

6-22-12

ORDINANCE NO. 28691

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 8777; fronting approximately 275 feet on the north line of C. F. Hawn Freeway; and containing approximately 4.2586 acres,

from an IM Industrial Manufacturing District and Subdistrict 1 of Planned Development District No. 535 (C. F. Hawn Special Purpose District No. 3) to Planned Development District No. 872; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by amending Article 535 to reflect the change of zoning and creating a new Article 872; establishing use regulations and development standards for this planned development district; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code and the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to amend Article 535 and establish this Planned Development District No. 872; Now, Therefore,

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

28691

SECTION 1. That the zoning classification is changed from an IM Industrial Manufacturing District and Subdistrict 1 of Planned Development District No. 535 to Planned Development District No. 872 on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Section 51P-535.102, "Property Location and Size," of Article 535, "PD 535," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-535.102. PROPERTY LOCATION AND SIZE.

PD 535 is established on property generally located on both sides of C.F. Hawn Freeway (U.S. Highway 175) between the T. & N. O. Railroad and Haymarket Road. The size of PD 535 is approximately 132.98 [~~135.45~~] acres."

SECTION 3. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 872 to read as follows:

"ARTICLE 872.

PD 872.

SEC. 51P-872.101. LEGISLATIVE HISTORY.

PD 872 was established by Ordinance No. 28691, passed by the Dallas City Council on June 27, 2012.

SEC. 51P-872.102. PROPERTY LOCATION AND SIZE.

PD 872 is established on property located on the north line of C. F. Hawn Freeway. The size of PD 872 is approximately 4.2586 acres.

SEC. 51P-872.103. DEFINITIONS AND INTERPRETATIONS.

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

SEC. 51P-872.104. EXHIBIT.

The following exhibit is incorporated into this article: Exhibit 872A: development/landscape plan.

SEC. 51P-872.105. DEVELOPMENT PLAN.

- (a) For a recycling buy-back center or an outside salvage or reclamation use operating with a recycling buy-back center, development and use of the Property must comply with the development/landscape plan (Exhibit 872A). If there is a conflict between the text of this article and the development/landscape plan, the text of this article controls.
- (b) For all other uses, no development plan is required, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, conceptual plan, development schedule, and landscape plan do not apply.

SEC. 51P-872.106. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Agricultural uses.
 - Crop production.
- (2) Commercial and business service uses.
 - Building repair and maintenance shop.
 - Bus or rail transit vehicle maintenance or storage facility.
 - Catering service.
 - Commercial cleaning or laundry plant.
 - Custom business services.
 - Custom woodworking, furniture construction, or repair.
 - Electronics service center.

- Job or lithographic printing.
- Labor hall. *[SUP required if spacing component of Section 51A-4.202(8.1) is not met.]*
- 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.

(3) Industrial uses.

- Industrial (inside) not potentially incompatible.
- Industrial (inside) for light manufacturing.
- Industrial (outside) not potentially incompatible.
- Metal salvage facility. *[SUP]*
- Outside salvage or reclamation. *[By SUP unless operating with a recycling buy-back center.]*
- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(4) Institutional and community service uses.

- Adult day care facility.
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Hospital.
- Public or private school. *[SUP]*

(5) Lodging uses.

- Hotel or motel. *[SUP]*

(6) Miscellaneous uses.

- Attached non-premise sign.
- Carnival or circus (temporary). *[By special authorization of the building official.]*
- Hazardous waste management facility. *[Except when operated as a hazardous waste incinerator.]*
- Temporary construction or sales office.

(7) Office uses.

- Financial institution without drive-in window.
- Financial institution with drive-in window.
- Medical clinic or ambulatory surgical center.
- Office.

(8) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(9) Residential uses.

None permitted.

(10) Retail and personal service uses.

- Auto service center.
- Business school.
- Car wash.
- Commercial amusement (inside). [SUP]
- Commercial parking lot or garage.
- Drive-in theater. [SUP]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- Home improvement center, lumber, brick, or building materials sales yard.
- Household equipment and appliance repair.
- Motor vehicle fueling station.
- Personal service uses.
- Restaurant without drive-in or drive-through service.
- Restaurant with drive-in or drive-through service.
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service.

(11) Transportation uses.

- Commercial bus station and terminal.
- Heliport.
- Helistop.
- Railroad passenger station. [SUP]
- Railroad yard, roundhouse, or shops.

- STOL (short takeoff or landing) port. [SUP]
- Transit passenger shelter.
- Transit passenger station or transfer center.

(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical generating plant. [SUP]
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower.
- Tower/antenna for cellular communication.
- Utility or government installation other than listed.
- Water treatment plant.

(13) Wholesale, distribution, and storage uses.

- Auto auction. [SUP]
- Building mover's temporary storage yard. [SUP]
- Contractor's maintenance yard.
- Freight terminal.
- Manufactured building sales lot.
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening).
- 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.
- Vehicle storage lot.
- Warehouse.

SEC. 51P-872.107.

ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific 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.

(b) The following accessory uses are not permitted:

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- General waste incinerator.
- Pedestrian skybridges.

SEC. 51P-872.108.

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) Front yard. Minimum front yard is 15 feet.

(b) Side and rear yard. No minimum side or rear yard.

(c) Floor area.

(1) Maximum floor area ratio:

(A) for retail and personal service uses: .5;

(B) for any combination of lodging, office, and retail and personal service use: .75; and

(C) for all uses combined: 2.

(2) For a recycling buy-back center or an outside salvage or reclamation use operating with a recycling buy-back center, the maximum floor area is 19,300 square feet.

(d) Height. Maximum structure height is 110 feet.

(e) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(f) Lot size. No minimum lot size.

(g) Stories. Maximum number of stories above grade is eight. Aboveground parking structures are not included in the calculation of stories but are included in the height calculations.

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SEC. 51P-872.109. OFF-STREET PARKING AND LOADING.

(a) In general. Except as provided in this section, consult the use regulations in Division 51A-4.200 for the specific off-street parking and loading requirements for each use.

(b) Recycling buy-back center.

(1) One off-street parking space per 1,000 square feet of floor area is required.

(2) The off-street parking and maneuvering area must consist of all-weather materials that allow for delivery and release of vehicles in all weather conditions.

(3) No additional parking is required for an outside salvage or reclamation use operating with a recycling buy-back center.

SEC. 51P-872.110. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-872.111. LANDSCAPING.

(a) For a recycling buy-back center and an outside salvage or reclamation use operating with a recycling buy-back center, landscaping must comply with the development/landscape plan (Exhibit 872A).

(b) For other uses, landscaping must be provided in accordance with Article X.

(c) Plant materials must be maintained in a healthy, growing condition.

SEC. 51P-872.112. TREE MITIGATION.

(a) Except as provided in this section, consult the regulations in Division 51A-10.135 for alternate methods of compliance with tree replacement requirements.

(b) For a recycling buy-back center and an outside salvage or reclamation use operating with a recycling buy-back center, if a 60-foot by 200-foot landscape buffer zone is provide in the location shown on the development/landscape plan (Exhibit 872A) and the existing trees in that landscape buffer zone are preserved, the responsible party shall receive credit for up to 45 percent of the total caliper of replacement trees required for the Property.

SEC. 51P-872.113. SIGNS.

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

SEC. 51P-872.114. ADDITIONAL PROVISIONS.

- (a) Recycling buy-back center or outside salvage or reclamation use operating with a recycling buy-back center.

(1) Processing. Mechanical processing is limited to crushing, bailing, and shredding.

(2) Hazardous waste. The collection of hazardous waste as defined in Section 51A-4.206(4)(iii) is prohibited.

- (3) Screening.

(A) Solid screening that is a minimum of nine feet in height must be provided in the locations shown on the development/landscape plan (Exhibit 872A).

(B) Screening materials must be solid masonry, concrete, corrugated sheet metal, or chain link fencing with metal strips through all the links.

- (4) Stacking.

(A) Within 40 feet of the required solid screening shown on development/landscape plan, salvaged, reclaimed, and recycled materials may not exceed eight feet in height.

(B) Salvaged, reclaimed, or recycled materials may be stacked one foot higher in each five-foot increment that the salvaged, reclaimed, or recycled materials are farther than 40 feet away from the solid screening.

(5) Distance. The distance requirement in Section 51A-4.203(b)(5)(E)(iv) does not apply.

(6) Materials. Salvaged, reclaimed, and recycled materials must be removed at least once a week or when the maximum stacking heights are reached.

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

(d) Compliance. 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-872.115. 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, until there has been full compliance with this article, the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the city.”

SECTION 4. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Section 1 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 5. That the Exhibit 535A, subdistrict boundary descriptions, of Article 535, “PD 535,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 535A attached to this ordinance.

SECTION 6. That the Exhibit 535B, subdistrict map, of Article 535, “PD 535,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 535B attached to this ordinance.

SECTION 7. That development of this district must comply with the full-scale version of Exhibit 872A (development/landscape plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 8. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 872 in Chapter 51P.

SECTION 9. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

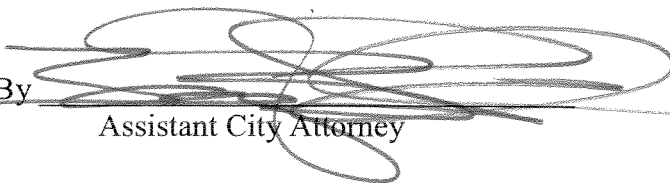
SECTION 10. That the zoning ordinances of the City of Dallas and Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 11. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and publication, in accordance with the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

THOMAS P. PERKINS, JR., City Attorney

By 
Assistant City Attorney

Passed JUN 27 2012

Legal Description
Z112-200

GIS Approved

COMMENCING at northern right of way line of U.S. Highway 175 (C.F. Hawn Freeway) and the western right of way line of Haymarket Road, also being the southwesterly point of unplatted tract 17 of City Block 8777;

THENCE northwesterly along the northern right of way line of U.S. Highway 175 a distance of 994.34 feet to POINT OF BEGINNING;

BEGINNING at a ½" Iron rod found at the the Southeast line of the unplatted tract No. 13.2 in City Block 8777 and being in the Northeast Right of Way line of U.S. Highway No. 175.

THENCE N 57 deg. 41 min. 00 sec. W. with the Northeast Right of Way line of U.S. Highway No. 175, a distance of 275.00 ft. to an "X" in concrete as a point for corner.

THENCE N 32 deg. 19 min. 00 sec. E. with the Northwest line of said Tract No. 13.3, a distance of 190.14 ft. to an "X" in concrete at the North corner of same and being in the Northeast line of the above mentioned Lot No. 13.3.

THENCE S 57 deg. 41 min. 00 sec. E. with the Northeast line of said Lot No. 13.3, a distance of 160.31 ft to a 6" metal post for corner.

THENCE N 0 deg. 24 min. 51 sec. W, at 339.61 ft. pass a 3" metal post and continuing a total distance of 685.38 ft to a 6" metal post as a point for corner.

THENCE N 89 deg. 11 min. 56 sec. E. with the North line of said Tract No. 5 a distance of 200.52 ft. to a ½" Iron rod as a point for corner.

THENCE S 2 deg. 39 min. 47 sec. W. with the East line of said Tract No. 5, a distance of 789.67 ft. to an Iron rod at the Southeast corner of same,

THENCE N 57 deg. 41 min. 00 sec. W. with the Southwest line of said Tract No. 5, a distance of 73.32 ft. to a ½" Iron rod found at the East corner of the above mentioned Lot No. 13.2.

THENCE S 32 deg. 19 min. 45 sec. W. with the Southeast line of said Lot No. 13.2, a distance of 190.00 ft. to the place of beginning, containing 185,504 sq. ft. or 4.2586 acres of land.

Legal Descriptions**DISTRICT BOUNDARY DESCRIPTION**

GIS Approved

BEING a tract of land in the William J. Lewis Survey, Abstract No. 835, the S. A. & M. G. Railroad Survey, Abstract No. 1406, the J. R. Rylie Survey, Abstract No. 1245, and the N. Henderson Survey, Abstract No. 583, in the City of Dallas, Dallas County, Texas, being in City Blocks 7829, 7833, 7834, 7835, A/7790, 7789, 7788, 8565, 8777, 8775, 1/8777, 8566, 8568, 7793, 1/7799, 2/7799, 7791, 7825, 2/7824, and 1/7824, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the centerline of the T. & N. O. Railroad right-of-way;

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to its intersection with the southwestward prolongation of the centerline of Mirror Lake Drive;

THENCE in a northeasterly direction along the southwestward prolongation of the centerline of Mirror Lake Drive, and continuing along the centerline of Mirror Lake Drive to its intersection with the centerline of Silver Falls Drive;

THENCE in an easterly direction along the centerline of Silver Falls Drive to its intersection with the northward prolongation of the common line between Lots 35 and 36 in City Block 7833;

THENCE in a southerly direction along the northward prolongation of said common lot line, and continuing along said common lot line and its southward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to its intersection with the southward prolongation of the common line between Lots 30 and 31 in City Block 7833;

THENCE in a northerly direction along the southward prolongation of said common lot line to a point for corner on the common line between City Blocks 7833 and 7834;

THENCE in an easterly direction along said common block line to a point for corner on the east line of Lot 29 in City Block 7833;

THENCE in a northerly direction along the east line of said Lot 29 to a point for corner on the south line of Lot 27 in City Block 7833;

THENCE in an easterly direction along the south line of said Lot 27 and its eastward prolongation to a point for corner on the centerline of St. Augustine Drive;

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THENCE in a southerly direction along the centerline of St. Augustine Drive to a point for corner on a line, said line being the westward prolongation of the south line of Lot 2 in City Block A/7790;

THENCE in an easterly direction along said line and continuing along the south line of said Lot 2 to a point for corner at a point 100 feet east of the east line of St. Augustine Drive;

THENCE in a southeasterly direction along the southwest line of said Lot 2, a distance of 174.95 feet to a point for corner on the east line of said Lot 2;

THENCE in a northerly direction along the east line of said Lot 2, a distance of 51.68 feet to a point for corner on the north line of Lot 3 in City Block A/7790;

THENCE in an easterly direction along said lot line, a distance of 158.39 feet to a point for corner on the northeast line of said Lot 3;

THENCE South 45°41' East along the northeast line of said Lot 3, a distance of 41.67 feet to a point for corner on the east line of said Lot 3;

THENCE South 00°41' West along the east line of said Lot 3 and its southward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the southward prolongation of the west line of Lot 16 in City Block 7789;

THENCE in a northerly direction along said line, and continuing along the west line of said Lot 16 to a point for corner on the north line of said Lot 16;

THENCE in an easterly direction along the north line of said Lot 16 and its eastward prolongation to a point for corner on the centerline of Esterine Road;

THENCE in a southerly direction along the centerline of Esterine Road to a point for corner on a line, said line being the westward prolongation of the common line between unplatted lots 1 and 13 in City Block 7789;

THENCE in an easterly direction along said line and continuing along the common line between said unplatted lots 1 and 13, and continuing along the south line of Lot 33 in City Block 7789 and its eastward prolongation to a point for corner on the centerline of Masters Drive;

THENCE in a southerly direction along the centerline of Masters Drive to a point for corner on a line, said line being the westward prolongation of the common line between Lots 1 and 2 in City Block 7788;

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THENCE in an easterly direction along said line, and continuing along said common lot line to a point for corner on a line, said line being approximately 417.42 feet east of and parallel to the east line of Masters Drive;

THENCE in a southerly direction along said line, approximately 250 feet to a point for corner on a line, said line being approximately 215 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line, approximately 180 feet to a point for corner on a line, said line being approximately 200 feet north of and parallel to the north line of Rylie Crest Drive;

THENCE in an easterly direction along said line, approximately 295 feet to a point for corner on a line, said line being 428.70 feet west of and parallel to the common line between City Blocks 7787 and 7788;

THENCE in a northerly direction along said line, approximately 72.00 feet to a point for corner on a line, said line being 268.00 feet north of and parallel to the north line of Rylie Crest Drive;

THENCE in an easterly direction along said line, approximately 220.00 feet to a point for corner on a line, said line being 208.7 feet west of and parallel to the common line between City Blocks 7787 and 7788;

THENCE in a southerly direction along said line to a point for corner on the centerline of Rylie Crest Drive;

THENCE in an easterly direction along the centerline of Rylie Crest Drive to its intersection with the centerline of Cade Road;

THENCE in a southerly direction along the centerline of Cade Road to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line to a point for corner on a line, said line being the southeast line of unplatted tract ~~14.3~~ 13.1 in City Block 8777;

THENCE South 32 19' West along said tract line and its southwestward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway a distance of 275 feet to the southwestward prolongation of the common line between unplatted tracts 13.2 and 14.1 in City Block 8777;

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THENCE North 32 19' West along said line, and continuing along said common tract line to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line and continuing along said common tract line to a point for corner on a line, said line being the southeast line of unplatted tract 14.3 in City Block 8777;

THENCE South 32 19' West along said tract line and its southwestward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being 100 feet southeast of and parallel to the southeast line of unplatted lot 14.3 in City Block 8777 and its southwestward prolongation;

THENCE North 32 19' East along said line to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line to a point for corner on the south line of City Block D/8777;

THENCE in an easterly direction along said block line and its eastward prolongation to a point for corner on the corporate limit line between the City of Dallas and the City of Balch Springs;

THENCE in a southerly direction along said corporate limit line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on the centerline of Haymarket Road;

THENCE in a southerly direction along the centerline of Haymarket Road to a point for corner on a line, said line being the northeastward prolongation of the southeast line of unplatted lot 18J in City Block 8775;

THENCE in a southwesterly direction along said line and continuing along the southeast line of said unplatted lot 18J to a point for corner on a line, said line being the southeastward prolongation of the common line between City Blocks 8775 and 8777;

THENCE in a northwesterly direction along said line and continuing along said common block line to a point for corner on that portion of said common block line that runs in an east-west direction;

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THENCE in a westerly direction along said east-west common block line, and continuing along the common line between City Blocks 8775 and 1/8777 to a point for corner on that portion of said common block line that runs in a north-south direction;

THENCE in a southerly direction along north-south common block line, 43.57 feet to a point for corner on the northeast line of the T. & N. O. Railroad right-of-way;

THENCE in a northwesterly direction along the northeast line of said railroad right-of-way, 50.6 feet to point for corner on the common line between City Blocks 8777 and 1/8777;

THENCE in a northeasterly direction along said common block line and its northeastward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northeastward prolongation of the common line between unplatted lots 22 and 23 in City Block 8777, said line also being 600 feet northwest of and parallel to the common line between City Blocks 8777 and 1/8777;

THENCE in a southwesterly direction along said line and continuing along said common lot line to a point for corner on a line, said line being 218 feet southwest of and parallel to the southwest line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line to a point for corner on the centerline of Cade Road;

THENCE in a northerly direction along the centerline of Cade Road to a point for a corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northeasterly prolongation of the northwesterly line of unplatted lot 4 in City Block 8566;

THENCE in a southwesterly direction along said line, and continuing along the northwesterly line of said unplatted lot 4 to a point for corner on a line, said line being the common line between unplatted lots 3 and 7 in City Block 8566;

THENCE in a northwesterly direction along said common lot line, a distance of approximately 196 feet to a point for corner on a line, said line being the common line between unplatted lots 2 and 3 in City Block 8566;

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THENCE in a northeasterly direction along said common lot line and its northeastward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northeastward prolongation of the southeast line of unplatted lot 1 in City Block 8566;

THENCE in a southwesterly direction along said line, and continuing along the southeast line of said Lot 1 to a point for corner on the common line between Lots 1 and 5 in City Block 8566;

THENCE in a northwesterly direction along said common lot line and its northwestward prolongation, crossing Thelma Street, and continuing to a point for corner on a line, said line being 100 feet northwest of and parallel to the northwest line of Thelma Street;

THENCE in a northeasterly direction along said line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northward prolongation of the common line between City Blocks 8569 and 7793;

THENCE in a southerly direction along said line, and continuing along said common block line to a point for corner on a line, said line being approximately 126.5 feet southwest of the southwest line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line approximately 250.00 feet to a point for corner on the southern boundary of unplatted lot 21 in City Block 7793;

THENCE in a westerly direction along the southern boundary of said unplatted lot 21 and continuing along the southern boundary of unplatted lot 19 in City Block 7793 and its westward prolongation to a point for corner on the centerline of Lydia Lane;

THENCE in a northerly direction along the centerline of Lydia Lane to a point for corner on a line, said line being the eastward prolongation of the common line between unplatted lots 15 and 16 in City Block 7793;

THENCE in a westerly direction along said line, and continuing along said common lot line to a point for corner on the common line between City Blocks 7793 and 1/7799, said point being 219.89 feet south of the southwest line of C.F. Hawn Freeway (U.S. Highway 175), said point also being on the southeastward prolongation of the centerline of a 15-foot-wide public alley at the rear of Lots 1, 2, and 3 in City Block 1/7799;

EXHIBIT 535A**Legal Descriptions**

THENCE in a northwesterly direction along the southeastward prolongation of the centerline of said alley, and continuing along the centerline of said alley and its northwestward prolongation to a point for corner on the centerline of the east leg of Laramie Lane;

THENCE in a northerly direction along the centerline of Laramie Lane to a point for corner on the centerline of Rylie Crest Drive;

THENCE in a westerly direction along the centerline of Rylie Crest Drive to a point for corner on the centerline of St. Augustine Drive;

THENCE in a northerly direction along the centerline of St. Augustine Drive to a point for corner on a line, said line being the eastward prolongation of the common line between City Blocks 7825 and 2/7824;

THENCE in a westerly direction along said line, and continuing along said common block line, and further continuing along the north line of Lot 27 in City Block 2/7824 to a point for corner on the east line of Lot 21 in City Block 2/7824;

THENCE in a northerly direction along said lot line to a point for corner on the northeast line of said Lot 21;

THENCE in a northwesterly direction along said lot line and its northwestward prolongation to a point for corner on the centerline of the eastern leg of Beacon Hill Circle;

THENCE in a southwesterly direction along the centerline of Beacon Hill Circle to a point for corner on a line, said line being the southeastward prolongation of the centerline of a 20 foot wide public alley behind Lots 1 through 14 in City Block 1/7824;

THENCE in a northwesterly direction along said line, and continuing along the centerline of said alley and its northwestward prolongation to a point for corner on the centerline of the western leg of Beacon Hill Circle;

THENCE in a northeasterly direction along the centerline of Beacon Hill Circle to a point for corner on a line, said line being the southeastward prolongation of the northeast line of Lot 5 in City Block 2/7824;

THENCE in a northwesterly direction along said line, and continuing along the northeast line of said Lot 5 to a point for corner on the common line between City Blocks 2/7824 and 7829;

THENCE in a northeasterly direction along said common block line to a point for corner on the northeast line of Lot 40 in City Block 7829;

THENCE in a northwesterly direction along the northeast line of said Lot 40 and its northwestward prolongation to a point for corner on the centerline of Old Mill Lane;

Legal Descriptions

THENCE in a northeasterly direction along the centerline of Old Mill Lane to a point for corner on a line, said line being the southeastward prolongation of the common line between Lots 42 and 43 in City Block 7829;

THENCE in a northwesterly direction along said line, and continuing along said common lot line and its northwestward prolongation to a point for corner on the centerline of the T. & N. O. Railroad right-of-way;

THENCE in a northwesterly direction along the centerline of the T. & N. O. Railroad right-of-way to its intersection with the centerline of C.F. Hawn (U.S. Highway 175), the POINT OF BEGINNING, and containing 132.98 acres of land.

SUBDISTRICT BOUNDARY DESCRIPTIONS**SUBDISTRICT 1****Tract I**

GIS Approved

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the southwestward prolongation of the common line between unplatted tracts 9 and 10.1 in City Block 8777;

THENCE in a northeasterly direction along said line, and continuing along said common tract line to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line to a point for corner on a line, said line being the southeast line of unplatted tract 14.3 13.1 in City Block 8777;

THENCE South 32 19' West along said tract line and its southwestward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway a distance of 275 feet to the southwestward prolongation of the common line between unplatted tracts 13.2 and 14.1 in City Block 8777;

THENCE North 32 19' West along said line, and continuing along said common tract line to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line and continuing along said common tract line to a point for corner on a line, said line being the southeast line of unplatted tract 14.3 in City Block 8777;

Legal Descriptions

THENCE South 32 19' West along said tract line and its southwestward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northeastward prolongation of the common line between unplatted lots 22 and 23 in City Block 8777, said line also being 600 feet northwest of and parallel to the common line between City Blocks 8777 and 1/8777;

THENCE in a southwesterly direction along said line and continuing along said common lot line to a point for corner on a line, said line being 218 feet southwest of and parallel to the southwest line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction approximately 220.5 feet along said line to a point for corner on a line, said line being approximately 220.5 feet northwest of and parallel to the common line between unplatted lots 22 and 23 in City Block 8777;

THENCE in a northeasterly direction along said line and its northeastward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U. S. Highway 175) to the POINT OF BEGINNING.

Tract II

GIS Approved

BEGINNING at a point on the centerline of C.F. Hawn Freeway (U.S. Highway 175) at its intersection with a line, said line being 100 feet southeast of and parallel to the southeast line of unplatted lot 14.3 in City Block 8777 and its southwestward prolongation;

THENCE North 32 19' East along said line to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line to a point for corner on the south line of City Block D/8777;

THENCE in an easterly direction along said block line and its eastward prolongation to a point for corner on the corporate limit line between the City of Dallas and the City of Balch Springs;

THENCE in a southerly direction along said corporate limit line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on the centerline of Haymarket Road;

EXHIBIT 535A**Legal Descriptions**

THENCE in a southerly direction along the centerline of Haymarket Road to a point for corner on a line, said line being the northeastward prolongation of the southeast line of unplatted lot 18J in City Block 8775;

THENCE in a southwesterly direction along said line and continuing along the southeast line of said unplatted lot 18J to a point for corner on a line, said line being the southeastward prolongation of the common line between City Blocks 8775 and 8777;

THENCE in a northwesterly direction along said line and continuing along said common block line to a point for corner on that portion of said common block line that runs in an east-west direction;

THENCE in a westerly direction along said common block line to a point for corner on a line, said line being approximately 414 feet southeast of and parallel to the common line between City Blocks 8777 and 1/8777;

THENCE in a northeasterly direction along said line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to the POINT OF BEGINNING.

SUBDISTRICT 2**Tract I**

GIS Approved

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the centerline of the T. & N. O. Railroad right-of-way;

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to its intersection with the southwestward prolongation of the centerline of Mirror Lake Drive;

THENCE in a northeasterly direction along the southwestward prolongation of the centerline of Mirror Lake Drive, and continuing along the centerline of Mirror Lake Drive to its intersection with the centerline of Silver Falls Drive;

THENCE in an easterly direction along the centerline of Silver Falls Drive to its intersection with the northward prolongation of the common line between Lots 35 and 36 in City Block 7833;

THENCE in a southerly direction along the northward prolongation of said common lot line, and continuing along said common lot line and its southward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

Legal Descriptions

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to its intersection with the southward prolongation of the common line between Lots 30 and 31 in City Block 7833;

THENCE in a northerly direction along the southward prolongation of said common lot line to a point for corner on the common line between City Blocks 7833 and 7834;

THENCE in an easterly direction along said common block line to a point for corner on the east line of Lot 29 in City Block 7833;

THENCE in a northerly direction along the east line of said Lot 29 to a point for corner on the south line of Lot 27 in City Block 7833;

THENCE in an easterly direction along the south line of said Lot 27 and its eastward prolongation to a point for corner on the centerline of St. Augustine Drive;

THENCE in a southerly direction along the centerline of St. Augustine Drive to a point for corner on a line, said line being the westward prolongation of the south line of Lot 2 in City Block A/7790;

THENCE in an easterly direction along said line and continuing along the south line of said Lot 2 to a point for corner at a point 100 feet east of the east line of St. Augustine Drive;

THENCE in a southeasterly direction along the southwest line of said Lot 2, a distance of 174.95 feet to a point for corner on the east line of said Lot 2;

THENCE in a northerly direction along the east line of said Lot 2, a distance of 51.68 feet to a point for corner on the north line of Lot 3 in City Block A/7790;

THENCE in an easterly direction along said lot line, a distance of 158.39 feet to a point for corner on the northeast line of said Lot 3;

THENCE South 45°41' East along the northeast line of said Lot 3, a distance of 41.67 feet to a point for corner on the east line of said Lot 3;

THENCE South 00°41' West along the east line of said Lot 3 and its southward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the southward prolongation of the west line of Lot 16 in City Block 7789;

THENCE in a northerly direction along said line, and continuing along the west line of said Lot 16 to a point for corner on the north line of said Lot 16;

EXHIBIT 535A**Legal Descriptions**

THENCE in an easterly direction along the north line of said Lot 16 and its eastward prolongation to a point for corner on the centerline of Esterine Road;

THENCE in a southerly direction along the centerline of Esterine Road to a point for corner on a line, said line being the westward prolongation of the common line between unplatted lots 1 and 13 in City Block 7789;

THENCE in an easterly direction along said line and continuing along the common line between said unplatted lots 1 and 13, and continuing along the south line of Lot 33 in City Block 7789 and its eastward prolongation to a point for corner on the centerline of Masters Drive;

THENCE in a southerly direction along the centerline of Masters Drive to a point for corner on a line, said line being the westward prolongation of the common line between Lots 1 and 2 in City Block 7788;

THENCE in an easterly direction along said line, and continuing along said common lot line to a point for corner on a line, said line being approximately 417.42 feet east of and parallel to the east line of Masters Drive;

THENCE in a southerly direction along said line, approximately 250 feet to a point for corner on a line, said line being approximately 215 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line, approximately 180 feet to a point for corner on a line, said line being approximately 200 feet north of and parallel to the north line of Rylie Crest Drive;

THENCE in an easterly direction along said line, approximately 295 feet to a point for corner on a line, said line being 428.70 feet west of and parallel to the common line between City Blocks 7787 and 7788;

THENCE in a northerly direction along said line, approximately 72.00 feet to a point for corner on a line, said line being 268.00 feet north of and parallel to the north line of Rylie Crest Drive;

THENCE in an easterly direction along said line, approximately 220.00 feet to a point for corner on a line, said line being 208.7 feet west of and parallel to the common line between City Blocks 7787 and 7788;

THENCE in a southerly direction along said line to a point for corner on the centerline of Rylie Crest Drive;

THENCE in a westerly direction along the centerline of Rylie Crest Drive to a point for corner on a line, said line being the northward prolongation of the western boundary line of City Block 8565;

EXHIBIT 535A
Legal Descriptions

THENCE in a southerly direction along said line, and continuing along the western boundary line of City Block 8565 and its southward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northeastward prolongation of the southeast line of Lot 1 in City Block 8566;

THENCE in a southwesterly direction along said line, and continuing along the southeast line of said Lot 1 to a point for corner on the common line between Lots 1 and 5 in City Block 8566;

THENCE in a northwesterly direction along said common lot line and its northwestward prolongation, crossing Thelma Street, and continuing to a point for corner on a line, said line being 100 feet northwest of and parallel to the northwest line of Thelma Street;

THENCE in a northeasterly direction along said line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the northward prolongation of the common line between City Blocks 8569 and 7793;

THENCE in a southerly direction along said line, and continuing along said common block line to a point for corner on a line, said line being approximately 126.5 feet southwest of the southwest line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line approximately 250.00 feet to a point for corner on the southern boundary of unplatted lot 21 in City Block 7793;

THENCE in a westerly direction along the southern boundary of said unplatted lot 21 and continuing along the southern boundary of unplatted lot 19 in City Block 7793 and its westward prolongation to a point for corner on the centerline of Lydia Lane;

THENCE in a northerly direction along the centerline of Lydia Lane to a point for corner on a line, said line being the eastward prolongation of the common line between unplatted lots 15 and 16 in City Block 7793;

THENCE in a westerly direction along said line, and continuing along said common lot line to a point for corner on the common line between City Blocks 7793 and 1/7799, said point being 219.89 feet south of the southwest line of C.F. Hawn Freeway (U.S. Highway 175), said point also being on the southeastward prolongation of the centerline of a 15-foot-wide public alley at the rear of Lots 1, 2, and 3 in City Block 1/7799;

EXHIBIT 535A

Legal Descriptions

THENCE in a northwesterly direction along the southeastward prolongation of the centerline of said alley, and continuing along the centerline of said alley and its northwestward prolongation to a point for corner on the centerline of the east leg of Laramie Lane;

THENCE in a northerly direction along the centerline of Laramie Lane to a point for corner on the centerline of Rylie Crest Drive;

THENCE in a westerly direction along the centerline of Rylie Crest Drive to a point for corner on the centerline of St. Augustine Drive;

THENCE in a northerly direction along the centerline of St. Augustine Drive to a point for corner on a line, said line being the eastward prolongation of the common line between City Blocks 7825 and 2/7824;

THENCE in a westerly direction along said line, and continuing along said common block line, and further continuing along the north line of Lot 27 in City Block 2/7824 to a point for corner on the east line of Lot 21 in City Block 2/7824;

THENCE in a northerly direction along said lot line to a point for corner on the northeast line of said Lot 21;

THENCE in a northwesterly direction along said lot line and its northwestward prolongation to a point for corner on the centerline of the eastern leg of Beacon Hill Circle;

THENCE in a southwesterly direction along the centerline of Beacon Hill Circle to a point for corner on a line, said line being the southeastward prolongation of the centerline of a 20 foot wide public alley behind Lots 1 through 14 in City Block 1/7824;

THENCE in a northwesterly direction along said line, and continuing along the centerline of said alley and its northwestward prolongation to a point for corner on the centerline of the western leg of Beacon Hill Circle;

THENCE in a northeasterly direction along the centerline of Beacon Hill Circle to a point for corner on a line, said line being the southeastward prolongation of the northeast line of Lot 5 in City Block 2/7824;

THENCE in a northwesterly direction along said line, and continuing along the northeast line of said Lot 5 to a point for corner on the common line between City Blocks 2/7824 and 7829;

THENCE in a northeasterly direction along said common block line to a point for corner on the northeast line of Lot 40 in City Block 7829;

THENCE in a northwesterly direction along the northeast line of said Lot 40 and its northwestward prolongation to a point for corner on the centerline of Old Mill Lane;

EXHIBIT 535A
Legal Descriptions

THENCE in a northeasterly direction along the centerline of Old Mill Lane to a point for corner on a line, said line being the southeastward prolongation of the common line between Lots 42 and 43 in City Block 7829;

THENCE in a northwesterly direction along said line, and continuing along said common lot line and its northwestward prolongation to a point for corner on the centerline of the T. & N. O. Railroad right-of-way;

THENCE in a northwesterly direction along the centerline of the T. & N. O. Railroad right-of-way to its intersection with the centerline of C.F. Hawn (U.S. Highway 175), the POINT OF BEGINNING.

Tract II

GIS Approved

COMMENCING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the centerline of Cade Road;

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point on a line, said line being the northeasterly prolongation of the northwesterly line of unplatted lot 4 in City Block 8566, said point being the POINT OF BEGINNING of Tract II within Subdistrict 2;

THENCE in a southwesterly direction along said line, and continuing along the northwesterly line of said unplatted lot 4 to a point for corner on a line, said line being the common line between unplatted lots 3 and 7 in City Block 8566;

THENCE in a northwesterly direction along said common lot line, a distance of approximately 196 feet to a point for corner on a line, said line being the common line between unplatted lots 2 and 3 in City Block 8566;

THENCE in a northeasterly direction along said common lot line and its northeastward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to the POINT OF BEGINNING.

Tract III

GIS Approved

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the centerline of Cade Road;

EXHIBIT 535A

Legal Descriptions

THENCE in a northerly direction along the centerline of Cade Road to a point for corner on a line, said line being 190 feet northeast of and parallel to the northeast line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along said line to a point for corner on a line, said point being approximately 460.1 feet southeast of the east line of Cade Road;

THENCE South 32°19' West along said line to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction approximately 80.00 feet along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being approximately 220.5 feet northwest of and parallel to the common line between unplatted lots 22 and 23 in City Block 8777;

THENCE in a southwesterly direction along said line to a point for corner on a line, said line being 218.00 feet southwest of and parallel to the southwest line of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a northwesterly direction along said line to a point for corner on the centerline of Cade Road;

THENCE in a northerly direction along the centerline of Cade Road to its intersection with the centerline of C.F. Hawn Freeway (U.S. Highway 175), the POINT OF BEGINNING.

Tract IV

GIS Approved

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the northeastward prolongation of the southeasterly boundary line of unplatted lot 19 in City Block 8777;

THENCE in a southwesterly direction along the northeastward prolongation of the southeasterly boundary line of said unplatted lot 19, and continuing along the southeasterly boundary line of said lot 19 to a point for corner on that portion of the common line between City Blocks 8775 and 8777 that runs in an east-west direction;

THENCE in a westerly direction along said east-west common block line, and continuing along the common line between City Blocks 8775 and 1/8777 to a point for corner on that portion of said common block line that runs in a north-south direction;

THENCE in a southerly direction along north-south common block line, 43.57 feet to a point for corner on the northeast line of the T. & N. O. Railroad right-of-way;

EXHIBIT 535A**Legal Descriptions**

THENCE in a northwesterly direction along the northeast line of said railroad right-of-way, 50.6 feet to point for corner on the common line between City Blocks 8777 and 1/8777;

THENCE in a northeasterly direction along said common block line and its northeastward prolongation to a point for corner on the centerline of C.F. Hawn Freeway (U.S. Highway 175);

THENCE in a southeasterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to the POINT OF BEGINNING.

SUBDISTRICT 3

GIS Approved

BEGINNING at the intersection of the centerline of C.F. Hawn Freeway (U.S. Highway 175) and the centerline of Cade Road;

THENCE in a northwesterly direction along the centerline of C.F. Hawn Freeway (U.S. Highway 175) to a point for corner on a line, said line being the southward prolongation of the western boundary line of City Block 8565;

THENCE in a northerly direction along said line, and continuing along the western boundary line of City Block 8565 and its northward prolongation to a point for corner on the centerline of Rylie Crest Drive;

THENCE in an easterly direction along the centerline of Rylie Crest Drive to its intersection with the centerline of Cade Road;

THENCE in a southerly direction along the centerline of Cade Road to its intersection with the centerline of C.F. Hawn Freeway (U.S. Highway 175), the POINT OF BEGINNING.

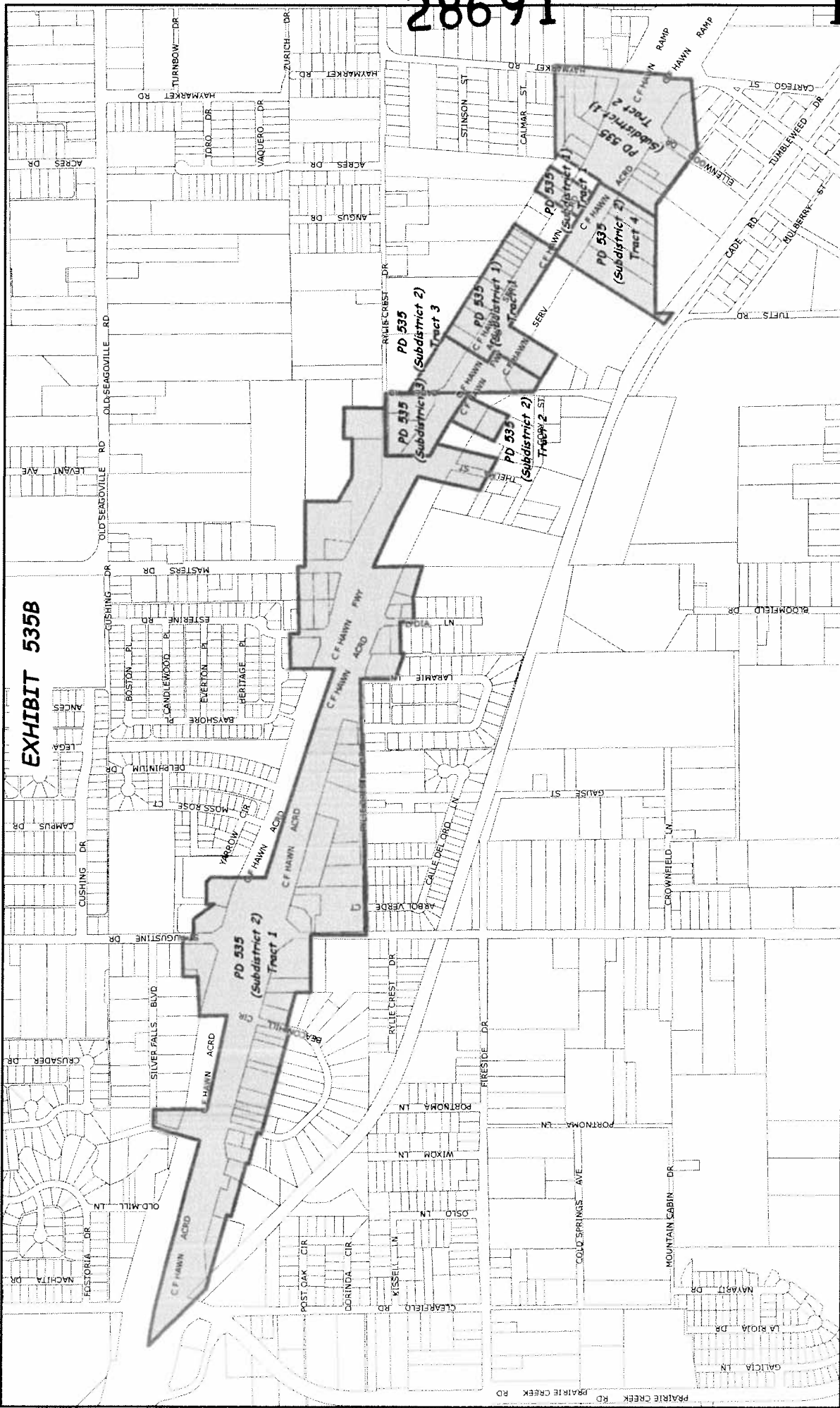


EXHIBIT 535B

PD 535 TRACT MAP
Contains 3 Subareas: 1, 2, 3
SA 1 (Tracts 1, 2) SA 2 (Tracts 1, 2, 3, 4)

28691 121689

ORDINANCES: 23908, 25164-COD, 25433, Z112-200

Printed 06-07-2011

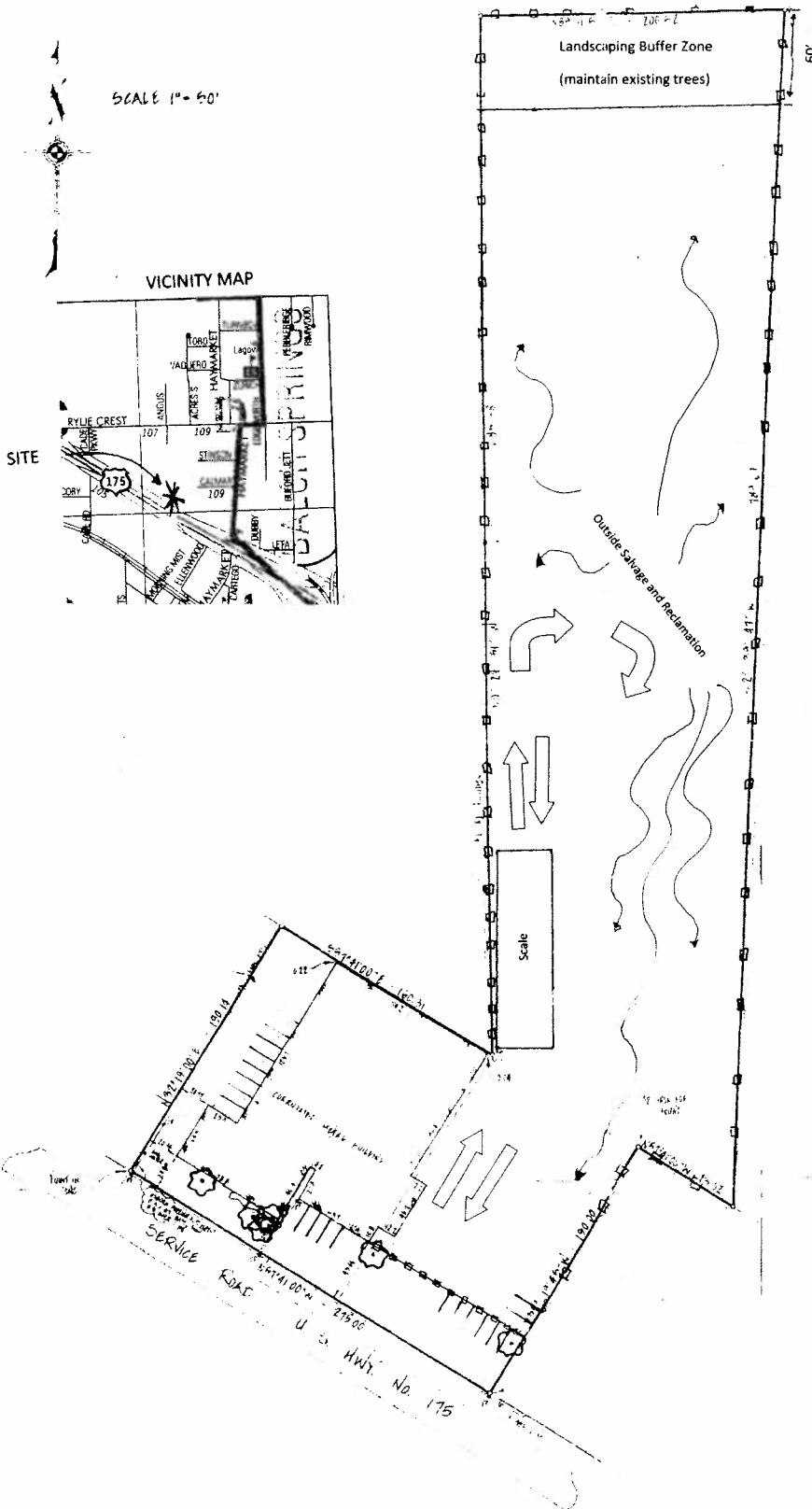
1:7,200

Matched to Parcel11 lines

28691

121689

Exhibit 872A



SITE ANALYSIS

EXISTING ZONING: IM and PDD 535 SD 1

PROPOSED ZONING: PDD

EXISTING STRUCTURE: 19,292 S.F.

Required Parking: 19

Proposed Parking: 19

Lot Coverage: 11%

- 9' solid screening
- Foundation planting
- Site Trees

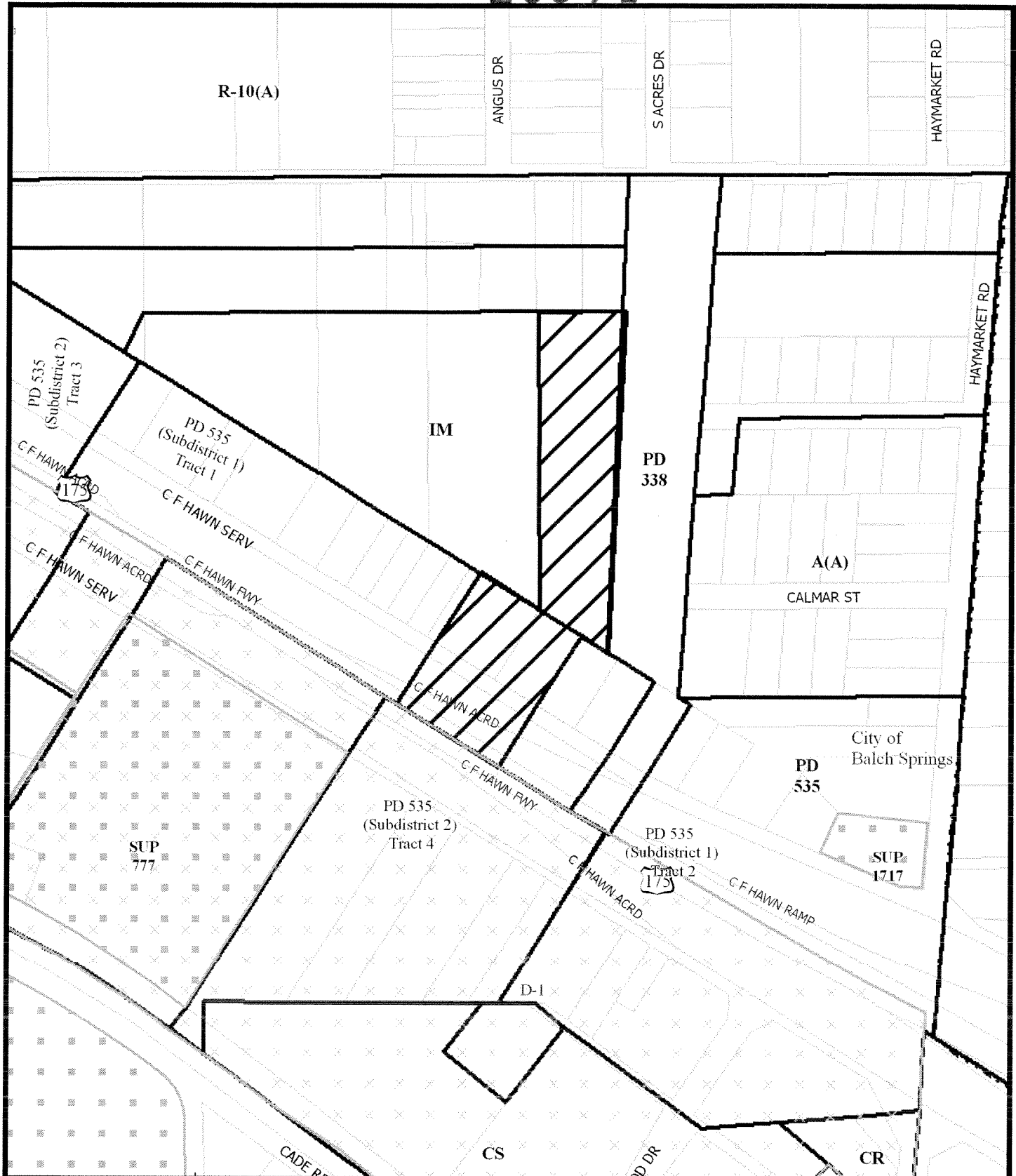
Planned Development
District No. 872

Approved
City Plan Commission
May 17, 2012

Z112-200
ment / Landscape Plan

28691

121689



1:3,600

ZONING AND LAND USE

Case no: Z112-200

Date: 5/3/2012