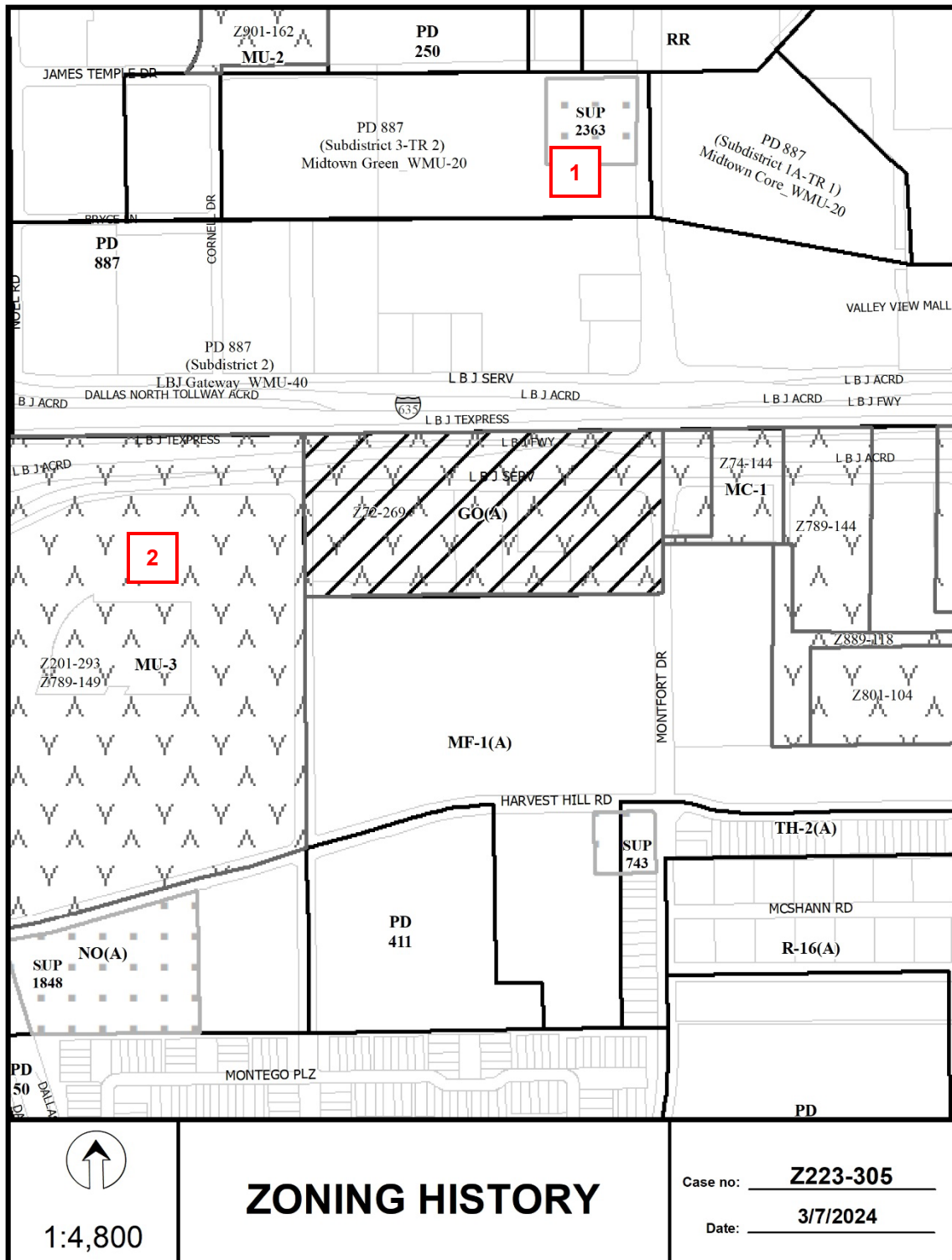
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the *3rd* day of *Oct.*, 1979.

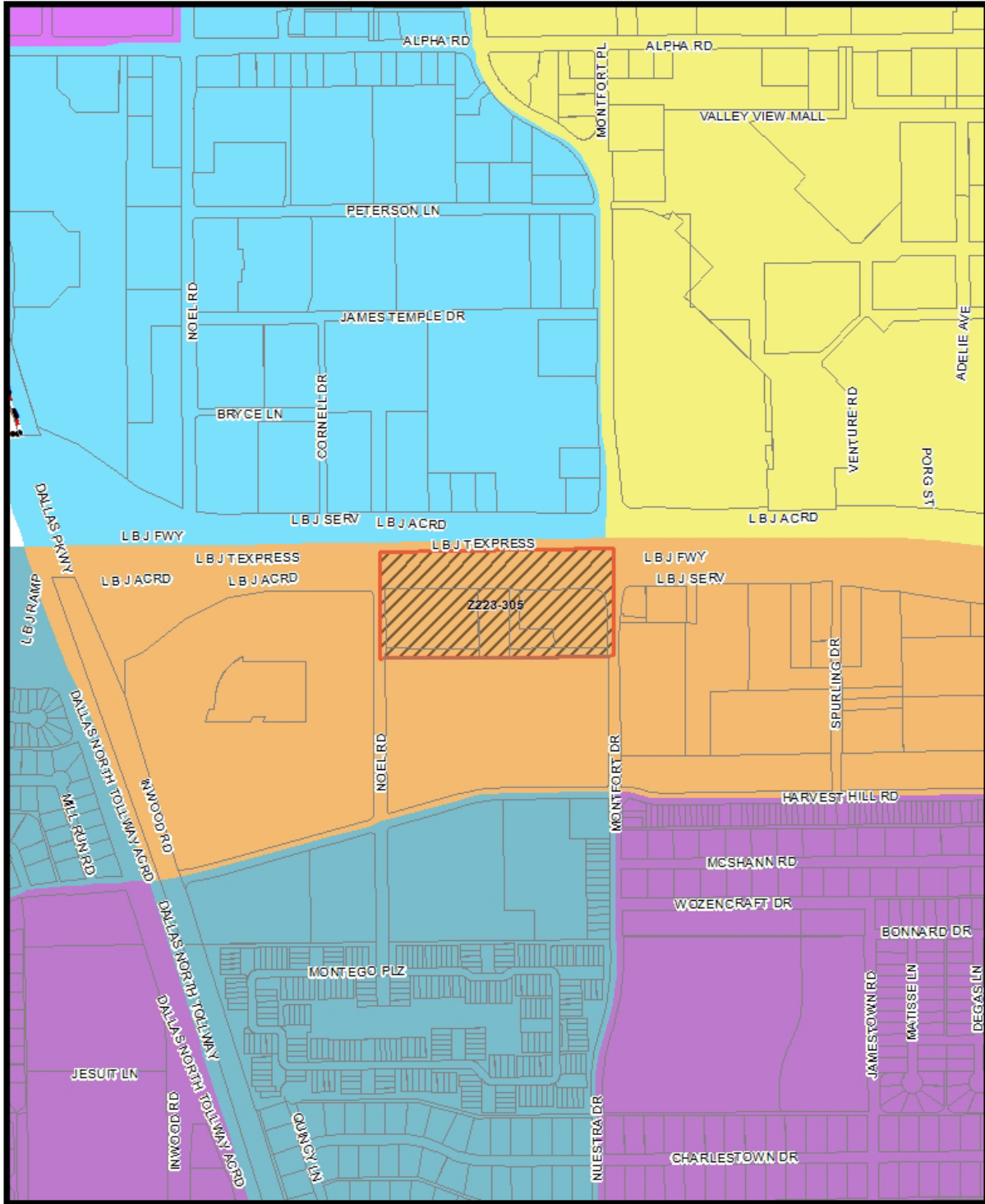
Lisa M. Pitts
Notary Public, Dallas County,
Texas





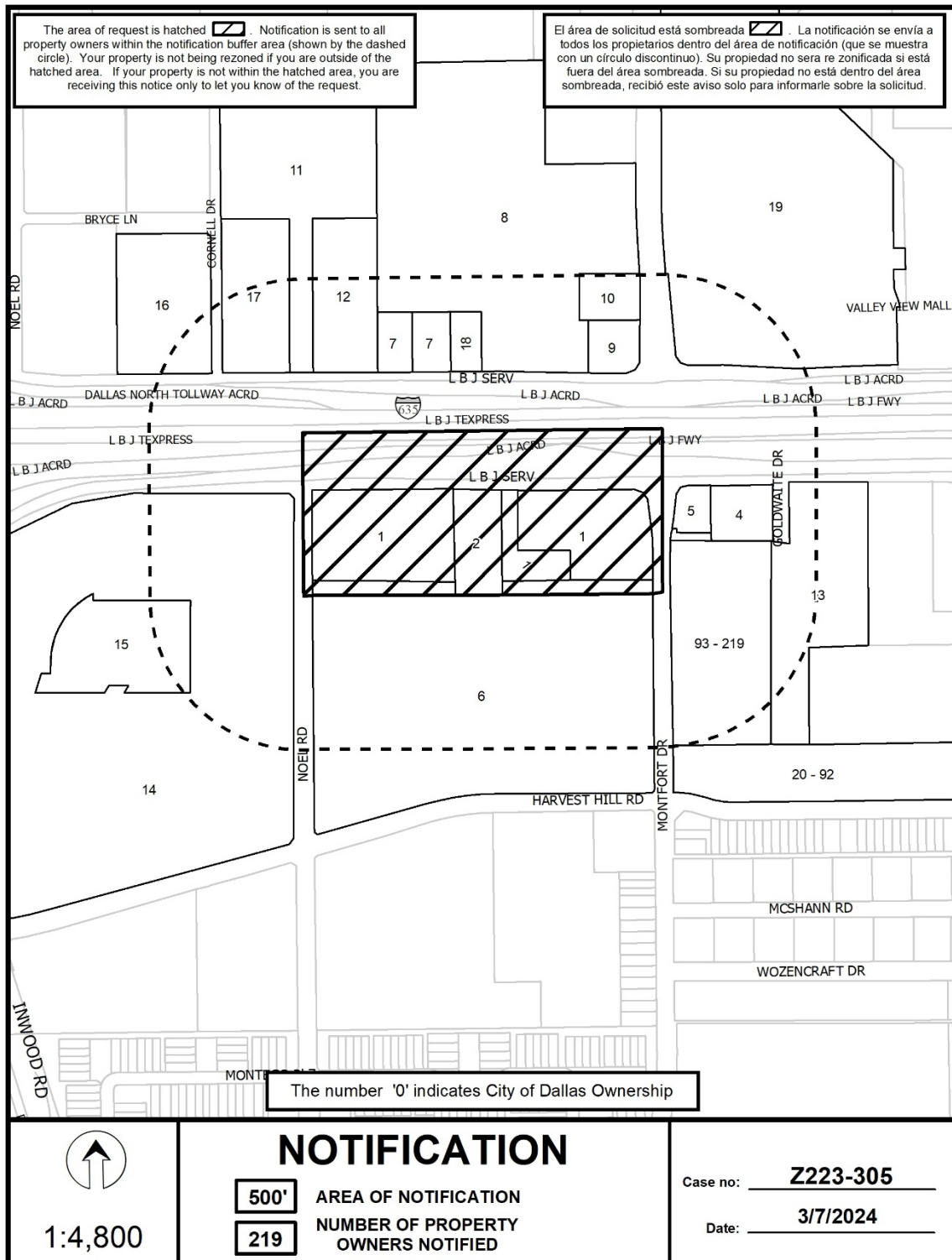






Market Value Analysis

Printed Date: 3/7/2024



03/07/2024

Notification List of Property Owners***Z223-305******219 Property Owners Notified***

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5580 LBJ FWY	5580 LBJ LLC
2	5550 LBJ FWY	BOLOUR MEHDI TRUSTEE
3	12850 MONTFORT DR	ACCESSBANK TEXAS
4	5644 LBJ FWY	ACCESSBANK TEXAS
5	5620 LBJ FWY	MONTFORT SQUARE REALTY LLC
6	5575 HARVEST HILL RD	PLAZA HILL INVESTORS LP
7	5539 LBJ FWY	NAYEB FAMILY LP
8	13131 MONTFORT DR	DAYTON HUDSON CORP
9	5631 LBJ FWY	SRG COMMERCIAL LLC
10	13105 MONTFORT DR	MCDONALDS USA LLC
11	5501 LBJ FWY	Dallas ISD
12	5525 LBJ FWY	MANARA HOLDINGS LLC
13	5710 LBJ FWY	MB MIDTOWN LLC
14	5400 LBJ FWY	TEACHERS INSURANCE AND
15	5410 LBJ FWY	TREA DALLAS LINCOLN CENTER LLC
16	13001 CORNELL DR	DALLAS MIDTOWN VENTURE LLC
17	5429 LBJ FWY	TR LBJ CAMPUS PARTNERS LP
18	5549 LBJ FWY	MONTFORT LBJ LTD
19	13138 MONTFORT DR	DALLAS MONTFORT POROPERTY LLC
20	5601 HARVEST HILL RD	PETERSON MARGARET
21	5601 HARVEST HILL RD	WALKER RENEE &
22	5601 HARVEST HILL RD	ON INVESTMENTS LLC
23	5601 HARVEST HILL RD	JAVAID NADIA
24	5603 HARVEST HILL RD	GONZALEZ ALFONSO V &
25	5603 HARVEST HILL RD	GARCIA JOSE A & ROXANA Y
26	5603 HARVEST HILL RD	DLB LLC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	5603 HARVEST HILL RD	ALFIA DEAN ZION
28	5605 HARVEST HILL RD	LY HUONG K THI
29	5605 HARVEST HILL RD	KASSAMALI GULBANU
30	5607 HARVEST HILL RD	ESPINOSA LINO R
31	5611 HARVEST HILL RD	NWOSU LINUS A & DOROTHY A
32	5611 HARVEST HILL RD	COHEN COTA NIZVATE
33	5605 HARVEST HILL RD	BOGNEY DONOVAN &
34	5605 HARVEST HILL RD	MASHETTIWAR KAUSHIK
35	5607 HARVEST HILL RD	MUHVIC BRANKO & KADIRA
36	5607 HARVEST HILL RD	FLORES CARLOS
37	5609 HARVEST HILL RD	SILVERI DONNABELLE FERNANDEZ
38	5609 HARVEST HILL RD	HERNANDEZ ARNULFO &
39	5611 HARVEST HILL RD	MCD INVESTMENT INC
40	5611 HARVEST HILL RD	HERNANDEZ ALMA A
41	5615 HARVEST HILL RD	LEMUS GEORGE
42	5615 HARVEST HILL RD	IBARRA ROGELIO
43	5617 HARVEST HILL RD	VANIAN MARY TRUSTEE
44	5617 HARVEST HILL RD	MORENO MARIA ELIZABETH &
45	5615 HARVEST HILL RD	JIANG BAOGUI
46	5615 HARVEST HILL RD	ELFENBEIN ESTER
47	5621 HARVEST HILL RD	SLB DEVELOPMENT LLC
48	5621 HARVEST HILL RD	LEVY ALYSON
49	5621 HARVEST HILL RD	LOPEZ GERARDO
50	5625 HARVEST HILL RD	GARCIA MARIA INGRIS BRISELDA
51	5625 HARVEST HILL RD	GONZALEZ MARIA AMPARO
52	5623 HARVEST HILL RD	MOST JOHELEN STERN &
53	5623 HARVEST HILL RD	JONES BARBARA ANN
54	5703 HARVEST HILL RD	IBARRA RAQUEL
55	5703 HARVEST HILL RD	ON INVESTMENTS LLC
56	5701 HARVEST HILL RD	WHEELER STEPHEN PIERCE
57	5701 HARVEST HILL RD	CHU WILLIAM

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	5625 HARVEST HILL RD	KIDAKAM KEVIN
59	5625 HARVEST HILL RD	ORELLANA SOFIA
60	5623 HARVEST HILL RD	PRESTON HAVEN VENTURES
61	5623 HARVEST HILL RD	PROPERTY MGMT INTEGRATION INC
62	5703 HARVEST HILL RD	ALFIA ADAM
63	5701 HARVEST HILL RD	ALFIA DOR
64	5701 HARVEST HILL RD	STOKES VERNON JR
65	5705 HARVEST HILL RD	CHAVEZ ROSA LINDA
66	5705 HARVEST HILL RD	GARCIA ANSELMA
67	5709 HARVEST HILL RD	OLTROGGE EUGENE M &
68	5717 HARVEST HILL RD	WIREMAN CYNTHIA ANN
69	5717 HARVEST HILL RD	DATA AREA TORAH ASSN
70	5719 HARVEST HILL RD	DALLAS AREA TORAH ASSOCIATION
71	5719 HARVEST HILL RD	ASHBY CATHERINE
72	5721 HARVEST HILL RD	1397 EAST 7TH STREET TRUST
73	5723 HARVEST HILL RD	ZALTA CAROLYN & MICHAEL
74	5723 HARVEST HILL RD	PALLASA MYPHEN
75	5717 HARVEST HILL RD	BENCHOFF ERIC J &
76	5717 HARVEST HILL RD	TESFAMICAEL MEHARI SEMERE
77	5719 HARVEST HILL RD	LOPO VERED
78	5721 HARVEST HILL RD	CASTANEDA LUCAS
79	5723 HARVEST HILL RD	ALFIA DAVID
80	5725 HARVEST HILL RD	IBARRA GABRIELA V
81	5725 HARVEST HILL RD	TAJVIDI MANSOUR YEKRANGI
82	5727 HARVEST HILL RD	LAM PHUONG TU
83	5727 HARVEST HILL RD	GONZALEZ LEOBARDO &
84	5725 HARVEST HILL RD	BERGER DENNIS L & RIVKA R &
85	5727 HARVEST HILL RD	PAMMIT BIENVENIDO S &
86	5727 HARVEST HILL RD	DIAZ ROLANDO & SILVIA G
87	5731 HARVEST HILL RD	VANIAN HEATHER A
88	5731 HARVEST HILL RD	KEYES DANIEL & EMMA

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
89	5731 HARVEST HILL RD	BARIKE SHIMON
90	5731 HARVEST HILL RD	GONZALEZ ROGELIA
91	5735 HARVEST HILL RD	ESPINOZA ROBERTO S
92	5735 HARVEST HILL RD	LORENZOTTI FRANCO & MARIA
93	12888 MONTFORT DR	BROWN BETTY JO
94	12888 MONTFORT DR	GONZALEZ MIGUEL A
95	12888 MONTFORT DR	AC KING INVESTMENTS LLC
96	12888 MONTFORT DR	CRUZ ANTONIO A
97	12888 MONTFORT DR	SANCHEZ JUAN CARLOS
98	12888 MONTFORT DR	FAROOQ MUHAMMED
99	12888 MONTFORT DR	ORSHIR LLC
100	12888 MONTFORT DR	MEHANI AVIRAM
101	12888 MONTFORT DR	SLATER PAMELA R
102	12888 MONTFORT DR	LARUMBE GUSTAVO
103	12888 MONTFORT DR	JORDAN GEORGE & YVONNE
104	12888 MONTFORT DR	TORRES VICTOR
105	12888 MONTFORT DR	TEBONG ALEXANDER W
106	12888 MONTFORT DR	CABEZA MAURICIO
107	12888 MONTFORT DR	REYES JUANA
108	12888 MONTFORT DR	HSUEH JENNY
109	12888 MONTFORT DR	AK GROUP MANAGEMENT LLC
110	12888 MONTFORT DR	INTERIANO LEYLA SARAI VARGAS &
111	12888 MONTFORT DR	CARRANZA JUANA E
112	12888 MONTFORT DR	HSUEH JULIE YU CHU
113	12888 MONTFORT DR	HSUEH JULIE YU
114	12888 MONTFORT DR	WARD ELMER D &
115	12888 MONTFORT DR	DELACRUZ MARC A
116	12888 MONTFORT DR	CORAGLIO ROMINA YURIKO
117	12888 MONTFORT DR	RODRIGUEZ SAMMY
118	12888 MONTFORT DR	RODRIGUEZ GRACIELA & BRENDA
119	12888 MONTFORT DR	BRACHA INC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
120	12888 MONTFORT DR	HISKIYAHU HILA
121	12888 MONTFORT DR	SHERENIAN MANAS
122	12888 MONTFORT DR	MCLEOD TRACE &
123	12888 MONTFORT DR	TORRES VICTOR H
124	12888 MONTFORT DR	HARRISON ALLEN J
125	12888 MONTFORT DR	GONZALEZ JOSE
126	12888 MONTFORT DR	SUSTAITA JUAN
127	12888 MONTFORT DR	PORTILO JOSEFINA
128	12888 MONTFORT DR	GONZALEZ GLADYS
129	12888 MONTFORT DR	VAZQUEZ MARIA DE LA PAZ
130	12888 MONTFORT DR	SHERENIAN MANAS
131	12888 MONTFORT DR	DE GUIA THERESA
132	12888 MONTFORT DR	FAROOQ MUHAMMAD
133	12888 MONTFORT DR	WEISFELD RONALD A
134	12888 MONTFORT DR	MORTAZAVI SAMMY &
135	12888 MONTFORT DR	CADRA SEAD & NERMINA
136	12888 MONTFORT DR	RUSSELL JESSICA C
137	12888 MONTFORT DR	BLUE DAVID B
138	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
139	12888 MONTFORT DR	RONI HENDERSON LLC
140	12888 MONTFORT DR	NGUYEN LOAN & MIKE
141	12888 MONTFORT DR	SCHENK ANTHONY
142	12888 MONTFORT DR	ULATE OSCAR
143	12888 MONTFORT DR	ZETINA CONCEPCION ESCOFFIE &
144	12888 MONTFORT DR	JORDAN GEORGE E
145	12888 MONTFORT DR	FLOAT FOUR LLC
146	12888 MONTFORT DR	SMITH MITZIE
147	12888 MONTFORT DR	RITTER WILLIAM
148	12888 MONTFORT DR	CONTRERAS ANTONIO &
149	12888 MONTFORT DR	A E H MGMT LLC
150	12888 MONTFORT DR	NU PROPERTIES LLC

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
151	12888 MONTFORT DR	KONG PUI
152	12888 MONTFORT DR	GUEVARA JOSEFINA
153	12888 MONTFORT DR	RODRIGUEZ JUAN AND LUZ E
154	12888 MONTFORT DR	WANG WEI MIN
155	12888 MONTFORT DR	OSTERREICHER ARIEL
156	12888 MONTFORT DR	SUN LEECHU & HELEN CHOW
157	12888 MONTFORT DR	NGUYEN HAI
158	12888 MONTFORT DR	LAM PHUONG TU
159	12888 MONTFORT DR	SHEFFIELD ALICE M
160	12888 MONTFORT DR	STROMAIN DANIELLE
161	12888 MONTFORT DR	QUINONES MARCO A & MARY A
162	12888 MONTFORT DR	SHEINBERGER AKIVA
163	12888 MONTFORT DR	RODRIGUEZ JUAN
164	12888 MONTFORT DR	WANG WEIMING
165	12888 MONTFORT DR	STEARNS PARKS H
166	12888 MONTFORT DR	LI KWOK SHUN &
167	12888 MONTFORT DR	BOLIVER DOUGLAS B
168	12888 MONTFORT DR	OPREA FLORICA ANA ESTATE OF
169	12888 MONTFORT DR	ORLEANS KIMBERLY A
170	12888 MONTFORT DR	ANGUIANO JUANA IRIS
171	12888 MONTFORT DR	VAKNIN MOMI & SUSAN NAOMI
172	12888 MONTFORT DR	CUBILLASGUEVARA MARIEDIL
173	12888 MONTFORT DR	POMARA DAVID L
174	12888 MONTFORT DR	RODRIGUEZ ANSELMO
175	12888 MONTFORT DR	LOPEZ CHRISTIAN J
176	12888 MONTFORT DR	RODRIGUEZ JUAN &
177	12888 MONTFORT DR	GONZALEZ JOSE F &
178	12888 MONTFORT DR	SANTOS ANGELA MARIA
179	12888 MONTFORT DR	WANG WEIGANG
180	12888 MONTFORT DR	KITEL VALENTINA &
181	12888 MONTFORT DR	HAGHIGHAT MOE

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
182	12888 MONTFORT DR	WANG WEI MIN
183	12888 MONTFORT DR	GREENWELL LINDA SUE
184	12888 MONTFORT DR	TAO XIAO XIAN
185	12888 MONTFORT DR	PANIAGUA AMANDA V
186	12888 MONTFORT DR	PORRAS NOAH J
187	12888 MONTFORT DR	JAIMES BALTAZAR & ILDA
188	12888 MONTFORT DR	GUZMAN RIGOBERTO TOLEDO
189	12888 MONTFORT DR	WANG WEIGANG &
190	12888 MONTFORT DR	CIAR PERCY
191	12888 MONTFORT DR	ASHRAF SYED IMRAN
192	12888 MONTFORT DR	ORTIZ DORA ELIA URIBE &
193	12888 MONTFORT DR	CASTELLANO OSCAR
194	12888 MONTFORT DR	MAUND WILLIAM H
195	12888 MONTFORT DR	GONZALEZ HILDA
196	12888 MONTFORT DR	TANG TONY
197	12888 MONTFORT DR	GAPONENKO MARINA
198	12888 MONTFORT DR	GAPONENKO TATYANA
199	12888 MONTFORT DR	GEBBIA ANTHONY VITTORIO &
200	12888 MONTFORT DR	SONG SHUJENG &
201	12888 MONTFORT DR	NICODEMUS MARY JOHN & MOSES
202	12888 MONTFORT DR	CARNAHAN CODY LEE
203	12888 MONTFORT DR	AVALOS JOSE LUIS ORTIZ &
204	12888 MONTFORT DR	FAZEL MALIHEH KAZAMZADEHA
205	12888 MONTFORT DR	RAUSCH THOMAS R
206	12888 MONTFORT DR	VOLCANO PROPERTIES LLC
207	12888 MONTFORT DR	GEBRU SAMRAWIT M &
208	12888 MONTFORT DR	SHEPARD HOLDINGS LLC
209	12888 MONTFORT DR	RODRIGUEZ ANSELMO
210	12888 MONTFORT DR	PANIAGUA ALFONSO &
211	12888 MONTFORT DR	RALSTON DAVID W
212	12888 MONTFORT DR	ESPINOZALOPEZ NATHANAEL &

Z223-305(MB)

03/07/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
213	12888 MONTFORT DR	RODRIGUEZ JOSE RICARDO
214	12888 MONTFORT DR	WELDAGORGIS MEBRAT Z
215	12888 MONTFORT DR	RODRIGUEZ GRACIELA &
216	12888 MONTFORT DR	ESPINOZA NATHANAEL L
217	12888 MONTFORT DR	EDWARDS AARON L REVOCABLE
218	12888 MONTFORT DR	ARREDONDO DELIA
219	12888 MONTFORT DR	RODRIGUEZ JAIME ALONSO