

4-9-13

ORDINANCE NO. 28967

An ordinance amending Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; consolidating Tracts 2C, 4A, 4B, and 4C into a new Tract 4; allowing industrial (inside) for light manufacturing as a permitted use; providing a new conceptual plan; providing a new property description; 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

WHEREAS, the city council finds that it is in the public interest to amend Article 240 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That Section 51P-240.102, "Property Location and Size," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-240.102. PROPERTY LOCATION AND SIZE.

PD. 240 is established on property generally located along the south line of Lyndon B. Johnson Freeway (I-20), east of the east line of Hampton Road. The size of PD 240 is approximately 100.55 [~~102.46~~] acres."

SECTION 2. That Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-240.103.1, "Exhibits," to read as follows:

"SEC. 51P-240.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 240A: conceptual plan.
- (2) Exhibit 240B: Tract 1B development plan.
- (3) Exhibit 240C: Tract 1B landscape plan."

SECTION 3. That Section 51P-240.104, "Conceptual Plan," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-240.104. CONCEPTUAL PLAN.

Development and use [Utilization] of the Property must comply with the [city plan commission-approved] conceptual plan (Exhibit 240A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls."

SECTION 4. That Paragraph (2) of Section 51P-240.107, "Permitted Uses," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

- "(2) The only permitted uses on Tract[s] ~~4[2C, 4A, and 4B]~~ are:
- (A) Office uses.
 - (B) Bar and restaurant uses.
 - (C) Bank or savings and loan offices.
 - (D) Medical clinics.

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(E) Industrial (inside) for light manufacturing. [See Section 51A-4.203(b)(1.1) for use regulations]

(F) Warehouses.

SECTION 5. That Paragraph (3) of Section 51P-240.107, "Permitted Uses," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(3) The only permitted uses on Tracts 3A, 3B, and 3C [~~and 4C~~] are:

- (A) Medical uses.
- (B) Bar and restaurant uses.
- (C) Technical schools.
- (D) The following professional, personal service, and custom crafts
uses:
 - (i) Offices.
 - (ii) Temporary construction or sales offices.
 - (iii) Bank or savings and loan offices (without drive-in
windows).
 - (iv) Bank or savings and loan offices (with drive-in window).
 - (v) Barber and beauty shop.
 - (vi) Health studios.
 - (vii) Travel bureaus.
 - (viii) Broadcasting or recording studios.
 - (ix) Photography studios.
- (E) The following retail uses:
 - (i) Retail stores other than listed.

- (ii) Antique shops.
 - (iii) Camera shops.
 - (iv) Cigar, candy, and tobacco stores.
 - (v) Hobby and art supplies stores.
 - (vi) Paint and wallpaper stores.
 - (vii) Swimming pool sales and supply uses.
- (F) The following motor vehicle related uses:
- (i) Auto or motorcycle display, sales, and service uses (inside).
 - (ii) Auto or motorcycle display, sales, and service uses
(outside).
 - (iii) Auto part sales uses (inside).
 - (iv) Service stations.
- (G) The following commercial uses:
- (i) Custom furniture construction, repair, or upholstery shops.
 - (ii) Machinery sales and service uses.
 - (iii) Computer service centers.
 - (iv) Diamond and precious stone sales uses (wholesale only).
- (H) The following storage and waste disposal uses:
- (i) Warehouses.
 - (ii) Mini-warehouses.
- (I) The following community service uses:
- (i) Day care centers.
 - (ii) Post offices.

(J) The following recreation and entertainment uses:

- (i) Game court centers.
- (ii) Private recreation clubs.

(K) The following industrial and manufacturing uses:

- (i) Light fabrication and assembly uses.
- (ii) Manufacturing laboratory uses.

(iii) Industrial (inside) for light manufacturing. [See Section 51A-4.203(b)(1.1) for use regulations]

SECTION 6. That Section 51P-240.108, "Maximum Floor Area," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Subsection (c), "Tract 4," to read as follows:

"(c) Tract 4. An industrial (inside) for light manufacturing use may exceed 10,000 square feet."

SECTION 7. That Section 51P-240.109, "Maximum Height," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-240.109. MAXIMUM HEIGHT.

- (a) Tracts 1A and 3A. No structure may exceed 70 feet in height.
- (b) Tracts 1B and [;] 3B[; and 4B]. No structure may exceed 100 feet in height.
- (c) Tract[s] 3C [and 4C]. No structure may exceed 45 feet in height.
- (d) Tract[s] 2C and 4[A]. No structure may exceed 120 feet in height.
- (e) Residential proximity slope. The residential proximity slope applies to Tract 4."

SECTION 8. That Section 51P-240.110, "Maximum Lot Coverage," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-240.110. MAXIMUM LOT COVERAGE.

Maximum permitted lot coverage excluding aboveground parking structures is as follows:

(1) Tracts 1A and [;] 1B[, 2C, 4A, and 4B]. Maximum permitted lot coverage on these tracts is 40 percent.

(2) Tracts 3A, 3B, 3C, and 4[E]. Maximum permitted lot coverage on these tracts is 60 percent."

SECTION 9. That Subsection (a) of Section 51P-240.111, "Minimum Setbacks," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(a) Minimum front yard setback is 25 feet along Interstate Highway 20 and along Beckleymeade Avenue. Minimum front yard setback along Penn Farm Road is 10 feet."

SECTION 10. That Section 51P-240.120, "Zoning Map," of Article 240, "PD 240," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is deleted as follows:

~~"[SEC. 51P-240.120. ZONING MAP.~~

~~PD 240 is located on Zoning Map Nos. P-6 and Q-6.]"~~

SECTION 11. That the property description in Section 1 of Ordinance No. 19217 is replaced by Exhibit A (property description) attached to this ordinance.

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SECTION 12. That the conceptual plan, Exhibit 240A of Article 240, "PD 240," of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 240A attached to this ordinance.

SECTION 13. That development of this district must comply with the full-scale version of Exhibit 240A (conceptual 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 14. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 15. That 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 16. 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 17. 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 APR 10 2013

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PD 240

PROPERTY AND TRACT DESCRIPTIONS

OVERALL AREA

BEING a 100.55 acre (4,379,927 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243 and the William Sprowls Survey, Abstract Number 1291, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 7558, 7619, 7620 and A/7558, and being part of Lot 1A, Block A/7558 of LOWE'S QT 923 ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200228672 of the Official Public Record of Dallas County, Texas (O.P.R.D.C.T.), and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as recorded in Instrument Number 20070456099, O.P.R.D.C.T., and being part of a called 13.000 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03726 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a called 2.540 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03739, D.R.D.C.T., and being all of the remainder of a called 60.199 acre tract of land described as Exhibit "C" Penn Brothers Parcel in Partition Agreement to Penn Brothers Realty, as recorded in Volume 92249, Page 7749, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for the northwest corner of Lot 3, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., the northeast corner of said Lot 1A, Block A/7558, and the northeast corner of said 2.540 acre tract;

THENCE North 81 degrees 42 minutes 51 seconds West, with the south right-of-way line of said Interstate Highway 20, with the north line of said 2.540 acre tract and with the north line of said Lot 1A, Block A/7558, a distance of 201.86 feet to a 1/2-inch found iron rod on the north line of said Lot 1A, Block A/7558 and the south right-of-way line of Interstate Highway 20 (also known as Lyndon B. Johnson Freeway, a variable width right-of-way) for the northeast corner of said 4.196 acre tract and the northwest corner of said 2.540 acre tract;

THENCE South 00 degrees 28 minutes 19 seconds West, with the east line of said 4.196 acre tract and with the west line said 2.540 acre tract, a distance of 186.96 feet to a point (not monumented) on the west line of said 2.540 acre tract for the southeast corner of said 4.196 acre tract and the most northerly northeast corner of said 13.000 acre tract;

THENCE South 89 degrees 45 minutes 58 seconds West, with the north line of said 13.000 acre tract and with the south line of said called 4.196 acre tract, a distance of 731.04 feet to a found 3 1/4-inch aluminum disk stamped "BURY+PARTNERS LOWES QT 923" on the west line of said Lot 1A, Block A/7558 and the east right-of-way line of

Hampton Road (a variable width right-of-way) for the northwest corner of said 13.000 acre tract and the southwest corner of a called 4.196 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03704, D.R.D.C.T., for the POINT OF BEGINNING;

BEGINNING at a found 3 1/4-inch aluminum disk stamped "BURY+PARTNERS LOWES QT 923" on the west line of said Lot 1A, Block A/7558 and the east right-of-way line of Hampton Road (a variable width right-of-way) for the northwest corner of said 13.000 acre tract and the southwest corner of a called 4.196 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03704, D.R.D.C.T.;

THENCE North 89 degrees 45 minutes 58 seconds East, with the north line of said 13.000 acre tract and with the south line of said called 4.196 acre tract, a distance of 731.04 feet to a point (not monumented) on the west line of said 2.540 acre tract for the southeast corner of said 4.196 acre tract and the most northerly northeast corner of said 13.000 acre tract;

THENCE North 00 degrees 28 minutes 19 seconds East, with the east line of said 4.196 acre tract and with the west line said 2.540 acre tract, a distance of 186.96 feet to a 1/2-inch found iron rod on the north line of said Lot 1A, Block A/7558 and the south right-of-way line of Interstate Highway 20 (also known as Lyndon B. Johnson Freeway, a variable width right-of-way) for the northeast corner of said 4.196 acre tract and the northwest corner of said 2.540 acre tract;

THENCE South 81 degrees 42 minutes 51 seconds East, with the south right-of-way line of said Interstate Highway 20, with the north line of said 2.540 acre tract and with the north line of said Lot 1A, Block A/7558, a distance of 201.86 feet to a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for the northwest corner of Lot 3, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., the northeast corner of said Lot 1A, Block A/7558, and the northeast corner of said 2.540 acre tract;

THENCE South 00 degrees 09 minutes 48 seconds East, departing the south right-of-way line of said Interstate Highway 20, and with the east line of said Lot 1A, Block A/7558, with the west line of said Lot 3, Block A/7558, and with the east line of said 2.540 acre tract, a distance of 534.58 feet to a point (not monumented) for the southwest corner of said Lot 3, Block A/7558, the most easterly northeast corner of said 13.000 acre tract, and the southeast corner of said 2.540 acre tract, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears North 48 degrees 26 minutes 46 seconds East, a distance of 0.87 of a foot, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 1,600.00 feet, whose chord bears South 78 degrees 31 minutes 58 seconds East, a distance of 475.38 feet;

THENCE Easterly, departing the east line of said Lot 1A, Block A/7558, and with the south line of said Lot 3, Block A/7558, with the north line of said 61.400 acre tract, and with said curve, through a central angle of 17 degrees 05 minutes 11 seconds, passing a point (not monumented) at an arc distance of 293.14 feet for the common southeast corner of said Lot 3, Block A/7558 and southwest corner of Lot 4, Block A/7558 of said PENN FARM ADDITION, from which a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for witness bears South 79 degrees 41 minutes 41 seconds West, a distance of 0.44 of a foot, and continuing with the north line of said 61.400 acre tract and said curve, and with the south line of said Lot 4, Block A/7558, in all, a total arc distance of 477.14 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears North 71 degrees 14 minutes 53 seconds West, a distance of 1.82 feet;

THENCE South 69 degrees 59 minutes 22 seconds East, continuing with the north line of said 61.400 acre tract and the south line of said Lot 4, Block A/7558, passing a 1/2-inch found iron rod at a distance of 179.32 feet for the common southeast corner of said Lot 4, Block A/7558 and the southwest corner of Lot 5, Block A/7558 of said PENN FARM ADDITION, and continuing with the north line of said 61.400 acre tract and with the south line of said Lot 5, Block A/7558, in all, a total distance of 401.71 feet to a point (not monumented) for the point of curvature of a tangent circular curve to the left having a radius of 750.00 feet, whose chord bears North 89 degrees 53 minutes 58 seconds East, a distance of 515.76 feet, from which a 5/8-inch found iron rod with cap stamped "DZA" for witness bears North 37 degrees 03 minutes 24 seconds West, a distance of 0.23 of a foot;

THENCE Easterly, continuing with the north line of said 61.400 acre tract and the south line of said Lot 5, Block A/7558, and with said curve, through a central angle of 40 degrees 13 minutes 20 seconds, an arc distance of 526.51 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap for witness bears North 27 degrees 36 minutes 12 seconds West, a distance of 0.38 of a foot;

THENCE North 69 degrees 47 minutes 18 seconds East, continuing with the north line of said 61.400 acre tract and the south line of said Lot 5, Block A/7558, passing a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") at a distance of 95.37 feet for the common southwest corner of Penn Farm Road (a 30-foot wide right-of-way) and southeast corner of said Lot 5, Block A/7558, from which a 1/2-inch found iron rod for witness bears North 24 degrees 58 minutes 29 seconds West, a distance of 0.40 of a foot, and continuing with the the north line of said 61.400 acre tract and with the south line of said Penn Farm Road, in all, a total distance of 125.37 feet to a set PK nail with shiner stamped "HALFF" for the southeast corner of said Penn Farm Road, an angle point of said 61.400 acre tract, and an angle point of said 60.199 acre tract for the point of curvature of a non-tangent circular curve to the right having a radius of 750.00 feet, whose chord bears North 05 degrees 02 minutes 01 second West, a distance of 392.73 feet, from which a found PK nail for witness bears North 20 degrees 37 minutes 40 seconds West, a distance of 0.39 of a foot;

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THENCE Northerly, with the east right-of-way line of said Penn Farm Road and with said curve, through a central angle of 30 degrees 21 minutes 23 seconds, an arc distance of 397.36 feet to a set "X" in concrete for the point of tangency, from which a found "X" in concrete for witness bears North 46 degrees 56 minutes 17 seconds West, a distance of 0.47 of a foot;

THENCE North 10 degrees 08 minutes 41 seconds East, continuing with the east right-of-way line of said Penn Farm Road, a distance of 87.06 feet to a set "X" in concrete on the north line of said 60.199 acre tract at the intersection of the east right-of-way line of said Penn Farm Road with the south right-of-way line of said Interstate Highway 20, from which a found PK nail for witness bears North 45 degrees 48 minutes 12 seconds West, a distance of 0.52 of a foot;

THENCE South 79 degrees 51 minutes 19 seconds East, with the south right-of-way line of said Interstate Highway 20 and with the north line of said 60.199 acre tract, a distance of 11.28 feet to a set "X" in concrete for corner;

THENCE South 72 degrees 21 minutes 49 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 1,091.03 feet to a found concrete monument for corner;

THENCE South 85 degrees 54 minutes 20 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 456.38 feet to a found concrete monument for corner;

THENCE South 76 degrees 03 minutes 25 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 728.70 feet to a 1/2-inch set iron rod with cap for the northwest corner of a called 7.3884 acre tract of land described in Special Warranty Deed to Phillip W. Brooks, as recorded in Volume 87180, Page 3176, D.R.D.C.T. and the northeast corner of said 60.199 acre tract, from which a 3/4-inch found iron rod for witness bears South 00 degrees 22 minutes 34 seconds West, a distance of 0.37 of a foot;

THENCE South 00 degrees 22 minutes 34 seconds West, departing the south right-of-way line of said Interstate Highway 20, and with the west line of said 7.3884 acre tract and with the east line of said 60.199 acre tract, a distance of 675.97 feet to a 1/2-inch set iron rod with cap on the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way) for the southwest corner of said 7.3884 acre tract and the southeast corner of said 60.199 acre tract, from which a 5/8-inch found iron rod for witness bears South 00 degrees 22 minutes 34 seconds West, a distance of 0.55 of a foot;

THENCE South 89 degrees 48 minutes 05 seconds West, with the north right-of-way line of said Beckleymeade Avenue, a distance of 1,087.79 feet to a 1/2-inch set iron rod with cap for corner;

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THENCE South 89 degrees 50 minutes 20 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 124.14 feet to a 1/2-inch set iron rod with cap for an angle point;

THENCE South 89 degrees 50 minutes 13 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 506.46 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 870.00 feet, whose chord bears North 85 degrees 03 minutes 39 seconds West, a distance of 154.75 feet, from which a 1/2-inch found iron rod for witness bears South 58 degrees 58 minutes 21 seconds West, a distance of 2.03 feet;

THENCE Westerly, continuing with the north right-of-way line of Beckleymeade Avenue and with said curve, through a central angle of 10 degrees 12 minutes 17 seconds, an arc distance of 154.95 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a tangent circular curve to the left having a radius of 930.00 feet, whose chord bears North 85 degrees 03 minutes 46 seconds West, a distance of 165.49 feet, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 60 degrees 02 minutes 11 seconds West, a distance of 1.87 feet;

THENCE Westerly, continuing with the north right-of-way line of Beckleymeade Avenue and with said curve, through a central angle of 10 degrees 12 minutes 33 seconds, an arc distance of 165.71 feet to a 1/2-inch set iron rod with cap for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 61 degrees 19 minutes 15 seconds West, a distance of 1.69 feet;

THENCE South 89 degrees 49 minutes 57 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 2,020.25 feet to a point (not monumented) for the point of curvature of a tangent circular curve to the left having a radius of 1,208.00 feet, whose chord bears South 87 degrees 49 minutes 46 seconds West, a distance of 84.44 feet, from which a bent 1/2-inch found iron rod for witness bears South 64 degrees 30 minutes 20 seconds West, a distance of 1.54 feet;

THENCE Westerly, continuing with the north right-of-way line of said Beckleymeade Avenue and with said curve, through a central angle of 04 degrees 00 minutes 21 seconds, an arc distance of 84.46 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 67 degrees 10 minutes 38 seconds West, a distance of 1.49 feet;

THENCE South 85 degrees 49 minutes 36 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 24.01 feet to point (not monumented) for the point of curvature of a tangent circular curve to the right having a radius of 1,192.00 feet, whose chord bears South 87 degrees 56 minutes 33 seconds West, a distance of 88.02 feet, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 66 degrees 14 minutes 45 seconds West, a distance of 1.48 feet;

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THENCE Westerly, continuing with the north right-of-way line of said Beckleymeade Avenue and with said curve, through a central angle of 04 degrees 13 minutes 54 seconds, an arc distance of 88.04 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 65 degrees 57 minutes 15 seconds West, a distance of 1.53 feet;

THENCE North 89 degrees 56 minutes 30 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 334.36 feet to a point (not monumented) for corner;

THENCE North 44 degrees 56 minutes 30 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 33.16 feet to a point (not monumented) on the west line of said 61.400 acre tract and being at the intersection of the north right-of-way line of said Beckleymeade Avenue with the east right-of-way line of said Hampton Road, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 43 degrees 02 minutes 38 seconds West, a distance of 1.26 feet;

THENCE North 00 degrees 30 minutes 38 seconds East, with the east right-of-way line of said Hampton Road and with the west line of said 61.400 acre, a distance of 590.19 feet to a point (not monumented) for the southwest corner of a 10'X10' Corner Clip, as recorded in Volume 97125, Page 03079, D.R.D.C.T., from which a 1/2-inch found iron rod for witness bears South 71 degrees 30 minutes 17 seconds West, a distance of 0.23 of a foot;

THENCE South 89 degrees 29 minutes 22 seconds East, departing the east line of said 61.400 acre tract and continuing with the east right-of-way line of said Hampton Road and with the south line of said 10'X10' Corner Clip, a distance of 10.00 feet to a 1/2-inch found iron rod with cap stamped "BURY+PITTMAN" for the southeast corner of said 10'X10' Corner Clip and the southwest corner of said Lot 1A, Block A/7558;

THENCE North 44 degrees 29 minutes 22 seconds West, continuing with the east right-of-way line of said Hampton Road, and with the northeast line of said 10'X10' Corner Clip and with the west line of said Lot 1A, Block A/7558, a distance of 14.14 feet to a 1/2-inch found iron rod with cap stamped "BURY+PITTMAN" on the west line of said 13.000 acre tract for the north corner of said 10'X10' Corner Clip and an angle point of said Lot 1A, Block A/7558;

THENCE North 00 degrees 30 minutes 38 seconds East, continuing with the east right-of-way line of said Hampton Road, with the west line of said 13.000 acre tract, and with the east line of said Lot 1A, Block A/7558, a distance of 659.47 feet to a point (not monumented) for corner, from which a found "X" in concrete for witness bears North 40 degrees 21 minutes 09 seconds West, a distance of 0.23 of a foot;

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THENCE North 01 degree 01 minute 18 seconds East, continuing with the east right-of-way line of said Hampton Road, the west line of said 13.000 acre tract, and the east line of said Lot 1A, Block A/7558, a distance of 9.82 feet to the POINT OF BEGINNING AND CONTAINING 4,379,927 square feet or 100.55 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

TRACT 1A

BEING a 8.87 acre (386,317.53 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 7558, and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as recorded in Instrument Number 20070456099, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at the intersection of the north right-of-way line of said Beckleymeade Avenue with the east right-of-way line of said Hampton Road, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 43 degrees 02 minutes 38 seconds West, a distance of 1.26 feet, said point being on the west line of said 61.400 acre tract and also being the northwesterly most point of a corner clip;

THENCE North 00 degrees 30 minutes 38 seconds East, with the east right-of-way line of said Hampton Road and with the west line of said 61.400 acre, a distance of 590.19 feet to a point (not monumented) for the southwest corner of a 10'X10' Corner Clip, as recorded in Volume 97125, Page 03079, D.R.D.C.T., from which a 1/2-inch found iron rod for witness bears South 71 degrees 30 minutes 17 seconds West, a distance of 0.23 of a foot;

THENCE South 89 degrees 29 minutes 22 seconds East, departing the east line of said 61.400 acre tract and continuing with the east right-of-way line of said Hampton Road and with the south line of said 10'X10' Corner Clip, passing at a distance of 10.00 feet to a 1/2-inch found iron rod with cap stamped "BURY+PITTMAN" for the southeast corner of said 10'X10' Corner Clip and the southwest corner of Lot 1A, Block A/7558, and continuing with the south line of Lot 1A, Block A/7558, in all, a total distance of 635.012 feet to a point (not monumented) for corner;

THENCE South 00 degrees 30 minutes 38 seconds West, departing the south line of Lot 1A, Block A/7558 and over and across said 61.400 acre tract to the north right-of-way line of said Beckleymeade Avenue, a distance of 600.001 feet to a point (not monumented) for corner;

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THENCE South 89 degrees 49 minutes 57 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 80.827 feet to a point (not monumented) for the point of curvature of a tangent circular curve to the left having a radius of 1,208.00 feet, whose chord bears South 87 degrees 49 minutes 46 seconds West, a distance of 84.44 feet, from which a bent 1/2-inch found iron rod for witness bears South 64 degrees 30 minutes 20 seconds West, a distance of 1.54 feet;

THENCE Westerly, continuing with the north right-of-way line of said Beckleymeade Avenue and with said curve, through a central angle of 04 degrees 00 minutes 21 seconds, an arc distance of 84.46 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 67 degrees 10 minutes 38 seconds West, a distance of 1.49 feet;

THENCE South 85 degrees 49 minutes 36 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 24.01 feet to point (not monumented) for the point of curvature of a tangent circular curve to the right having a radius of 1,192.00 feet, whose chord bears South 87 degrees 56 minutes 33 seconds West, a distance of 88.02 feet, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 66 degrees 14 minutes 45 seconds West, a distance of 1.48 feet;

THENCE Westerly, continuing with the north right-of-way line of said Beckleymeade Avenue and with said curve, through a central angle of 04 degrees 13 minutes 54 seconds, an arc distance of 88.04 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 65 degrees 57 minutes 15 seconds West, a distance of 1.53 feet;

THENCE North 89 degrees 56 minutes 30 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 334.36 feet to a point (not monumented) for corner;

THENCE North 44 degrees 56 minutes 30 seconds West, continuing with the north right-of-way line of said Beckleymeade Avenue, a distance of 33.16 feet to a point (not monumented) on the west line of said 61.400 acre tract and being at the intersection of the north right-of-way line of said Beckleymeade Avenue with the east right-of-way line of said Hampton Road, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 43 degrees 02 minutes 38 seconds West, a distance of 1.26 feet to the POINT OF BEGINNING AND CONTAINING 386,317.53 square feet or 8.87 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

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TRACT 1B

BEING a 15.53 acre (676,585.60 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number A/7558, and being part of Lot 1A, Block A/7558 of LOWE'S QT 923 ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200228672 of the Official Public Record of Dallas County, Texas (O.P.R.D.C.T.), and being part of a called 13.000 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03726 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being all of a called 2.540 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03739, D.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for the northwest corner of Lot 3, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., the northeast corner of said Lot 1A, Block A/7558, and the northeast corner of said 2.540 acre tract;

THENCE North 81 degrees 42 minutes 51 seconds West, with the south right-of-way line of said Interstate Highway 20, with the north line of said 2.540 acre tract and with the north line of said Lot 1A, Block A/7558, a distance of 201.86 feet to a 1/2-inch found iron rod on the north line of said Lot 1A, Block A/7558 and the south right-of-way line of Interstate Highway 20 (also known as Lyndon B. Johnson Freeway, a variable width right-of-way) for the northeast corner of said 4.196 acre tract and the northwest corner of said 2.540 acre tract;

THENCE South 00 degrees 28 minutes 19 seconds West, with the east line of said 4.196 acre tract and with the west line said 2.540 acre tract, a distance of 186.96 feet to a point (not monumented) on the west line of said 2.540 acre tract for the southeast corner of said 4.196 acre tract and the most northerly northeast corner of said 13.000 acre tract;

THENCE South 89 degrees 45 minutes 58 seconds West, with the north line of said 13.000 acre tract and with the south line of said called 4.196 acre tract, a distance of 731.04 feet to a found 3 1/4-inch aluminum disk stamped "BURY+PARTNERS LOWES QT 923" on the west line of said Lot 1A, Block A/7558 and the east right-of-way line of Hampton Road (a variable width right-of-way) for the northwest corner of said 13.000 acre tract and the southwest corner of a called 4.196 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03704, D.R.D.C.T., for the POINT OF BEGINNING;

BEGINNING at a found 3 1/4-inch aluminum disk stamped "BURY+PARTNERS LOWES QT 923" on the west line of said Lot 1A, Block A/7558 and the east right-of-way

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line of Hampton Road (a variable width right-of-way) for the northwest corner of said 13.000 acre tract and the southwest corner of a called 4.196 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03704, D.R.D.C.T.;

THENCE North 89 degrees 45 minutes 58 seconds East, with the north line of said 13.000 acre tract and with the south line of said called 4.196 acre tract, a distance of 731.04 feet to a point (not monumented) on the west line of said 2.540 acre tract for the southeast corner of said 4.196 acre tract and the most northerly northeast corner of said 13.000 acre tract;

THENCE North 00 degrees 28 minutes 19 seconds East, with the east line of said 4.196 acre tract and with the west line said 2.540 acre tract, a distance of 186.96 feet to a 1/2-inch found iron rod on the north line of said Lot 1A, Block A/7558 and the south right-of-way line of Interstate Highway 20 (also known as Lyndon B. Johnson Freeway, a variable width right-of-way) for the northeast corner of said 4.196 acre tract and the northwest corner of said 2.540 acre tract;

THENCE South 81 degrees 42 minutes 51 seconds East, with the south right-of-way line of said Interstate Highway 20, with the north line of said 2.540 acre tract and with the north line of said Lot 1A, Block A/7558, a distance of 201.86 feet to a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for the northwest corner of Lot 3, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., the northeast corner of said Lot 1A, Block A/7558, and the northeast corner of said 2.540 acre tract;

THENCE South 00 degrees 09 minutes 48 seconds East, departing the south right-of-way line of said Interstate Highway 20, and with the east line of said Lot 1A, Block A/7558, with the west line of said Lot 3, Block A/7558, and with the east line of said 2.540 acre tract, passing at a distance of 534.58 feet to a point (not monumented) for the southwest corner of said Lot 3, Block A/7558, the most easterly northeast corner of said 13.000 acre tract, and the southeast corner of said 2.540 acre tract, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears North 48 degrees 26 minutes 46 seconds East, a distance of 0.87 of a foot, and continuing on, in all, a total distance of 848.5 feet to a point (not monumented) for corner;

THENCE North 89 degrees 29 minutes 22 seconds West, a distance of 930.924 feet to the east right-of-way line of said Hampton Road and a 1/2-inch found iron rod with cap stamped "BURY+PITTMAN" for the southeast corner of a 10'X10' Corner Clip and the southwest corner of said Lot 1A, Block A/7558;

THENCE North 44 degrees 29 minutes 22 seconds West, continuing with the east right-of-way line of said Hampton Road, and with the northeast line of said 10'X10' Corner Clip and with the west line of said Lot 1A, Block A/7558, a distance of 14.14 feet to a 1/2-inch found iron rod with cap stamped "BURY+PITTMAN" on the west line of said

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13.000 acre tract for the north corner of said 10'X10' Corner Clip and an angle point of said Lot 1A, Block A/7558;

THENCE North 00 degrees 30 minutes 38 seconds East, continuing with the east right-of-way line of said Hampton Road, with the west line of said 13.000 acre tract, and with the east line of said Lot 1A, Block A/7558, a distance of 659.47 feet to a point (not monumented) for corner, from which a found "X" in concrete for witness bears North 40 degrees 21 minutes 09 seconds West, a distance of 0.23 of a foot;

THENCE North 01 degree 01 minute 18 seconds East, continuing with the east right-of-way line of said Hampton Road, the west line of said 13.000 acre tract, and the east line of said Lot 1A, Block A/7558, a distance of 9.82 feet to the POINT OF BEGINNING AND CONTAINING 676,585.60 square feet or 15.53 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

TRACT 3A

BEING a 10.87 acre (465,644.16 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 7558, and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as recorded in Instrument Number 20070456099, O.P.R.D.C.T., and being more particularly described as follows:

COMMENCING at a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for the northwest corner of Lot 3, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., the northeast corner of said Lot 1A, Block A/7558, and the northeast corner of said 2.540 acre tract;

THENCE South 00 degrees 09 minutes 48 seconds East, departing the south right-of-way line of said Interstate Highway 20, and with the east line of said Lot 1A, Block A/7558, with the west line of Lot 3, Block A/7558, and with the east line of a called 2.540 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03739, D.R.D.C.T., a distance of 534.58 feet to a point (not monumented) for the southwest corner of said Lot 3, Block A/7558, the most easterly northeast corner of a called 13.000 acre tract of land described in Warranty Deed to Lowe's Home Centers, Inc., as recorded in Volume 96249, Page 03726 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and the southeast corner of said 2.540 acre tract, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for

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witness bears North 48 degrees 26 minutes 46 seconds East, a distance of 0.87 of a foot, for the POINT OF BEGINNING;

BEGINNING at the southeast corner of said 2.540 acre tract, said corner also being the southwest corner of said Lot 3, Block A/7558, the most easterly northeast corner of said 13.000 acre tract, said point being the point of curvature of a non-tangent circular curve to the right having a radius of 1,600.00 feet, whose chord bears South 78 degrees 31 minutes 58 seconds East, a distance of 475.38 feet;

THENCE Easterly, departing the east line of said Lot 1A, Block A/7558, and with the south line of said Lot 3, Block A/7558, with the north line of said 61.400 acre tract, and with said curve, through a central angle of 17 degrees 05 minutes 11 seconds, passing a point (not monumented) at an arc distance of 293.14 feet for the common southeast corner of said Lot 3, Block A/7558 and southwest corner of Lot 4, Block A/7558 of said PENN FARM ADDITION, from which a 1/2-inch found iron rod with cap stamped "JRH ARCHITECTS" for witness bears South 79 degrees 41 minutes 41 seconds West, a distance of 0.44 of a foot, and continuing with the north line of said 61.400 acre tract and said curve, and with the south line of said Lot 4, Block A/7558, in all, a total arc distance of 477.14 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears North 71 degrees 14 minutes 53 seconds West, a distance of 1.82 feet;

THENCE South 69 degrees 59 minutes 22 seconds East, continuing with the north line of said 61.400 acre tract and the south line of said Lot 4, Block A/7558, passing a 1/2-inch found iron rod at a distance of 179.32 feet for the common southeast corner of said Lot 4, Block A/7558 and the southwest corner of Lot 5, Block A/7558 of said PENN FARM ADDITION, and continuing with the north line of said 61.400 acre tract and with the south line of said Lot 5, Block A/7558, in all, a total distance of 401.71 feet to a point (not monumented) for the point of curvature of a tangent circular curve to the left having a radius of 750.00 feet, whose chord bears South 75 degrees 52 minutes 12 seconds East, a distance of 153.682 feet;

THENCE Easterly, continuing with the north line of said 61.400 acre tract and the south line of said Lot 5, Block A/7558, and with said curve, through a central angle of 11 degrees 45 minutes 40 seconds, an arc distance of 153.953 feet to a point (not monumented) for corner;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing over and across said 61.400 acre tract, a distance of 299.52 feet to a point (not monumented) for corner;

THENCE North 85 degrees 49 minutes 22 seconds West, continuing over and across said 61.400 acre tract, a distance of 1,302.30 feet to a point (not monumented) for corner;

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THENCE North 00 degrees 30 minutes 38 seconds East, continuing over and across said 61.400 acre tract to the south line of Lot 1A, Block A/7558, a distance of 162.97 feet to a point (not monumented) for corner;

THENCE South 89 degrees 29 minutes 22 seconds East, a distance of 305.912 feet to a point (not monumented) for corner;

THENCE North 00 degrees 09 minutes 48 seconds West, a distance of 313.92 feet to the POINT OF BEGINNING AND CONTAINING 465,644.16 square feet or 10.87 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

TRACT 3B

BEING a 3.71 acre (161,624 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 7558, and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as recorded in Instrument Number 20070456099 of the Official Public Record of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the common southwest corner of Penn Farm Road (a 30-foot wide right-of-way) and southeast corner of Lot 5, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., and the point of curvature of a non-tangent circular curve to the right having a radius of 720.00 feet, whose chord bears South 10 degrees 06 minutes 21 seconds East, a distance of 252.67 feet, from which a 1/2-inch found iron rod for witness bears North 24 degrees 58 minutes 29 seconds West, a distance of 0.40 of a foot;

THENCE Southerly, over and across said 61.400 acre tract and with said curve, through a central angle of 20 degrees 12 minutes 42 seconds, an arc distance of 253.99 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing over and across said 61.400 acre tract, a distance of 145.62 feet to a point (not monumented) for corner;

THENCE North 87 degrees 18 minutes 55 seconds West, continuing over and across said 61.400 acre tract, a distance of 501.11 feet to a point (not monumented) for corner;

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THENCE North 00 degrees 00 minutes 00 seconds East, continuing over and across said 61.400 acre tract, a distance of 299.52 feet to a point (not monumented) on the north line of said 61.400 acre tract and the south line of said Lot 5, Block A/7558 for the point of curvature of a non-tangent circular curve to the left having a radius of 750.00 feet, whose chord bears North 84 degrees 01 minute 08 seconds East, a distance of 368.74 feet;

THENCE Easterly, with the north line of said 61.400 acre tract and with the south line of said Lot 5, Block A/7558, and with said curve, through a central angle of 28 degrees 27 minutes 41 seconds, an arc distance of 372.56 feet to a point (not monumented) for the point of tangency, from which a 1/2-inch found iron rod with cap for witness bears North 27 degrees 36 minutes 12 seconds West, a distance of 0.38 of a foot;

THENCE North 69 degrees 47 minutes 18 seconds East, continuing with the north line of said 61.400 acre tract and the south line of said Lot 5, Block A/7558, a distance of 95.37 feet to the POINT OF BEGINNING AND CONTAINING 161,624 square feet or 3.71 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

TRACT 3C

BEING a 15.32 acre (667,496 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243, City of Dallas, Dallas County, Texas, Official City of Dallas Block Number 7558, and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as recorded in Instrument Number 20070456099 of the Official Public Record of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the common southwest corner of Penn Farm Road (a 30-foot wide right-of-way) and southeast corner of Lot 5, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 20070113775, O.P.R.D.C.T., and the point of curvature of a non-tangent circular curve to the right having a radius of 720.00 feet, whose chord bears South 10 degrees 06 minutes 21 seconds East, a distance of 252.67 feet, from which a 1/2-inch found iron rod for witness bears North 24 degrees 58 minutes 29 seconds West, a distance of 0.40 of a foot;

THENCE Southerly, over and across said 61.400 acre tract and with said curve, through a central angle of 20 degrees 12 minutes 42 seconds, an arc distance of 253.99 feet to a 1/2-inch set iron rod with cap for the point of tangency;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing over and across said 61.400 acre tract, a distance of 145.62 feet to a point (not monumented) for the POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 00 seconds West, continuing over and across said 61.400 acre tract, a distance of 313.41 feet to a 1/2-inch set iron rod with cap on the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way) for corner;

THENCE South 89 degrees 49 minutes 57 seconds West, with the north right-of-way line of said Beckleymeade Avenue, a distance of 1,803.30 feet to a point (not monumented) for corner;

THENCE North 00 degrees 30 minutes 38 seconds East, departing the north right-of-way line of said Beckleymeade Avenue and over and across said 61.400 acre tract, a distance of 437.03 feet to a point (not monumented) for corner;

THENCE South 85 degrees 49 minutes 22 seconds East, continuing over and across said 61.400 acre tract, a distance of 1,302.30 feet to a point (not monumented) for corner;

THENCE South 87 degrees 18 minutes 55 seconds East, continuing over and across said 61.400 acre tract, a distance of 501.11 feet to the POINT OF BEGINNING AND CONTAINING 667,496 square feet or 15.32 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.

TRACT 4

BEING a 46.43 acre (2,022,279 square foot) tract of land situated in the Albertus Crutchfield Survey, Abstract Number 243 and the William Sprowls Survey, Abstract Number 1291, City of Dallas, Dallas County, Texas, Official City of Dallas Block Numbers 7558, 7619 and 7620, and being all of the remainder of a called 60.199 acre tract of land described as Exhibit "C" Penn Brothers Parcel in Partition Agreement to Penn Brothers Realty, as recorded in Volume 92249, Page 7749 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of the remainder of a called 61.400 acre tract of land described in Special Warranty Deed to Penn Farm Ltd., as

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recorded in Instrument Number 20070456099 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a found concrete monument at the intersection of the south right-of-way line of Interstate Highway 20 (also known as Lyndon B. Johnson Freeway, a variable width right-of-way) with the west right-of-way line of Polk Street (a variable width right-of-way) for the most northerly northeast corner of a called 7.3884 acre tract of land described in Special Warranty Deed to Phillip W. Brooks, as recorded in Volume 87180, Page 3176, D.R.D.C.T.;

THENCE North 76 degrees 03 minutes 25 seconds West, with the south right-of-way line of said Interstate Highway 20 and with the north line of said 7.3884 acre tract, a distance of 510.84 feet to a 1/2-inch set iron rod with a yellow plastic cap stamped "HALFF" (hereinafter referred to as "with cap") for the POINT OF BEGINNING, said point being the northwest corner of said 7.3884 acre tract and the northeast corner of said 60.199 acre tract, from which a 3/4-inch found iron rod for witness bears South 00 degrees 22 minutes 34 seconds West, a distance of 0.37 of a foot;

THENCE South 00 degrees 22 minutes 34 seconds West, departing the south right-of-way line of said Interstate Highway 20, and with the west line of said 7.3884 acre tract and with the east line of said 60.199 acre tract, a distance of 675.97 feet to a 1/2-inch set iron rod with cap on the north right-of-way line of Beckleymeade Avenue (a variable width right-of-way) for the southwest corner of said 7.3884 acre tract and the southeast corner of said 60.199 acre tract, from which a 5/8-inch found iron rod for witness bears South 00 degrees 22 minutes 34 seconds West, a distance of 0.55 of a foot;

THENCE South 89 degrees 48 minutes 05 seconds West, with the north right-of-way line of said Beckleymeade Avenue, a distance of 1,087.79 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 89 degrees 50 minutes 20 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 124.14 feet to a 1/2-inch set iron rod with cap for an angle point;

THENCE South 89 degrees 50 minutes 13 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 506.46 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the right having a radius of 870.00 feet, whose chord bears North 85 degrees 03 minutes 39 seconds West, a distance of 154.75 feet, from which a 1/2-inch found iron rod for witness bears South 58 degrees 58 minutes 21 seconds West, a distance of 2.03 feet;

THENCE Westerly, continuing with the north right-of-way line of Beckleymeade Avenue and with said curve, through a central angle of 10 degrees 12 minutes 17 seconds, an arc distance of 154.95 feet to a 1/2-inch set iron rod with cap for the point of reverse curvature of a tangent circular curve to the left having a radius of 930.00 feet, whose chord bears North 85 degrees 03 minutes 46 seconds West, a distance of 165.49 feet,

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from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 60 degrees 02 minutes 11 seconds West, a distance of 1.87 feet;

THENCE Westerly, continuing with the north right-of-way line of Beckleymeade Avenue and with said curve, through a central angle of 10 degrees 12 minutes 33 seconds, an arc distance of 165.71 feet to a 1/2-inch set iron rod with cap for the point of tangency, from which a 1/2-inch found iron rod with cap stamped "GRAHAM" for witness bears South 61 degrees 19 minutes 15 seconds West, a distance of 1.69 feet;

THENCE South 89 degrees 49 minutes 57 seconds West, continuing with the north right-of-way line of Beckleymeade Avenue, a distance of 136.13 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 00 degrees 00 minutes 00 seconds East, departing the north right-of-way line of Beckleymeade Avenue, and over and across said 61.400 acre tract, a distance of 459.02 feet to a 1/2-inch set iron rod with cap for the point of curvature of a tangent circular curve to the left having a radius of 720.00 feet, whose chord bears North 10 degrees 06 minutes 21 seconds West, a distance of 252.67 feet;

THENCE Northerly, continuing over and across said 61.400 acre tract, and with said curve, through a central angle of 20 degrees 12 minutes 42 seconds, an arc distance of 253.99 feet to a 1/2-inch set iron rod with cap on the north line of said 61.400 acre tract for the common southwest corner of Penn Farm Road (a 30-foot wide right-of-way) and southeast corner of Lot 5, Block A/7558 of PENN FARM ADDITION, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 2007113775, O.P.R.D.C.T, from which a 1/2-inch found iron rod for witness bears North 24 degrees 58 minutes 29 seconds West, a distance of 0.40 of a foot;

THENCE North 69 degrees 47 minutes 18 seconds East, with the south line of said Penn Farm Road and with the north line of said 61.400 acre tract, a distance of 30.00 feet to a set PK nail with shiner stamped "HALFF" for the southeast corner of said Penn Farm Road, an angle point of said 61.400 acre tract, and an angle point of said 60.199 acre tract for the point of curvature of a non-tangent circular curve to the right having a radius of 750.00 feet, whose chord bears North 05 degrees 02 minutes 01 second West, a distance of 392.73 feet, from which a found PK nail for witness bears North 20 degrees 37 minutes 40 seconds West, a distance of 0.39 of a foot;

THENCE Northerly, with the east right-of-way line of said Penn Farm Road and with said curve, through a central angle of 30 degrees 21 minutes 23 seconds, an arc distance of 397.36 feet to a to a set "X" in concrete for the point of tangency, from which a found "X" in concrete for witness bears North 46 degrees 56 minutes 17 seconds West, a distance of 0.47 of a foot;

THENCE North 10 degrees 08 minutes 41 seconds East, continuing with the east right-of-way line of said Penn Farm Road, a distance of 87.06 feet to a set "X" in concrete on the north line of said 60.199 acre tract at the intersection of the east right-of-way line of

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said Penn Farm Road with the south right-of-way line of said Interstate Highway 20, from which a found PK nail for witness bears North 45 degrees 48 minutes 12 seconds West, a distance of 0.52 of a foot;

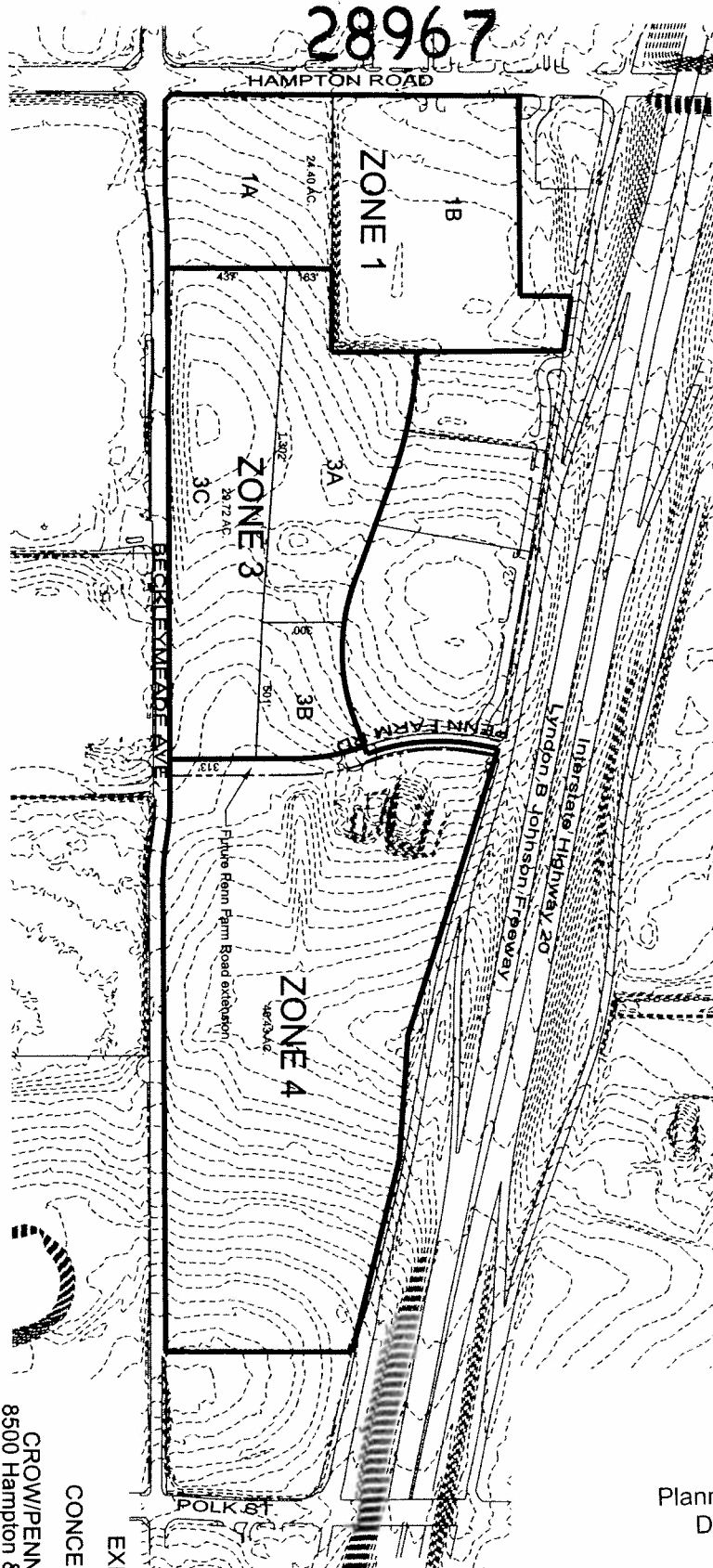
THENCE South 79 degrees 51 minutes 19 seconds East, with the south right-of-way line of said Interstate Highway 20 and with the north line of said 60.199 acre tract, a distance of 11.28 feet to a set "X" in concrete for corner;

THENCE South 72 degrees 21 minutes 49 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 1,091.03 feet to a found concrete monument for corner;

THENCE South 85 degrees 54 minutes 20 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 456.38 feet to a found concrete monument for corner;

THENCE South 76 degrees 03 minutes 25 seconds East, continuing with the south right-of-way line of said Interstate Highway 20 and the north line of said 60.199 acre tract, a distance of 728.70 feet to the POINT OF BEGINNING AND CONTAINING 2,022,279 square feet or 46.43 acres of land, more or less.

Basis of Bearings being the north line (North 89 degrees 49 minutes 57 seconds East) of Lot 4D, Block B/7558 of BECKLEYMEADE ADDITION NO. 3, an addition to the City of Dallas, Dallas County, Texas, as recorded in Instrument Number 201200274925, O.P.R.D.C.T.



GROSS LAND AREA	
ZONE 1	24.40 AC.
ZONE 3	28.72 AC.
ZONE 4	40.43 AC.
TOTAL	100.55 AC.

SETBACKS (ALL ZONES)	
120 AND BECKLEYWEADE	25 FT.
PENN FARM ROAD	10 FT.
SIDE YARD	10 FT.

MAXIMUM HEIGHT	
ZONE 1A	60 FT.
ZONE 1B	60 FT.
ZONE 3B	70 FT.
ZONE 3C	100 FT.
ZONE 4	45 FT.
ZONE 4	120 FT.

MAXIMUM COVERAGE (EXCLUDING PARKING STRUCTURES)	
ZONE 1	40%
ZONE 3	60%
ZONE 4	60%

MAXIMUM FLOOR AREA	
ZONE 1	351,000 SF
ZONE 3	THAN 183,000 SF
ZONE 4	SHALL BE RETAIL
TOTAL	580,000 SF

ADDITIONAL ACCESS POINTS	
TO BE DETERMINED AT THE TIME OF THE DETAILED DEVELOPMENT PLAN APPROVAL. ALL ACCESS POINTS TO THE TRACT AND ANY STREET DEDICATIONS MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.	

LANDSCAPING	
A DETAILED LANDSCAPE PLAN WHICH MEETS THE REQUIREMENTS OF DALLAS CITY ORDINANCE NO. 18968 (LANDSCAPE REGULATIONS), MUST BE SUBMITTED WITH THE DETAILED DEVELOPMENT PLAN FOR EACH PHASE OF DEVELOPMENT.	

CROW/PENN TRADE CENTER

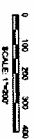
Planned Development
District No. 240

Approved
City Plan Commission
March 7, 2013

EXHIBIT 'A'
CONCEPTUAL PLAN
CROW/PENN TRADE CENTER
8500 Hampton & 39401 LBJ Freeway

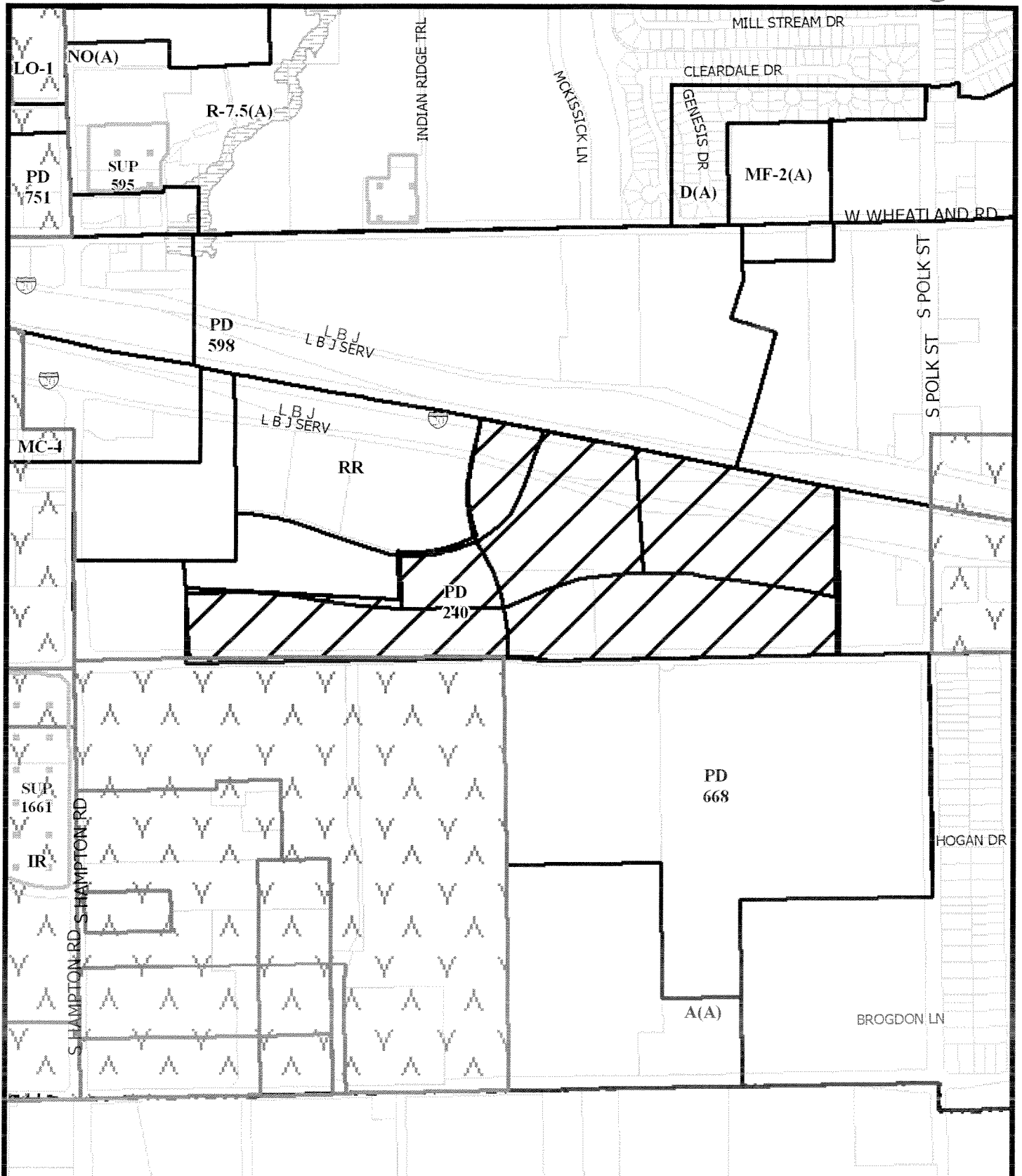
ZONING CASE NO. 2123-152(WE)

Prepared: January 16, 2013
Revisions:



28967

130663



1:9,600

ZONING AND LAND USE

Case no: **Z123-152**

Date: **1/31/2013**