

4-24-13

ORDINANCE NO. 28980

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Blocks 6238, 6239, 6257, 6258, 6259, 7652, 7653, 7657, 7948, 7972, 7981, 7982, 7984, and 7985; fronting approximately 10,750 feet on the north and south lines of Great Trinity Forest Way, and containing approximately 2,120.8 acres,

from an A(A) Agricultural District, a CS Commercial Service District with a D-1 Liquor Control Overlay, an IM Industrial Manufacturing District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LI Light Industrial District, and an R-7.5(A) Single Family District to Planned Development District No. 883 with retention of the D-1 Liquor Control Overlay; amending Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code by creating a new Article 883; 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 the rezoning of the property described in this ordinance; and

WHEREAS, the city council finds that it is in the public interest to establish this planned development district; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from an A(A) Agricultural District, a CS Commercial Service District with a D-1 Liquor Control Overlay, an IM Industrial Manufacturing District, an IR Industrial/Research District with a D-1 Liquor Control Overlay, an LI Light Industrial District, and an R-7.5(A) Single Family District to Planned Development District No. 883 with retention of the D-1 Liquor Control Overlay on the property described in Exhibit A, which is attached to and made a part of this ordinance ("the Property").

SECTION 2. That Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Article 883 to read as follows:

"ARTICLE 883.

PD 883.

SEC. 51P-883.101. LEGISLATIVE HISTORY.

PD 883 was established by Ordinance No._____, passed by the Dallas City Council on April 24, 2013.

SEC. 51P-883.102. PROPERTY LOCATION AND SIZE.

PD 883 is established on property located on the north and south lines of Great Trinity Forest Way. The size of PD 883 is approximately 2,120.8 acres.

SEC. 51P-883.103. DEFINITIONS AND INTERPRETATIONS.

(a) Unless otherwise stated, the definitions and interpretations in Chapter 51A apply to this article. In this article:

(1) CAMPGROUND WITH RV HOOKUPS means an area used for camping with facilities to allow a recreational vehicle to hookup to electrical, water, and sewer service.

(2) COTTAGE means a facility containing a minimum of one and a maximum of four dwelling units provided in conjunction with a country club with private membership.

(3) **ECOLOGICALLY SUITABLE PLANT SPECIES** means a plant species that is well adapted to a site's environmental conditions, including the variability in these conditions that may occur over time.

(4) **HORSE PARK** means an equestrian facility that provides educational, recreational, and therapeutic opportunities to the public. Accessory uses include agricultural, institutional and community service, lodging, miscellaneous, residential, retail and personal service, and utility and public service uses.

(5) **PUBLIC RECREATION AREA** means land planned, developed, or used for recreational use by the public. Accessory uses include crop production, shade structures, and trails.

(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-883.104. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 883A: conceptual plan.
- (2) Exhibit 883B: Subarea 1, Phase 1 development plan.

SEC. 51P-883.105. CREATION OF SUBAREAS.

This district is divided into four subareas: Subarea 1 (Texas Horse Park), Subareas 2a and 2b (Trinity Championship Golf Course), Subareas 3a and 3b (Trinity Forest Lands), and Subareas 4a and 4b (Trinity Mitigation Lands) as shown on the conceptual plan (Exhibit 883A).

SEC. 51P-883.106. CONCEPTUAL PLAN.

Development and use of the Property must comply with the conceptual plan (Exhibit 883A). If there is a conflict between the text of this article and the conceptual plan, the text of this article controls.

SEC. 51P-883.107. DEVELOPMENT PLAN.

(a) Development and use of Subarea 1, Phase 1 must comply with the Subarea 1, Phase 1 development plan (Exhibit 883B). If there is a conflict between the text of this article and the Subarea 1, Phase 1 development plan, the text of this article controls.

(b) A development plan for Subarea 1, Phase 2 must be approved by the city plan commission before the issuance of any building permit to authorize work in that phase of the subarea. If there is a conflict between the text of this article and the development plan, the text of this article controls.

(c) Except as provided below, development plans for Subareas 2a and 2b must be approved by the city plan commission before the issuance of a building permit to authorize work in those subareas. A development plan is not required before issuance of a permit for:

- (1) excavation, fill, or grading;
- (2) tree removal;
- (3) irrigation systems;
- (4) paths, trails, or roads associated with development of a golf course, golf driving range, or golf practice facilities; or
- (5) structures less than 2,000 square feet in floor area that house maintenance equipment such as pumps and irrigation equipment, sanitary facilities, or concession facilities.

(d) No development plan is required for Subareas 3a, 3b, 4a, or 4b, and the provisions of Section 51A-4.702 regarding submission of or amendments to a development plan, site analysis plan, and development schedule do not apply.

SEC. 51P-883.108. MAIN USES PERMITTED.

The following uses are the only main uses permitted:

- (1) Subarea 1 (Texas Horse Park).
 - Campground with RV hook-ups.
 - Commercial amusement (outside).
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Horse park.
 - Hotel.
 - Local utilities.
 - Restaurant without drive-in or drive-through service.

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(2) Subareas 2a and 2b (Texas Championship Golf Course).

- Commercial amusement (outside).
- Cottage. *[Limited to a total maximum of 80 dwelling units.]*
- Country club with private membership.
- Local utilities.
- Placement of fill material.
- Private recreation center, club, or area.

(3) Subareas 3a and 3b (Trinity Forest Lands).

- Local utilities.
- Placement of fill material.
- Public recreation area.

(4) Subareas 4a and 4b (Trinity Mitigation Lands).

- Local utilities.
- Placement of fill material.
- Public recreation area.

SEC. 51P-883.109. 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) For purposes of this section, Subareas 2a and 2b are considered one lot.

(c) Accessory uses are not limited to the five percent area restriction in Section 51A-4.217.

SEC. 51P-883.110. 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) Subarea 1 (Texas Horse Park) and Subareas 2a and 2b (Trinity Championship Golf Course).

(1) Front yard. Minimum front yard is 50 feet. Public art is allowed within the required front yard.

(2) Side and rear yard. Minimum side and rear yard is five feet.

(3) Density. No maximum dwelling unit density, except that cottages in Subareas 2a and 2b are limited to a total maximum of 80 dwelling units.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height. Maximum structure height for a habitable structure is 120 feet. Maximum structure height for a non-habitable structure is 100 feet.

(6) Lot coverage. Maximum lot coverage is 25 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories above grade.

(b) Subareas 3a and 3b (Trinity Forest Lands) and Subareas 4a and 4b (Trinity Mitigation Lands).

(1) Front yard. Minimum front yard is 50 feet.

(2) Side and rear yard. Minimum side and rear yard is five feet.

(3) Density. No maximum dwelling unit density.

(4) Floor area ratio. No maximum floor area ratio.

(5) Height. Maximum structure height is 20 feet.

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

(7) Lot size. No minimum lot size.

(8) Stories. No maximum number of stories above grade.

SEC. 51P-883.111.**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) Campground with RV hookups. No parking is required.

(c) Cottage. One space per dwelling unit is required.

(d) Horse park.

(1) Accessory restaurant, retail, or commercial amusement (inside). One space per 200 square feet of floor area is required.

(2) Arena. One space per four fixed seats is required. If fixed benches are provided, each 18 inches of length of the fixed bench constitutes one fixed seat. If portions of the arena that are meant for audience and spectator viewing are not equipped with fixed seats or benches, one space per 28 square feet of floor area is required for these portions of the arena.

(3) Stable. One space per two stalls is required.

(e) Public recreation area. No parking is required.

(f) Special events. Parking is permitted on permeable surfaces for an event requiring a special events permit.

(g) Materials. Off-street parking, maneuvering areas, and driveways may be constructed of permeable materials, such as engineered alternate paving systems, grass/manufactured block combinations, other type of ground cover/manufactured block combinations, or crushed aggregate.

(h) Administrative parking reduction.

(1) The director may grant a reduction in the number of off-street parking spaces required if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, the reduction would not create a traffic hazard on nearby streets, and adequate temporary parking on unimproved surfaces is available for peak demand periods and special events.

(2) In determining whether to grant a reduction under Paragraph (1), the director shall consider the following factors:

(A) The extent of which the parking spaces provided will be assigned, compact, remote, shared, or packed.

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(B) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.

(C) The number of individuals employed on the site of the occupancy for which the reduction is requested.

(D) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(E) The availability of alternative transportation modes.

(F) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(3) In granting a reduction under Paragraph (1), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for that use is amended, suspended, or revoked.

(4) In granting a reduction under Paragraph (1), the director may:

(A) establish a termination date for the reduction or other otherwise provide for the reassessment of conditions after a specified period of time;

(B) impose restrictions on access to or from the subject property;

(C) require that adequate lot area be available to comply with standard parking requirements; or

(D) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

SEC. 51P-883.112.

TRANSPORTATION MANAGEMENT PLAN.

(a) In general. For Subareas 1 and 2a, a transportation management plan (TMP) must be prepared by the Property owner or its agent. The TMP is a document containing strategies and mechanisms the Property owner or its agent must implement to ensure the fluidity of vehicular movement on and surrounding the Property. The TMP must also offer methods to safely and efficiently transport visitors to and from remote parking sites while minimizing impacts on adjacent neighborhoods.

(b) Information required. If remote parking is provided to meet off-street parking requirements, the TMP must contain the information required by Division 51A-4.320, except that, for special events, a consent letter signed by the owner of each remote parking site may be substituted in lieu of a remote parking agreement to authorize remote parking. The TMP must also contain the following:

(1) A schedule of special events and an estimate of the number of remote parking spaces required to accommodate visitors of each special event.

(2) A list of and the location of remote parking sites for special event days, the number of spaces needed for all uses on the Property at each remote parking site, the consent of the owner of each remote parking site for its use, and the distance of each remote parking site from the Property.

(3) The method, type, and quantity of vehicles to be used to transport visitors to and from the remote parking sites, their frequency, hours of operation, and the routes to be used.

(4) Methods to be used to prevent visitor parking on neighborhood streets and to direct vehicles to remote parking sites from the Property.

(5) The strategy for instructional material on remote parking availability and describing how this instructional material will be conveyed to the visitor before coming to the Property.

(c) Approval. The initial TMP must be submitted to the city traffic engineer at least 60 days before a special event that will draw more than 2,000 spectators a day to a horse park or a country club with private membership.

(d) Updates. The TMP must be updated annually, unless directed otherwise by the director based upon the director's determination that usage patterns have stabilized and proper implementation of the TMP has been accomplished. Updates must address the issues in the TMP, detail the current level of development on the Property, demonstrate that current remote parking agreements are consistent with parking demand, and contain survey results. Updates to the TMP must be submitted to and approved by the city traffic engineer. The city traffic engineer shall furnish the city plan commission and the park and recreation board with copies of all approved TMP updates.

(e) Surveys.

(1) Surveys must be completed and submitted at the same time as the TMP updates.

(2) Surveys must analyze parking demand and supply for the following four events during the year. The surveys during special events must include five peak days.

(A) The special event that is expected to attract the greatest number of visitors to the Property.

(B) Another special event.

(C) Two non-special event weekends.

(3) The surveys must measure and evaluate the remote parking operation and traffic conditions on and near the Property using methods and times approved by the city traffic engineer. The survey and analysis must be undertaken by the owner or its agent using the service of a professional engineer skilled in transportation engineering.

(4) The survey must be approved by the city traffic engineer. If the city traffic engineer certifies to the director that any of the following improvements or actions are needed to facilitate safe access to and from the Property, the Property owner or its agent must construct and make operative those improvements or take those actions within 18 months after the date of certification:

(A) Stop signs.

(B) Traffic signals.

(C) Pavement markings.

(D) Additional storage space at entrances to the Property.

(E) Free right turn lanes.

(F) Implementation of a plan approved by the director of public works to prevent visitor parking on neighborhood streets.

SEC. 51P-883.113. ENVIRONMENTAL PERFORMANCE STANDARDS.

See Article VI.

SEC. 51P-883.114. LANDSCAPING.

(a) In general.

(1) Except as provided in this section, landscaping must be provided in accordance with Article X.

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

- (3) Native and drought-adaptive noninvasive plant materials are required.
 - (4) Original topsoil must be stockpiled during building construction and restored upon completion when practicable.
 - (5) All construction staging and storage areas must be identified on a site plan. The areas must be designed to minimize impact to native vegetation.
- (b) Subarea 1 (Texas Horse Park).
- (1) Landscape plan.
 - (A) A landscape plan must be approved by the building official before issuance of a building permit for any work.
 - (B) A landscape plan must demonstrate the least practicable disturbance of the area's native vegetation.
 - (2) Perimeter buffer.
 - (A) A landscape plan must show a perimeter buffer along Pemberton Hill Road with a minimum width of 50 feet measured from the projected right-of-way. The landscape plan must designate areas of tree retention and tree planting to maintain or create a continuous landscaped perimeter buffer between the horse park facilities and Pemberton Hill Road, both before and after the construction of street improvements.
 - (B) Native vegetation must be maintained in the perimeter buffer unless removed for street improvement or utility vegetation management.
 - (C) A buffer plant group must be provided for each 50 feet of street frontage except where existing vegetation will maintain a natural screening buffer.
 - (D) A large tree must be provided for each 50 feet of street frontage along Pemberton Hill Road. These trees must be located within 50 feet of the projected right-of-way of Pemberton Hill Road. Trees provided for the buffer plant group and natural screening both count as street trees.
- (3) Design standards. The design standards in Section 51A-10.126 are not required.
- (4) Screening. All parking lots within 150 feet of Pemberton Hill Road must be screened from the road.

(c) Subareas 2a and 2b (Texas Championship Golf Course).

(1) Conceptual landscape plan. A conceptual landscape plan for a country club with private membership must be approved by the city plan commission before implementing the landscape plan on property designated as a landfill requiring remediation and managed under the Texas Commission on Environmental Quality Voluntary Cleanup Program (VCP). The conceptual landscape plan must provide a list of native and drought-adaptive noninvasive plant materials for use on the property.

(2) Permanent landscape plan. After remediation, all improvements associated with a country club with private membership must be identified on a landscape plan and provided with a development plan. The landscape plan must comply with Article X and be approved by the city plan commission before the issuance of a permit for parking lots, roads, trails, clubhouse facilities, cottages, training facilities, other structures, or site grading or excavation for a country club with private membership.

(d) Subareas 3a, 3b, 4a, and 4b.

(1) Landscape plan. A landscape plan may be required for a linear trail area if required by the director of Trinity Watershed Management in accordance with Section 51A-5.103.1(b)(2).

(2) Parking areas. Designated parking areas with trail heads must be landscaped in accordance with Article X, except that the design standards contained in Section 51A-10.126 are not required. All parking areas must provide a minimum of 160 square feet surface landscape area per planted tree.

(e) ONCOR utility corridor.

(1) In general. Landscaping in accordance with Article X is not required.

(2) Trees. Planting trees within ONCOR utility corridors is prohibited. Trees planted within 20 feet of an ONCOR utility corridor are restricted to small trees with a maximum height of 20 feet.

(3) Native vegetation. Site construction staging, parking, and unimproved and improved surface vehicular access within an ONCOR utility corridor are limited to maintain minimum practicable disturbance of native vegetation.

SEC. 51P-883.115. TREE PRESERVATION, REMOVAL, AND REPLACEMENT.

(a) In general.

(1) Except as provided in this section, tree preservation, removal, and replacement must comply with Article X.

(2) Floodplain vegetation protection must comply with Article V.

(b) Mitigation for tree removal in swales. Mitigation for tree removal in swales must comply with Article X in lieu of Section 51A-5.105.

(c) Maintenance of replacement trees. Replacement trees must be watered by an automatic irrigation system for a minimum of three years after the time of installation. An equivalent alternative maintenance plan may be approved by the director.

(d) Identification of mitigation methods. Tree mitigation methods for each phase of development must be identified at the time a landscape plan for that phase of development is submitted to the building official.

(e) Tree preservation areas. Replacement of trees within the district is encouraged. In lieu of conservation easements, areas may be shown on development plans as tree preservation areas. For purposes of this section, a tree preservation area is an area determined by the building official to be suitable for conservation purposes based on the likelihood the area would preserve vegetation on a parcel otherwise attractive for development, the overall health and condition of the trees on the parcel, the suitability of the area as wildlife habitat, and other unique features worthy of preservation.

(f) Off-site conservation easements. Off-site conservation easements for mitigation purposes are limited to the following watersheds within the city: White Rock Creek, Five Mile Creek – Trinity River, and the Upper Prairie Creek – Trinity River.

(g) Great Trinity Forest Management Fund.

(1) In lieu of payments to the reforestation fund, payments may be made into a special city account to be known as the Great Trinity Forest Management Fund as a means of alternative compliance with the tree replacement requirements. The fund may also accept donations.

(2) The amount of payment is calculated at \$100.00 for every caliper inch of protected tree removed, or alternatively, using the formula in Section 51A-10.135(c)(2) for payments to the reforestation fund.

(3) The director of Trinity Watershed Management shall administer the fund to maintain planned forest vegetation management projects on public land within the Great Trinity Forest.

(h) Permit required for each phase. Each phase of development requires a separate tree removal permit. Mitigation must be completed separately for each permit unless an alternative combined mitigation plan is approved in accordance with this section.

(i) Alternative mitigation plans.

(1) Except as provided in this subsection, all required tree mitigation must be completed in accordance with the timing requirements of Article X. The director of Trinity Watershed Management may approve an alternative mitigation plan that extends the time period for tree replacement.

(2) The director of Trinity Watershed Management may approve an alternative mitigation plan upon a finding the alternative mitigation plan:

(A) encourages preservation of existing forested areas;

(B) encourages the preservation of native vegetation;

(C) when applicable, encourages the preservation and restoration of native grass species and habitat, and existing pervious areas;

(D) protects undeveloped sensitive environmental areas;

(E) contributes to establishing vegetation and stabilizing landfill areas subject to a remediation plan; and

(F) is consistent and complimentary with existing trails and recreational areas in the vicinity.

(3) An alternative mitigation plan may extend the timing requirements for tree mitigation.

(4) An alternative mitigation plan must identify the methods of mitigation, locations for replacement trees, and a plan for the maintenance of planted trees.

(j) Forest protection and preservation.

(1) Tree protection on construction sites must be provided in accordance with Section 51A-10.136.

(2) All trees to be preserved in a construction area, regardless of species, must be properly identified so that the building official may determine whether placement of protective fencing, or other protection procedures, will be sufficient to minimize the likelihood of damage to the trees.

(3) Native vegetation must be retained and protected except in immediate development areas so that a minimal amount of native vegetation is removed or replaced.

(4) Shrub borders must be maintained around woodlands where practicable.

(5) Landscaping must consist of ecologically suitable plant species.

SEC. 51P-883.116. SIGNS.

(a) In general. Except as provided in this section, signs must comply with the provisions for business zoning districts in Article VII.

(b) Building site. The entire Property is considered a single building site for purposes of this section.

(c) Detached premise signs. One detached premise sign is permitted for each 400 feet of frontage along a public right-of-way, other than an alley.

(d) Detached way-finding signs. In Subarea 1, five detached way-finding signs are allowed on the Property subject to the following provisions:

(1) For purposes of this subsection:

(A) LANDSCAPE SIGN means a detached sign that is part of a single landscape design that creates a base for the sign in conjunction with a retaining wall or an open space created with the use of water or plant materials.

(B) MONUMENT SIGN means a detached sign applied directly onto a ground-level support structure (instead of a pole support) with no separation between the sign and the ground.

(C) WAY-FINDING SIGN means a detached sign showing directional or event information.

(2) Way-finding signs must be landscape signs or monument signs.

(3) Each way-finding sign is limited to a maximum effective area of 50 square feet and a maximum height of seven feet.

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(4) Way-finding sign support elements must be brick, stone, or similar material.

(5) Way-finding signs may be changeable message signs provided the changeable message display area does not exceed 20 square feet in effective area.

(A) Changeable message signs must be turned off by 10:00 p.m. when located within 100 square feet of Pemberton Hill Road.

(B) Sign messages may not change more frequently than one message every 20 seconds.

SEC. 51P-883.117. ADDITIONAL PROVISIONS.

(a) A horse park is considered a private recreation club or area for the purposes of Section 51A-5.104.

(b) Sidewalks are not required along a right-of-way maintained by Texas Department of Transportation.

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

(d) 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-883.118. 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 city.

(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 3. The two-year limitation in Section 51A-4.701 is waived until April 24, 2015 for applications for specific use permits.

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 development of this district must comply with the full-scale versions of Exhibit 833A (conceptual plan) and Exhibit 833B (Subarea 1, Phase 1 development plan) attached to this ordinance. Reduced-sized versions of these plans shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale versions of the plans.

SECTION 6. That the city attorney is authorized to insert the enrolled number of this ordinance in the legislative history section of Article 883 in Chapter 51P.

SECTION 7. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 8. 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 9. 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.

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SECTION 10. 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 Casim B. Myers
Assistant City Attorney

APR 24 2013

Passed _____

Exhibit A**PD EXHIBIT****Legal Descriptions of Boundary and Subareas****BOUNDARY DESCRIPTION**
GREAT TRINITY FOREST PLANNED DEVELOPMENT

Boundary description of two parcels of land being situated in the City of Dallas, Dallas County, Texas, and lying in the following Survey Abstracts:

Elizabeth Crockett Survey, Abstract No. 231

Isaac Elam Survey, Abstract No. 443

Gideon Pemberton Survey, Abstract No. 1155

George L. Haas Survey, Abstract No. 641

L. Van Cleve Survey, Abstract No. 1503

Cornelius Cox Survey, Abstract No. 284

I.L. Hill Survey, Abstract No. 648

John Beeman Survey, Abstract No. 97

Patrick McClary Survey, Abstract No. 953

Joseph A. Thomas Survey, Abstract No. 1488

U. Matthusen Survey, Abstract No. 1018:

Lying also in the following City of Dallas Blocks:

6238, 6239, 6257, 6258, 6259, 6263, 7652, 7653, 7657, 7948, 7972, 7981 (all),
7982, 7984, 7985:

And being more particularly described as follows:

PARCEL NO. 1

NOTE: All coordinates given are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, ON GRID values.

BEGINNING at the intersection of the South Right-of-Way line of Elam Road (a 60-foot wide Right-of-Way) with the West Right-of-Way line of Pemberton Hill Road (a variable width Right-of-Way), and lying on the East line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 20070350491 of the Official Public Records of Dallas County, Texas (Coordinates: North=6949427.97, East=2516520.62):

THENCE Southerly with the said West line of Pemberton Hill Road to the Northeast corner of a tract of land conveyed to the Strong Arms Church of God in Christ by deed recorded in Volume 96179, Page 4118 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Church of God in Christ tract to the Northwest corner of said tract:

THENCE Southerly with the West line of said Church of God in Christ tract, and the West line of a tract land conveyed Roy E. Jacobie and Hollis W. Jacobie by deed recorded in Volume 92033, Page 941 of the Deed Records of Dallas County, Texas to the intersection with the North line of State Highway Loop 12 / Great Trinity Forest Way (a variable width Right-of-Way), being also the Southwest corner of said Jacobie tract:

THENCE Westerly with the said North line of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the East line of a tract of land conveyed to Rhadames Solano by deed recorded in Volume 98070, Page 2972 of the Deed Records of Dallas County, Texas:

THENCE Northerly with the East line of said Solano tract to the intersection with the North line of said Solano tract, being also the South line of Elam Road:

THENCE Westerly with the North line of said Solano tract and South line of Elam Road, and the North line of a tract of land conveyed to the Burrencia Family Revocable Living Trust by deed recorded in Volume 2005139, Page 898 of the Deed Records of Dallas County, Texas, to the Northwest corner of said Burrencia Family tract:

THENCE Southerly with the West line of said Burrencia tract to the intersection with the Centerline of said State Highway 12 / Great Trinity Forest Way:

THENCE Northeasterly and Easterly with the Centerline of said State Highway Loop 12 / Great Trinity Forest Way to the intersection with the Northerly prolongation of the most Westerly line of the Trinity River Audubon Addition (Preliminary Plat) (Coordinates: North=6946923.57, East=2519309.09):

THENCE Southerly with the East line of said Trinity River Audubon Addition to the intersection with the North Gradient Boundary of the Trinity River (Coordinates: North=6941861.75, East=2519459.41):

THENCE Westerly and Northwesterly with the said North Gradient Boundary of the Trinity River to the intersection with the above referenced Centerline of State Highway Loop 12 / Great Trinity Forest Way:

THENCE Southwesterly with the said Centerline of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the Southeasterly prolongation of the Southwest line of a tract of land conveyed to the City of Dallas by Deed recorded in Instrument Number 20070131015 of the Official Public Records of Dallas County, Texas:

THENCE Northwesterly with the Southwest line of said City of Dallas Tract to the intersection with the Northwest line of Fellows Street (a 50-foot wide Right-of-Way), being also the Northwest corner of said City of Dallas tract (Coordinates: North=6948652.91, East=2509134.82):

THENCE Northeasterly with the North line of said City of Dallas tract and its prolongation, to the intersection with the East Gradient Boundary of the Trinity River:

THENCE Northwesterly with the said East Gradient Boundary of the Trinity River to the intersection with the West line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 90020, Page 1793 of the Deed Records of Dallas County, Texas, and said West line being also the center of the channel of White Rock Creek:

THENCE Northerly with the meanders of the center of the channel of White Rock Creek to the intersection with the West line of the Roosevelt Place Addition, at the South line of Wirdlow Street:

THENCE Easterly with the said South line of Wirdlow Street to the West line of said Roosevelt Place Addition:

THENCE Southerly and Southwesterly with the meanders of the West line of said Roosevelt Place Addition to the Southwest line of Remus Street, being also the Southwest line of said Roosevelt Place Addition:

THENCE Southeasterly with the said Southwest line of the Roosevelt Place Addition to the intersection with the Southeast line of Udal Avenue, being also the Southeast corner of said Roosevelt Place Addition:

THENCE Northeasterly and Northerly with the Southeast and East line of said Roosevelt Place Addition to an inside corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 84218, Page 5620 of the Deed Records of Dallas County, Texas:

THENCE Northerly with the West line of said City of Dallas tract to the intersection with the Southwest line of U.S. Highway 175 / C.F. Hawn Freeway (a variable width Right-of-Way):

THENCE Southeasterly with the said Southwest line of U.S. Highway 175 / C.F. Hawn Freeway to the intersection with the East line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 88251, Page 1290 of the Deed Records of Dallas County, Texas:

THENCE Southerly with the East line of said City of Dallas tract to the intersection with the North line of a tract of land conveyed to Eugene Dawson by deed recorded in Volume 93068, Page 724 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Dawson tract to its Northwest corner:

THENCE Southwesterly with the West line of said Dawson tract to its Southwest Corner:

THENCE Easterly with the South line of said Dawson tract to its Southeast corner, at the intersection with the West line of Pemberton Hill Road (a variable-width Right-of-Way):

THENCE Southerly with the West line of Pemberton Hill Road to the intersection with the North line of a tract of land conveyed to Paula Hill Pemberton by deed recorded in Volume 2003253, Page 3873 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Pemberton tract to its Northwest corner:

THENCE Southwesterly with the West line of said Pemberton tract to its Southwest corner:

THENCE Easterly with the South line of said Pemberton tract to the Northwest corner of a tract of land conveyed to Alejandro Rodriguez by deed recorded in Volume 99105, Page 2359 of the Deed Records of Dallas County, Texas:

THENCE Southerly with the West line of said Rodriguez tract to its Southwest corner:

THENCE Easterly with the South line of said Rodriguez tract to the Northwest corner of a tract of land conveyed to Billy Ray Pemberton and Zada Ann Pemberton by deed recorded in Volume 83069, Page 1933 of the Deed Records of Dallas County, Texas:

THENCE Southerly with the West line of said Pemberton tract to its Southwest corner:

THENCE Easterly with the South line of said Pemberton tract to its Southeast corner, being at the intersection with the above referenced West line of Pemberton Hill Road:

THENCE Southerly with the said West line of Pemberton Hill Road to the **POINT OF BEGINNING**, containing approximately 92,255,429 Square Feet, or 2,117.89 Acres of land.

PARCEL NO. 2

BEGINNING at the Southeast corner of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201200145747 of the Official Public Records of Dallas County, Texas, being also an inside corner of the Trinity River Audubon Center Addition (Preliminary Plat) (Coordinates: North=6946279.78, East=2519610.54):

THENCE Westerly with the South line of said City of Dallas tract and a tract conveyed to the City of Dallas by deed recorded in Instrument Number 201200287032 of the Official Public Records of Dallas County, Texas, to an inside corner of said Trinity River Audubon Addition:

THENCE Northerly with an Easterly line of said Trinity River Audubon Addition to the intersection with the centerline of State Highway Loop 12 / Great Trinity Forest Way:

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THENCE Easterly with the said centerline of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the prolongation of the East line of the above said City of Dallas tract conveyed by Instrument Number 201200145747 of the Official Public Records of Dallas County, Texas:

THENCE Southerly with the prolongation and East line of said City of Dallas tract to the **POINT OF BEGINNING**, containing approximately 126,861 Square Feet, or 2.912 Acres of land.

REFERENCE CITY OF DALLAS SURVEY DIVISION DRAWING NUMBER **041D-66**, ON FILE IN THE SURVEY RECORDS VAULT.

SUBAREA 1
TRINITY HORSE PARK

A 304.49 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the John Beeman Survey, Abstract No. 97, the I.L. Hill Survey, Abstract No. 648, and the Cornelius Cox Survey, Abstract No. 284, and lying in City of Dallas Blocks 6239 and 6257, and being a part of that property conveyed to the City of Dallas by deed recorded Volume 2004125, Page 12867, and in Instrument No. 20070350491 and Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the South line of Elam Road (a 60-foot wide Right-of-Way) with the West Right-of-Way line of Pemberton Hill Road (a variable width Right-of-Way), and lying on the East line of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 20070350491 of the Official Public Records of Dallas County, Texas (Coordinates: North=6949427.97, East=2516520.62):

THENCE Southerly with the said West line of Pemberton Hill Road to the Northeast corner of a tract of land conveyed to the Strong Arms Church of God in Christ by deed recorded in Volume 96179, Page 4118 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Church of God in Christ tract to the Northwest corner of said tract:

THENCE Southerly with the West line of said Church of God in Christ tract, and the West line of a tract land conveyed Roy E. Jacobie and Hollis W. Jacobie by deed recorded in Volume 92033, Page 941 of the Deed Records of Dallas County, Texas to the intersection with the North line of State Highway Loop 12 / Great Trinity Forest Way (a variable width Right-of-Way), being also the Southwest corner of said Jacobie tract:

THENCE Westerly with the said North line of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the East line of a tract of land conveyed to Rhadames Solano by deed recorded in Volume 98070, Page 2972 of the Deed Records of Dallas County, Texas:

THENCE Northerly with the common line between said Solano and City of Dallas tracts to the South line of the above referenced Elam Road:

THENCE Westerly with the said South line of Elam Road and the North line of said Solano property and a tract of land conveyed to the Burrescia Family Revocable Living Trust by deed recorded in Volume 2005139, Page 898 of the Official Public Records of Dallas County, Texas, to the Northwest corner of said Burrescia Family tract:

THENCE Northerly with the West line of said Burrescia Family tract produced to the intersection with the Centerline of said Elam Road:

THENCE Westerly with said Centerline produced, to the intersection with the East line of a tract of land conveyed to the ONCOR Electric Transmission Company (successor in title to the Dallas Power and Light Company) by deed recorded in Volume 182, Page 1707 of the Deed Records of Dallas County, Texas:

THENCE Northerly with the East line of said ONCOR Electric Transmission Company tract and the West line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 2004125, Page 12867 of the Official Public Records of Dallas County, Texas, to the most Southerly corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 93235, Page 5514 of the Deed Records of Dallas County, Texas:

THENCE Northeasterly, with the common line between said City of Dallas tracts to the intersection with the South line of a tract of land conveyed to Paula Hill Pemberton by deed recorded in Volume 2003253, Page 3873 of the Deed Records of Dallas County, Texas:

THENCE Easterly with the South line of said Pemberton tract to the Northwest corner of a tract of land conveyed to Alejandro Rodriguez by deed recorded in Volume 99105, Page 2359 of the Deed Records of Dallas County, Texas:

THENCE Southerly with the West line of said Rodriguez tract to its Southwest corner:

THENCE Easterly with the South line of said Rodriguez tract to the Northwest corner of a tract of land conveyed to Billy Ray Pemberton and Zada Ann Pemberton by deed recorded in Volume 83069, Page 1933 of the Deed Records of Dallas County, Texas:

THENCE Southerly with the West line of said Pemberton tract to its Southwest corner:

THENCE Easterly with the South line of said Pemberton tract and the South line of the Marvin Glasgow Addition, to the intersection with the above referenced West line of Pemberton Hill Road:

THENCE Southerly with the said West line of Pemberton Hill Road to the **POINT OF BEGINNING**, containing 304.49 Acres of land.

SUBAREA 2a

TRINITY CHAMPIONSHIP GOLF COURSE ADDITION, INSTALLMENT 1

A 364.95 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the Elizabeth Crockett Survey, Abstract No. 231, Isaac Elam Survey, Abstract No. 443, and the Gideon Pemberton Survey, Abstract No. 1155, and lying in City of Dallas Blocks 6258, 6259, 7972, and being part of the property conveyed to the City of Dallas by deed recorded in Instrument Number 20080250127 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

LOTS 1 & 2:

BEGINNING at the intersection of the South Right-of-Way line of State Highway Loop 12 / Great Trinity Forest Way with the West line of the Trinity River Audubon Addition, Preliminary Plat (Coordinates: North=6946837.1817, East=2519310.5076):

THENCE Southerly with the East line of said Trinity River Audubon Addition to the Southeast corner of the herein described tract of land:

THENCE Westerly and Northwesterly the following distances and bearings:

South 89°15'11" West a distance of 206.79 feet:
 North 45°35'06" West a distance of 199.20 feet:
 North 40°07'46" West a distance of 314.87 feet:
 North 75°39'34" West a distance of 513.50 feet:
 South 86°34'43" West a distance of 422.48 feet:
 North 53°52'06" West a distance of 383.82 feet:
 South 78°35'09" West a distance of 299.59 feet:
 South 23°54'00" West a distance of 375.14 feet:
 South 42°51'13" West a distance of 262.34 feet:
 South 85°02'52" West a distance of 257.10 feet:
 South 70°20'40" West a distance of 506.97 feet:
 South 78°26'30" West a distance of 722.12 feet:
 North 9°57'00" West a distance of 358.21 feet:
 North 34°46'37" West a distance of 96.00 feet:
 South 85°34'52" West a distance of 135.57 feet:

South 69°40'33" West a distance of 55.55 feet:
North 26°14'14" West a distance of 121.12 feet:
North 84°12'49" West a distance of 193.11 feet:
North 32°30'42" West a distance of 405.08 feet:
North 56°26'53" West a distance of 271.92 feet:
South 87°07'20" West a distance of 434.93 feet:
North 5°33'30" West a distance of 292.52 feet:
North 37°46'37" West a distance of 633.93 feet:
North 55°53'49" West a distance of 288.43 feet:
North 16°36'25" West a distance of 305.78 feet:
North 1 °32'51" East a distance of 278.62 feet to the intersection with the above reference South line of State Highway Loop 12 / Great Trinity Forest Way (Coordinates: North=694581 0.581 , East=2513428.066):

THENCE Northeasterly and Easterly with the said South line of State Highway Loop 12 / Great Trinity Forest Way to the **POINT OF BEGINNING**, containing 362.70 Acres of land.

Lot 3:

BEGINNING at the Southeast corner of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201200145747 of the Official Public Records of Dallas County, Texas, being also an inside corner of the Trinity River Audubon Center Addition (Preliminary Plat) (Coordinates: North=6946279.78, East=251961 0.54):

THENCE Westerly with the South line of said City of Dallas tract and a tract conveyed to the City of Dallas by deed recorded in Instrument Number 201200287032 of the Official Public Records of Dallas County, Texas, to an inside corner of said Trinity River Audubon Addition:

THENCE Northerly with an Easterly line of said Trinity River Audubon Addition to the intersection with the centerline of State Highway Loop 12 / Great Trinity Forest Way:

THENCE Easterly with the said centerline of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the prolongation of the East line of the above said City of Dallas tract conveyed by Instrument Number 201200145747 of the Official Public Records of Dallas County, Texas:

THENCE Southerly with the prolongation and East line of said City of Dallas tract to the **POINT OF BEGINNING**, containing approximately 126,861 Square Feet, or 2.912 Acres of land.

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SUBAREA 2b**TRINITY CHAMPIONSHIP GOLF COURSE ADDITION, INSTALLMENT 2**

A 104.60 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the Cornelius Cox Survey, Abstract No. 284, and the Isaac Elam Survey, Abstract No. 443, and lying in City of Dallas Blocks 6258 and 6257, and being part of the property conveyed to the City of Dallas by deed recorded in Instrument Number 20080250127 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the North line of State Highway Loop 12 /Great Trinity Forest Way, with the East line of a tract of land conveyed to the ONCOR Electric Transmission Company (successor in title to the Dallas Power and Light Company) by deed recorded in Volume 182, Page 1707 of the Deed Records of Dallas County, Texas, being also the Southwest corner of the herein described tract of land (Coordinates: North=6945947.18, East=2513151.06):

THENCE Northerly with the common line between said ONCOR and City of Dallas tracts to the intersection with the South line of the I.L. Hill Survey, Abstract No. 648, being also the Northwest corner of the herein described tract of land:

THENCE Easterly with the common line between said I.L. Hill and Cornelius Cox Surveys to the intersection with the West line of a tract of land conveyed to Burescia Family Revocable Living Trust by deed recorded in Volume 2005139, Page 898 of the Official Public Records of Dallas County, Texas, being also the Northeast corner of the herein described tract of land:

THENCE Southerly with the common line between said Burescia and City of Dallas tracts to the intersection with the above said North line of State Highway Loop 12/ Great Trinity Forest Way, being also the Southeast corner of the herein described tract of land (Coordinates: North=6946623.68, East=2514616.37):

THENCE Southwesterly with the said North line of State Highway Loop 12 / Great Trinity Forest Way to the **POINT OF BEGINNING**, containing 104.60 Acres of land.

SUBAREA 3a**TRINITY FOREST LANDS ADDITION, INSTALLMENT 1**

A 265.51 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the George L. Haas Survey, Abstract No. 641, and the L. Van Cleve Survey, Abstract No. 1503, and lying in City of Dallas Blocks 7652, 7653 and 7657, and being all of the property conveyed to the City of Dallas by deed recorded in Instrument Number 20070131015 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said City of Dallas tract, lying on the North line of State Highway Loop 12 / Great Trinity Forest Way (Coordinates: North=6944294.34, East=2509517.28):

THENCE Northwesterly with the Southwest line of said City of Dallas tract to its Northwest corner (Coordinates: 6948652.91, East=2509134.82):

THENCE Northeasterly with the Northwest line of said City of Dallas Tract to its most Northerly Northeast corner, lying on the West Gradient Boundary of the Trinity River:

THENCE Southerly with the said West Gradient Boundary of the Trinity River to the intersection with the above said North line of State Highway Loop 12 / Great Trinity Forest Way, being also the Southeast corner of said City of Dallas tract:

THENCE Southwesterly with the said North line of State Highway Loop 12 / Great Trinity Forest Way to the **POINT OF BEGINNING**, containing 265.51 Acres of land.

SUBAREA 3b
TRINITY FOREST LANDS ADDITION, INSTALLMENT 2

A 142.65 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the John Beeman Survey, Abstract No. 97, the Joseph A. Thomas Survey, Abstract No. 1488 and the U. Matthusen Survey, Abstract No. 1018, and lying in City of Dallas Blocks 6238, 6239 and 7982, and being all of the property conveyed to the City of Dallas by deed recorded in the following instruments:

- Instrument Number 201200259377 of the Official Public Records of Dallas County, Texas.
- Instrument Number 201200259376 of the Official Public Records of Dallas County, Texas.
- Volume 88218, Page 4151 of the Deed Records of Dallas County, Texas.
- Volume 89241, Page 2947 of the Deed Records of Dallas County, Texas.
- Volume 87164, Page 99 of the Deed Records of Dallas County, Texas.
- Volume 85119, Page 4585 of the Deed Records of Dallas County, Texas.
- Volume 84218, Page 5620 of the Deed Records of Dallas County, Texas.
- Volume 87167, Page 3972 of the Deed Records of Dallas County, Texas.
- Volume 87202, Page 1523 of the Deed Records of Dallas County, Texas.
- Volume 88251, Page 1290 of the Deed Records of Dallas County, Texas.

And being more particularly described as follows:

BEGINNING at the intersection of the Southwest line of U.S. Highway 175 / C.F. Hawn Freeway with the West line of said tract conveyed to the City of Dallas by deed recorded in Volume 84218, Page 5620 of the Deed Records of Dallas County, Texas (Coordinates: North=6957471.96, East=2514816.00):

THENCE Southeasterly with the said Southwest line of U.S. Highway 175 / C.F. Hawn Freeway to the intersection with the East line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 88251, Page 1290 of the Deed Records of Dallas County, Texas (Coordinates: North=6955803.67, East=2516492.00):

THENCE Southerly with the East line of said City of Dallas tract to the intersection with the North line of a tract of land conveyed to Eugene Dawson by deed recorded in Volume 93068, Page 724 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Dawson tract to its Northwest corner:

THENCE Southwesterly with the West line of said Dawson tract to its Southwest Corner:

THENCE Easterly with the South line of said Dawson tract to its Southeast corner, at the intersection with the West line of Pemberton Hill Road (a variable-width Right-of-Way):

THENCE Southerly with the West line of Pemberton Hill Road to the intersection with the North line of a tract of land conveyed to Paula Hill Pemberton by deed recorded in Volume 2003253, Page 3873 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the North line of said Pemberton tract to its Northwest corner:

THENCE Southerly with the West line of said Pemberton tract to its Southwest corner, being also the most Easterly corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 93235, Page 5514 of the Deed Records of Dallas County, Texas, and the Southeast corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 88218, Page 4151 of the Deed Records of Dallas County, Texas:

THENCE Westerly with the common line between said City of Dallas tracts to the intersection with the West line of said John Beeman Survey, being also the East line of the I.L. Hill Survey, Abstract No. 648:

THENCE Northerly with the common line between said I.L. Hill and John Beeman Surveys, and the common line between the said Joseph A. Thomas Survey and the said U. Matthusen Survey, to the intersection with the East line of the Roosevelt Place Addition:

THENCE Northerly with the East line of said Roosevelt Place Addition, over and across a portion of the said Joseph A. Thomas Survey to the **POINT OF BEGINNING**, containing 142.65 Acres of land.

SUBAREA 4a
TRINITY MITIGATION LANDS ADDITION, INSTALLMENT 1

A 514.40 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the Elizabeth Crockett Survey, Abstract No. 231, Isaac Elam Survey, Abstract No. 443, and the Gideon Pemberton Survey, Abstract No. 1155, and lying in City of Dallas Blocks 6258, 6259, 7972, and being part of the property conveyed to the City of Dallas by deed recorded in Instrument Number 20080250127 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

NOTE: All coordinates given are Texas State Plane Coordinate System, NorthCentral Zone 4202, North American Datum of 1983, ON GRID values.

BEGINNING at the intersection of the West line of the Trinity River Audubon Center Addition, Preliminary Plat, with the North Gradient Boundary line of the Trinity River (Coordinates: North=6941861.75, East=2519459.41):

THENCE Westerly and Northwesterly with the said Gradient Boundary of the Trinity River to the intersection with the South right-of-Way line of State Highway Loop 12/ Great Trinity Forest Way (North=694481 0.69, East=2511214.17)

THENCE Northeasterly with the said South line of State Highway Loop 12/ Great Trinity Forest Way to the most Northerly corner of the herein described tract of land:

THENCE Southeasterly and Easterly the following distances and bearings:

South 1°32'51" West a distance of 278.62 feet
 South 16°36'25" East a distance of 305.78 feet:
 South 55°53'49" East a distance of 288.43 feet:
 South 37°46'37" East a distance of 633.93 feet:
 South 5°33'30" East a distance of 292.52 feet:
 North 87°07'20" East a distance of 434.93 feet:
 South 56°26'53" East a distance of 271.92 feet:
 South 32°30'42" East a distance of 405.08 feet:
 South 84° 12' 49" East a distance of 193.11 feet:
 South 26° 14' 14" East a distance of 121 .12 feet:
 North 69°40'33" East a distance of 55.55 feet:
 North 85°34'52" East a distance of 135.57 feet:
 South 34°46'37" East a distance of 96.00 feet:
 South 9°57'00" East a distance of 358.21 feet:
 North 78°26'30" East a distance of 722.12 feet:
 North 70°20'40" East a distance of 506.97 feet:
 North 85°02'52" East a distance of 257.10 feet:
 North 42°51'13" East a distance of 262.34 feet:
 North 23°54'00" East a distance of 375.14 feet:

North 78°35'09" East a distance of 299.59 feet:
 South 53°52'06" East a distance of 383.82 feet:
 North 86°34'43" East a distance of 422.48 feet:
 South 75°39'34" East a distance of 513.50 feet:
 South 40°07'46" East a distance of 314.87 feet:
 South 45°35'06" East a distance of 199.20 feet:
 North 89°15'11" East a distance of 206.79 feet to the intersection with the abovesaid
 West line of the Trinity River Audubon Center Addition, Preliminary Plat:

THENCE Southerly with the West line of said Trinity River Audubon Center Addition, Preliminary Plat, to the **POINT OF BEGINNING**, containing 514.40 Acres of land.

SUBAREA 4b
TRINITY MITIGATION LANDS ADDITION, INSTALLMENT 2

A 337.99 Acre tract of unplatted land being situated in the City of Dallas, Dallas County, Texas, and lying in the Cornelius Cox Survey, Abstract No. 284, Isaac Elam Survey, Abstract No. 443, I.L. Hill Survey, Abstract No. 648, and the Patrick McClary Survey, Abstract No. 953, and lying in City of Dallas Blocks 6257, 6258, and 7948, and being part of the property conveyed to the City of Dallas by deeds recorded in the following instruments:

- Instrument Number 20080250127 of the Official Public Records of Dallas County, Texas.
- Volume 90020, Page 1793 of the Deed Records of Dallas County, Texas
- Volume 84218, Page 5620 of the Deed Records of Dallas County, Texas
- Volume 93235, Page 5614 of the Deed Records of Dallas County, Texas

BEGINNING at the intersection of the North line of State Highway Loop 12 / Great Trinity Forest Way, with the West line of a tract of land conveyed to the ONCOR Electric Transmission Company (successor in title to the Dallas Power and Light Company) by deed recorded in Volume 182, Page 1707 of the Deed Records of Dallas County, Texas, being also the Southeast corner of the herein described tract of land (Coordinates: North=6945927.61, East=2513051.20):

THENCE Southwesterly with the said North line of State Highway Loop 12 / Great Trinity Forest Way to the intersection with the East Gradient Boundary of the Trinity River:

THENCE Northwesterly with the said East Gradient Boundary of the Trinity River to the intersection with the West line of a tract of land conveyed to the City of Dallas by deed recorded in Volume 90020, Page 1793 of the Deed Records of Dallas County, Texas, and said West line being also the center of the channel of White Rock Creek:

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THENCE Northerly with the meanders of the center of the channel of White Rock Creek to the intersection with the West line of the Roosevelt Place Addition, at the South line of Wirdlow Street:

THENCE Easterly with the said South line of Wirdlow Street to the West line of said Roosevelt Place Addition:

THENCE Southerly and Southwesterly with the meanders of the West line of said Roosevelt Place Addition to the Southwest line of Remus Street, being also the Southwest line of said Roosevelt Place Addition:

THENCE Southeasterly with the said Southwest line of the Roosevelt Place Addition to the intersection with the Southeast line of Udal Avenue, being also the Southeast corner of said Roosevelt Place Addition:

THENCE Northeasterly and Northerly with the Southeast and East line of said Roosevelt Place Addition to the intersection with the common line between the said I.L. Hill Survey, Abstract No. 648 and the John Beeman Survey, Abstract No. 97:

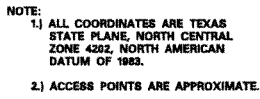
THENCE Southerly with the common line between said Hill and Beeman Surveys and with the West line of a tract of land conveyed to The City of Dallas by deed recorded in Volume 88218, Page 4151 of the Deed Records of Dallas County, Texas, to the Southwest corner of said City of Dallas tract:

THENCE Easterly with the South line of said City of Dallas tract to the most Northerly Northwest corner of a tract of land conveyed to the City of Dallas by deed recorded in Volume 2004125, Page 12867 of the Deed Records of Dallas County, Texas:

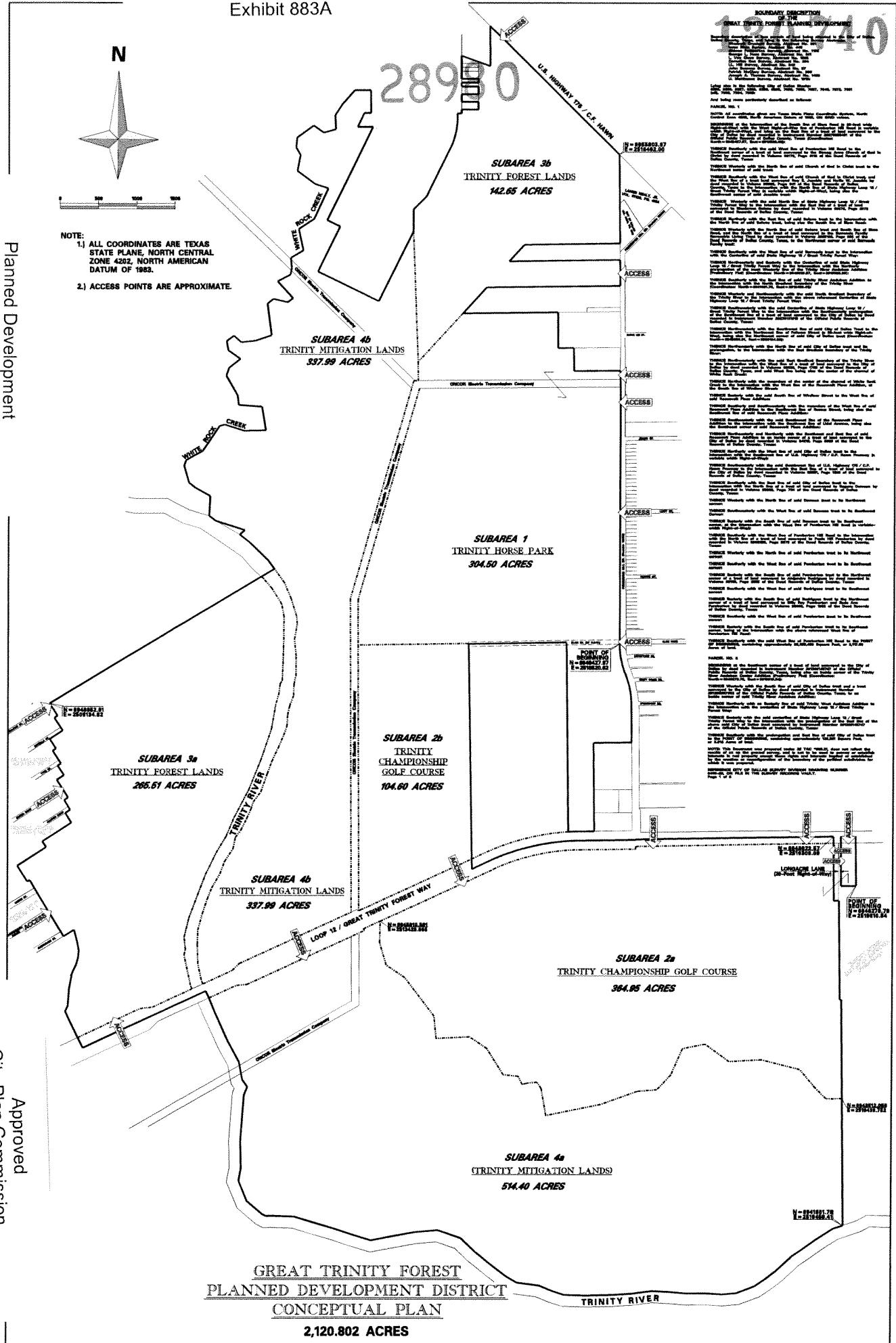
THENCE Southwesterly and Westerly with the West line of Said City of Dallas tract to the intersection with the West line of the above referenced ONCOR Electric Transmission Company tract:

THENCE Southwesterly and Southerly with the West line of said ONCOR Electric Transmission Company tract to the **POINT OF BEGINNING**, containing 337.99 Acres of land.

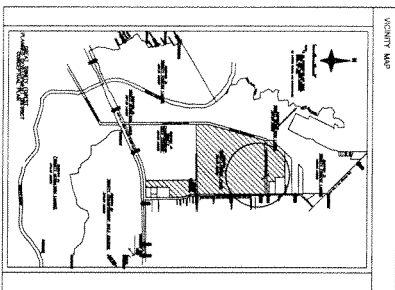
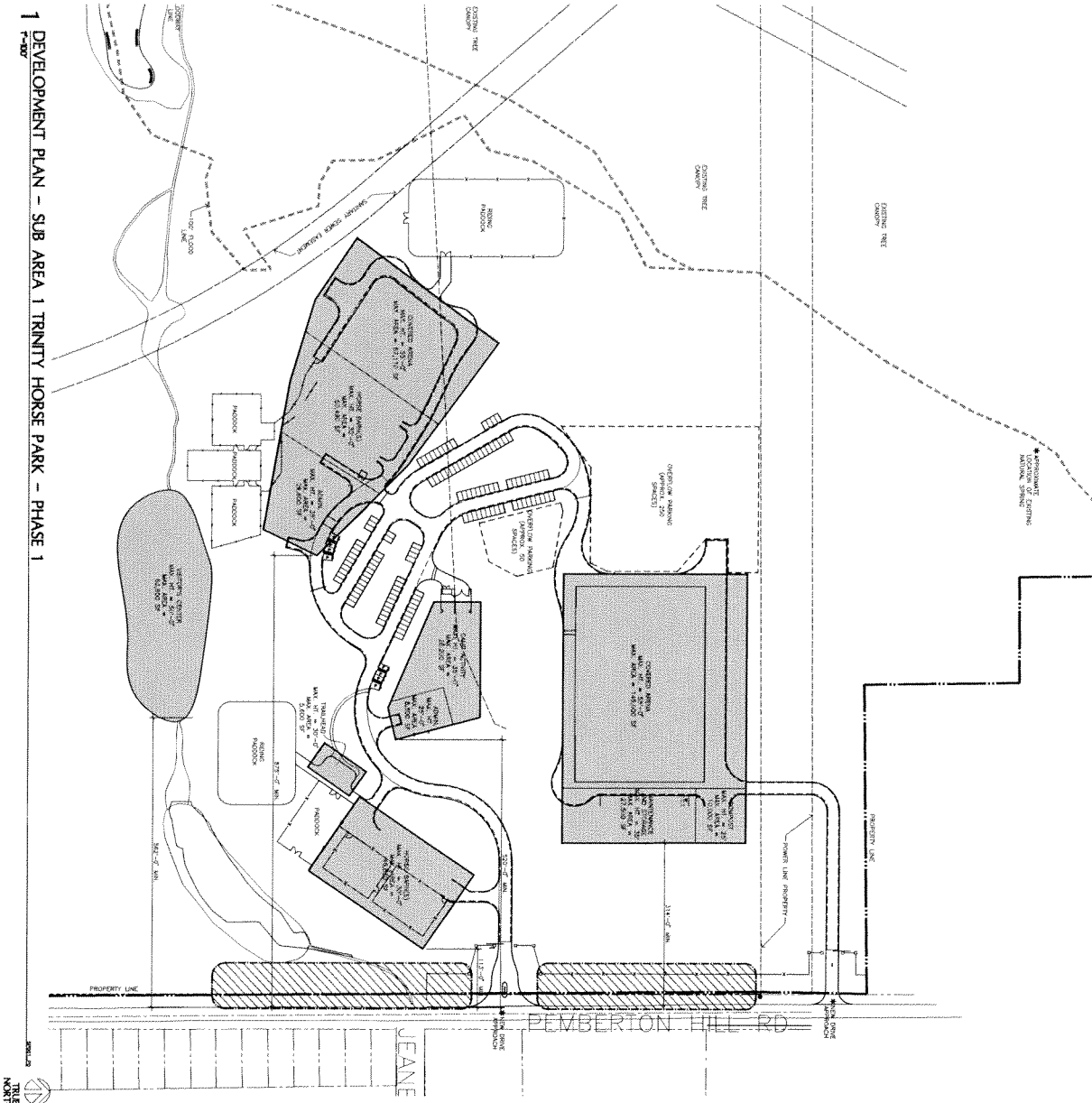
NOTE: This Document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Approved
City Plan Commission
April 4, 2013



1 DEVELOPMENT PLAN - SUB AREA 1 TRINITY HORSE PARK - PHASE 1



SITE ANALYSIS	
ZONING:	P20
PROPOSED USE:	HORSE PARK
REQUIRED PARKING:	MIN. OF 100
SETBACKS:	
FRONT:	MIN. 10'
REAR:	MIN. 10'
MINIMUM ALLOWABLE BUILDING AREA:	145,000 SF

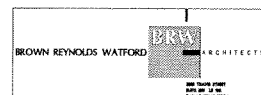
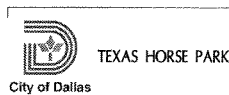
LEGEND	
[Symbol]	BUILDABLE AREA
[Symbol]	EXISTING LANDSCAPE/TREES TO REMAIN
[Symbol]	APPROXIMATE LOCATION (FROM LOCATION TO BE DETERMINED)
[Symbol]	FENCING

Planned Development
District No. 883

Approved
City Plan Commission
April 4, 2013

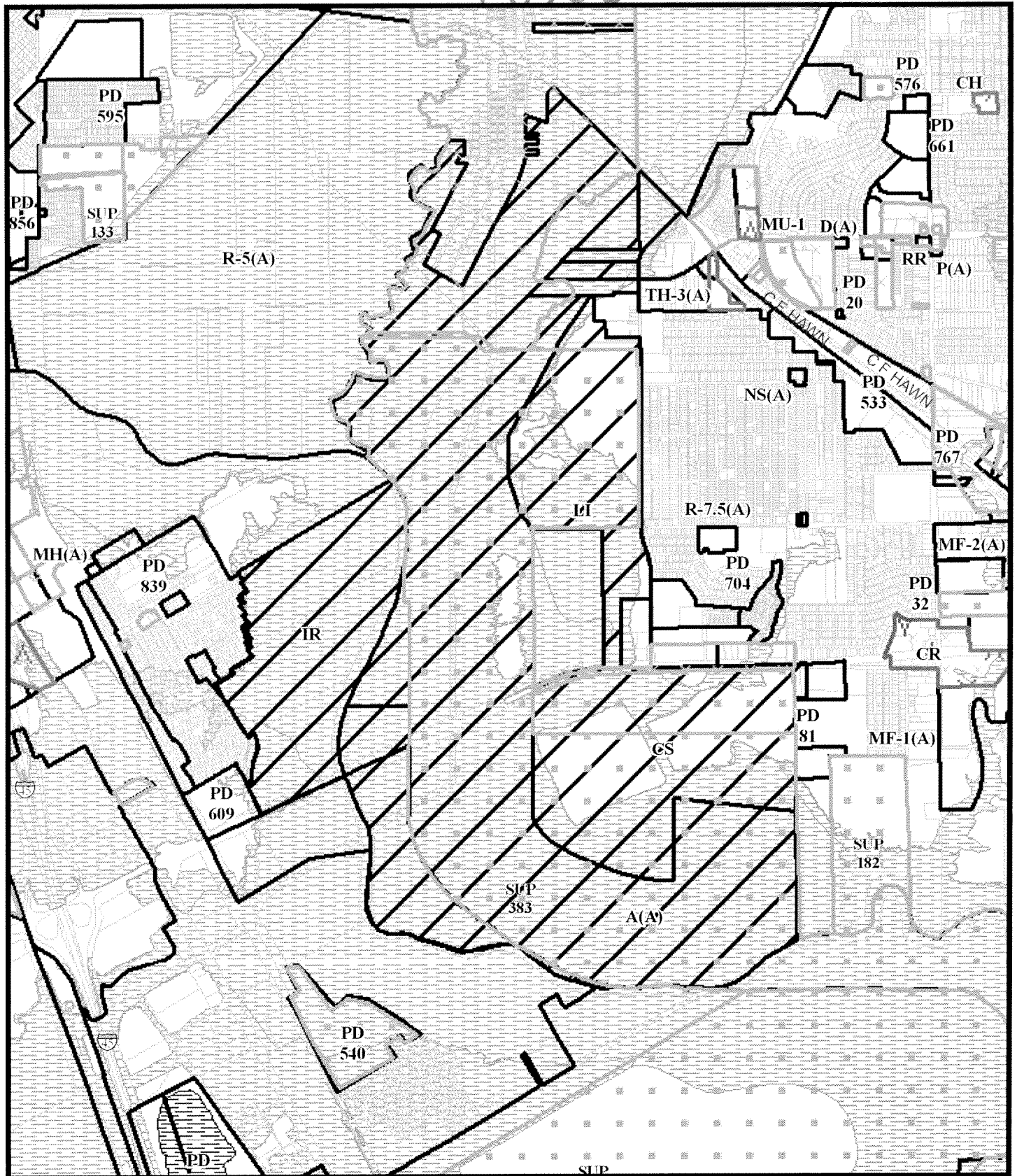
C1.1

DATE 03/12/13 REVISIONS
DRAWN BY AF
CHECKED BY CS, CDV
PROJECT NO. 212038.00



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ZONING AND LAND USE

Case no: **Z123-195**

Date: 3/7/2013