

3-8-16

ORDINANCE NO. 30038

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block A/452 located at the Southeast corner of Gano Street and Ervay Street; fronting approximately 493.3 feet on the northeast line of Ervay Street; and fronting approximately 312 feet on the southeast line of Gano Street; and containing approximately 2.4354 acres,

from Subdistrict 6 within Planned Development District No. 317 (Cedars Area Special Purpose District) to Subdistrict 2 within Planned Development District No. 317; amending Article 317, "PD 317," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; providing new property descriptions of the district and subdistricts; providing a new subdistrict map; 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 317 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from Subdistrict 6 within Planned Development District No. 317 to Subdistrict 2 within Planned Development District No. 317 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That the property descriptions of the district and subdistricts, Exhibit 317A of Article 317, “PD 317,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317A attached to this ordinance.

SECTION 3. That the subdistrict map, Exhibit 317B of Article 317, “PD 317,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 317B attached to this ordinance.

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

SECTION 5. That the building official shall not issue a building permit or a certificate of occupancy for a use on the Property until there has been full compliance with the Dallas Development Code, the construction codes, and all other ordinances, rules, and regulations of the City of Dallas.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. 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 8. 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.

APPROVED AS TO FORM:

WARREN M.S. ERNST, City Attorney

By 
Assistant City Attorney

Passed MAR 23 2016

EXHIBIT A

BEING a 106,087 square feet or a 2.4354 acre tract of land situated in the John Grigsby Survey, Abstract No. 495, in City Block A/452, City of Dallas, Dallas County, Texas and being a called 2.4354 acre tract of land conveyed to 1610 Ervay Investments, LP by deed electronically recorded 201400277926, Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod at the intersection of the southeast line of Gano Street (a variable width right of way) and the northeast line of South Ervay Street (a variable width right of way), said point being the west corner of the said 2.4354 tract of land;

THENCE, N 45° 00' 00 E, with the southeast line of Gano Street, a distance of 310.45 feet to a found ½ inch iron rod for a corner, said point being the north corner of the said 2.4354 acre tract and the west corner of a called 2.5 acre tract of land conveyed to Dallas Independent School District by Deed recorded in Volume 3955, Page 628, Deed Records of Dallas County, Texas;

THENCE, S 52° 52' 40 E, departing the southeast line of Gano Street, and with the southwest line of the said 2.5 acre tract, a distance of 309.32 feet to a fence corner for a corner, said point being the north corner of a called 2.8307 acre tract of land conveyed to C.D. Williams Building Account, by Deed recorded in Volume 74, Page 366, Deed Records of Dallas County, Texas;

THENCE, S 41° 17' 50 W, with the northwest line of the said 2.8307 acre tract, a distance of 350.82 feet to a set "X" cut on concrete pavement for a corner in the northeast line of said Ervay Street;

THENCE, N 51° 13' 20 W, with the northeast line of said Ervay Street, a distance of 7.52 feet to a set "X" cut on concrete pavement for a corner;

THENCE, N 47° 16' 40 W, continuing with the northeast line of said Ervay Street, a distance of 142.23 feet to a set 5/8 inch iron rod for a corner;

THENCE, N 43° 49' 00 W, continuing with the northeast line of said Ervay Street, a distance of 179.50 feet to the POINT OF BEGINNING.

Exhibit 317A – Property Descriptions
THE CEDARS SPECIAL PURPOSE DISTRICT

PERIMETER

BEING a tract of land in the City of Dallas, Dallas County, Texas, and further described as follows:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the centerline of the M.K. & T. Railroad R.O.W;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway, to the point of intersection with the centerline of Julius Schepps Freeway to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway (IH-45), to the point of intersection with the centerline of the G. C. & S.F. Railroad R.O.W to a point for corner;

THENCE in a southwesterly direction along the centerline of the G. C. & S.F. Railroad R.O.W, to the point of intersection with the centerline of the M.K. & T. Railroad R.O.W to a point for corner;

THENCE in a northwesterly direction, along the centerline of the M.K. & T. Railroad R.O.W, to the point of intersection with the centerline of R.L. Thornton Freeway to the POINT OF BEGINNING, and containing approximately 25,658,704 square feet or 589.04 acres of land;

SUBDISTRICT 1 – RESIDENTIAL CORE

TRACT 1:

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Beaumont Street and the northwestern prolongation of the centerline of the alley in block A/459 between Harwood Street and Park Avenue;

THENCE in a southeasterly direction along the centerline of said alley between Harwood Street and Park Avenue, to the point of intersection with the centerline of the alley in block B/458 between Hickory Street and Corinth Street to a point for corner;

THENCE in a southwesterly direction along said centerline of the alley between Hickory Street and Corinth Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in northwesterly direction along the centerline of Park Avenue, to the point of intersection with the center line of Lear Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Lear Street, to the northwestern projection of the east lot line of Lot 10, Block 918 to a point for corner;

THENCE in a southeasterly direction along said lot line, to the point of intersection with the centerline of the alley between Lear Street and Corinth Street to a point for corner;

THENCE in a southwesterly direction along said centerline, to the point of intersection with the southwesterly projection of the east lot line of Lot 18, Block 918 to a point for corner;

THENCE in a northwesterly direction along said lot line, crossing Lear Street and continuing along the eastern line of Lot 20 and the western line of Lot 21, Block 917 to the point of intersection with the centerline of the alley between Hickory Street and Lear Street to a point for corner;

THENCE in a northeasterly direction along said centerline, to the point of intersection with the southeasterly prolongation of the eastern lot line of Lot 5, Block C/917 to a point for corner;

THENCE in a northwesterly direction along said lot line, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street, to the southeasterly projection of the centerline of an alley between lots 1 and 29 in Block B/916 to a point for corner;

THENCE in a northwesterly direction along said centerline of alley, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street, to the point of intersection with the centerline of Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of Park Avenue, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction, along the centerline of the Beaumont Street, to the point of intersection with the northwestern prolongation of the centerline of the alley in Block A/459 between Harwood Street and Park Avenue to the POINT OF BEGINNING, and containing approximately 731,272.472 square feet or 16.78 acres of land;

TRACT 2:

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Sullivan Street and the centerline of Gould Street;

THENCE in a northeasterly direction along the centerline of Sullivan Street, to the point of intersection with the northwesterly prolongation of the common tract line between Block 449 and A/449, located approximately 278 feet east from Browder Street to a point for corner;

THENCE in a southeasterly direction along said common tract line for a distance of approximately 156 feet to a common tract line running northeast between lots in Block 449 and A/449 to a point for corner;

THENCE in a northeasterly direction along said common tract line for approximately 50 feet to a common tract line running southeast between lots in Block 449 and A/449 to a point for corner;

THENCE in a southeasterly direction along said common tract line, to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Gano Street, to the point of intersection with the northwesterly prolongation of the centerline of the Lytel Street alley between Ervay Street and Durant Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the Lytel Street alley between Ervay Street and Durant Street, to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a northeasterly direction along the centerline of McKee Street, to the point of intersection with the centerline of the alley through Block A/913 between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of said alley between Ervay Street and Browder Street, crossing Beaumont Street to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the northwesterly projection of the common line between two lots in Block C/915, said line being 177 feet west from Ervay Street to a point for corner;

THENCE in a southeasterly direction along said common lot line to the point of intersection with the centerline of Seegar Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Seegar Street, to the point of intersection with the centerline of Boren Alley between Ervay Street and Browder Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Boren Alley between Ervay Street and Browder Street, to the point of intersection with the centerline of Savannah Street/Alley to a point for corner;

THENCE in a southwesterly direction along the centerline of Savannah Street/Alley, to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street, to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street, to the point of intersection with the centerline of an alley running through City block G/906, between Gould Street and Browder Street to a point for corner;

THENCE in a northwesterly direction along said alley centerline, to the point of intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street, to the point of intersection with southeasterly projection of the common line between lots 1 and 1.1 in Block C/912, said line being approximately 59 feet west from Gould Street to a point for corner;

THENCE in a northwesterly direction along said common line for approximately 115 feet, to the point of intersection with the common point between lots 1 and part of Lot 2 in Block C/912, to a point for corner;

THENCE in a northeasterly direction along the said common line for a distance of approximately 67 feet to a common tract line between Lots 1 and 2 in Block C/912, to a point for corner;

THENCE in a northwesterly direction along said common tract lines for approximately 220 feet, to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a southwesterly direction along the centerline of McKee Street, to the point of intersection with centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction, along the centerline of Gould Street, to the point of intersection with the centerline of Sullivan to the POINT OF BEGINNING, and containing approximately ~~1,114,005.7382~~ 1,021,274.2324 square feet or ~~25.57~~ 23.4452 acres of land;

SUBDISTRICT 2 – MIXED USE CORRIDORS

BEING an area described as:

BEGINNING at the point of intersection of the centerline of Griffin Street East and the centerline of Browder Street;

THENCE in a southeasterly direction along the centerline of Browder Street to the point of intersection with the centerline of Blakeney Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Blakeney Street to the point of intersection with southwestern projection of the centerline of the alley between Lot 5 and unplatted lots in Block A/93 to a point for corner;

THENCE in a northwesterly direction along the said alley centerline to the point of intersection with the south lot line of Lot 1, Block A/93 to a point for corner;

THENCE in a northeasterly direction along the south lot line of Lot 1, Block A/93 to the point of intersection with the east lot line of Lot 1, Block A/93 to a point for corner;

THENCE in a northwesterly direction along the east lot line of Lot 1, Block A/93 to the point of intersection with the centerline of Griffin Street East to a point for corner;

THENCE in a northeasterly direction along the centerline of Griffin Street East to the point of intersection with the southeasterly projection of the common line between Lots 4 and 13 in Block 15/92, to a point for corner;

THENCE in a northwesterly direction along said line projected to the point of intersection with the centerline of R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of St. Paul Street to a point for corner;

THENCE in a southeasterly direction along the centerline of St. Paul Street to its intersection with the centerline of Ervay Street and continuing along Ervay Street centerline to its intersection with the ~~southwesterly projection of the common line between unplatted Tracts in Block A/452 to a point for corner~~ centerline of Gano Street;

THENCE, N 45° 00' 00 E, with the centerline of Gano Street, a distance of approximately 325.00 feet to a point for a corner;

THENCE, S 52° 52' 40 E, departing the centerline of Gano Street, and with the southwest line of the Block 453 a distance of approximately 327.78 feet to a fence corner for a corner, said point being the north corner of Block 452;

~~THENCE in a northeasterly direction along said common line approximately 360.00 feet to the point of intersection that is the common line between Blocks 453 and A/452 to a point for corner;~~

THENCE in a southeasterly and northeasterly direction along the said common line between Blocks 453 and A/452 the following three calls:

S 73° 29' 20" E, for a distance of 181.32 feet

N 42° 30' 07" E, for a distance of 21.25 feet

N 85° 17' 43" E, for a distance of 69.25 feet, to the point of intersection with the northeast corner of Lot 9, Block A/452 at the south line of Lot 11, Block 453 to a point for corner;

THENCE in a southeasterly direction along said common lot line between Lot 9 in Block A/452 and Lots 11 and 12 in Block 453 and continuing along said line projected to the centerline of Beaumont Street;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the projected centerline of an alleyway between Lots 5 and 6, Block B/916 to a point for corner;

THENCE in a southeasterly direction along alleyway centerline to the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to its intersection with the centerline of Ervay Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Ervay Street to its intersection with the centerline southwesterly projection of an alleyway between Hickory Street and Lear Street to a point for corner;

THENCE in a northeasterly direction along the centerline of the alleyway to its intersection with the northwesterly projected common line that is the eastern line of Lot 20 and the western line of Lot 21, Block 917 to a point for corner;

THENCE in a southeasterly direction along the said common line, crossing Lear Street and continuing along the northwesterly projected line of the eastern line of Lot 18, Block 918 projected to its intersection with the centerline of an alleyway between Lear Street and Corinth Street, to a point for corner;

THENCE in a northeasterly direction along the centerline of the alleyway to its intersection with the southerly projection of the northeasterly line of Lot 10, Block 918 to a point for corner;

THENCE in a northwesterly direction along said Lot line to the point of intersection with the centerline of Lear Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Lear Street to its intersection with the centerline of Park Avenue to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Avenue to its intersection with the westerly projected centerline of alleyway between Hickory Street and Corinth Street to a point for corner;

THENCE in a northeasterly direction along the centerline of alleyway to its intersection with the centerline of an alleyway between Harwood Street and Park Avenue to a point for corner;

THENCE in a northwesterly direction along the centerline of the alleyway running through City Block B/458 and crossing Hickory Street and continuing along the centerline of the alleyway

running through City block A/459 to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Beaumont Street to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to the point of intersection with the northwesterly projection of the south line of a portion of Lot 7 that is located 80 feet north of the southeast corner of Lot 8 in Block B/464 to a point for corner;

THENCE following along said projected line and Lot line for the following calls:

South North 43° 37' 52" East, 182.00 feet

North 59° 22' 08" West, 6.15 feet

North 26° 07' 52" East, 147.00 feet, to its intersection with east line of Block B/464 and projecting said line 120.00 to its intersection with the centerline of Pearl Expressway to a point for corner;

THENCE in a northwesterly direction along the centerline of Pearl Expressway approximately 56 feet to its intersection with the northeasterly projection of the common line between Lots 5 and 6 of Block B/464 to a point for corner;

THENCE in a southwesterly direction along said common Lot lines between Lots 5 and 6, Block B/464 and continuing along the common line between Lots 4 and 7 in same Block, projected to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to its intersection with the centerline of R.L. Thornton Freeway to a point for corner;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of Hickory Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Hickory Street to the point of intersection with the centerline of the alleyway between South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alleyway through Blocks 466 and 4/925, between South Cesar Chavez Blvd and Harwood Street to the point of intersection with the centerline of Richardson Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Richardson Street to the point of intersection with the centerline of South Cesar Chavez Blvd to a point for corner;

THENCE in a southeasterly direction along the centerline of South Cesar Chavez Blvd to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W./DART RAIL to a point for corner;

THENCE in a southwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of G.C. & S.F. Railroad R.O.W. /DART RAIL to the point of intersection with the centerline of the Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to the point of intersection with the centerline of Kelley Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Kelley Street to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the southeasterly projection of the centerline of Gilks Court (a 15 foot alley) running through City Block A/895, a distance of approximately 479 feet to a point for corner;

THENCE in a northwesterly direction along the centerline of said Gilks Court (a 15 foot alley) a distance of approximately 59.35 feet to the point of intersection with the southwesterly projection of the common line between the north line of Lot 6 and the south line of Lot 5A of City Block A/895;

THENCE in an easterly direction along the southern property line of Lot 5A a distance of 146.86 feet to the southeastern corner of Lot 5A, continuing a total distance of approximately 174.37 feet, to the centerline of Holmes Street to a point for corner;

THENCE in a northerly direction along the centerline of Holmes Street a distance of 86.30 feet to the point of intersection with the northeasterly projection of the northeast corner of Lot 5A;

THENCE in a westerly direction along said prolongation line, along the northern property line of Lot 5A a distance of 143.94 feet to the northwest corner of Lot 5A and continuing to the centerline of Gilks Court (a 15 foot alley), in all a distance of approximately 175.21 feet to a point for corner;

THENCE in a northwesterly direction along centerline of Gilks Court (a 15 foot alley) a distance of approximately 101.32 feet to the point of intersection with the northeasterly projection of the southern property line of Lot 7A of Block A/895;

THENCE southwesterly along the southern property line of Lot 7A of Block A/895 a distance of approximately 187.27 feet to the centerline of Browder Street;

THENCE southeasterly along the centerline of Browder Street approximately 249.27 feet to the point of intersection with the centerline of Parker Street;

THENCE in a southwesterly direction along the centerline of Parker Street to the point of intersection with the centerline of Gould Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Gould Street to the point of intersection with the projected common line between Lots 4 and 5 in Block E/897 located at an approximate distance of 198 feet from the centerline of Parker Street to a point for corner;

THENCE in a southwesterly direction along the said common line between Lots 4 and 5 and between Lots 10 and 11 in Block E/897 and the southwesterly extension of said common line to the point of intersection with the east DART Railroad R.O.W. line at an approximate distance of 290.57 feet from the centerline of Gould Street to a point for corner;

THENCE in a southeasterly direction along said DART Railroad R.O.W. line approximately 191.00 feet to the point of intersection with the northeasterly extension of the centerline of Parker Street to a point for corner;

THENCE along the southwesterly projection of the said Parker Street centerline to the point of intersection with the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the DART Railroad R.O.W. to the point of intersection with the southerly projection of the centerline of Wall Street, to a point for corner;

THENCE in a northwesterly direction along the centerline of Wall Street to the point of intersection with the centerline of the alley between McKee Street and Gano Street through Block 907 1/4 to a point for corner;

THENCE in a northeasterly direction along the centerline of said alley between McKee Street and Gano Street to the point of intersection with the southeasterly projection of a line dividing in half Lot 3, Block 907 1/4 at a distance of approximate 175 feet from the centerline of Akard Street to a point for corner;

THENCE in a northwesterly direction along said dividing line in Block 907 1/4 to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Gano Street to the point of intersection with the southeasterly projection of the centerline of the alley between Wall Street and Akard Street in Block 909 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of the Sullivan Drive to a point for corner;

THENCE in a northeasterly direction along the centerline of Sullivan Drive to the point of intersection with southerly projection of the centerline of the alley between Wall Street and Akard Street running through City Block G/910 to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Wall Street and Akard Street crossing Belleview Street and running through City Block E/442 to the point of intersection with the centerline of the Powhattan Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Powhattan Street to the point of intersection with the southeasterly projection of the common line between Lots 20 and 21 in Block A/441 to a point for corner;

THENCE in a northwesterly direction along said common line to the point of intersection with the south line of Lot 19, Block A/441 from the centerline of Powhattan Street to a point for corner;

THENCE in a northeasterly direction along the common line between Lots 19 and 20 in Block A/441 to the point of intersection with the centerline of the alley between Peters Street and Akard Street to a point for corner;

THENCE in a northwesterly direction along the centerline of the alley between Peters Street and Akard Street to the point of intersection with the centerline of Griffin Street East to a point for corner;

THENCE in a northeasterly direction along the centerline of Griffin Street East to the point of intersection with the centerline of Browder Street, the PLACE OF BEGINNING; SAVE AND EXCEPT the 23.14 acres contained within Subdistrict 1 Tract 2 (described above), thus the total area of this tract being ~~5,992,009.08~~ 6,041,271.47 square feet more or less, or ~~137.56~~ 138.68 acres.

SUBDISTRICT 2A

BEING an area described as City Block C/917 Lots 1 through 5, and further described as:

BEGINNING at the point of intersection of the centerline of Ervay Street and the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to the point of intersection with the northwesterly prolongation of the eastern line of Lot 5 in Block C/917 to a point for corner;

THENCE in a southeasterly direction along said lot line, to the point of intersection with the centerline of an alley between Hickory Street and Lear Street to a point for corner;

THENCE in a southwesterly direction along said alley centerline to the point of intersection with the centerline of Ervay Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Ervay Street to the point of intersection with the centerline of Hickory street to the POINT OF BEGINNING, and containing approximately 58,175.66 square feet more or less, or 1.33 acres,

SUBDISTRICT 3 – FREEWAY-ORIENTED MIXED USE

BEING an area described as:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the DART Railroad R.O.W.;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the northwesterly prolongation of the common line between Lots 3 and 13 in Block 15/92 to a point for corner;

THENCE in a southeasterly direction along said common line to the point of intersection with the centerline of Griffin Street East to a point for corner;

THENCE in a southwesterly direction along the centerline of Griffin Street East to the point of intersection with the northwesterly projection of the east lot line of Lot 1, Block A/93 to a point for corner;

THENCE in a southeasterly direction along the east lot line of Lot 1, Block A/93 to the point of intersection with the south lot line of Lot 1, Block A/93 to a point for corner;

THENCE in a southwesterly direction along the south lot line of Lot 1, Block A/93 to the point of intersection with the centerline of a 10 foot alley through Block A/93 to a point for corner;

THENCE in a southeasterly direction along the centerline of said alley to the point of intersection with the centerline of Blakeney Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Blakeney Street to the point of intersection with the centerline of Browder Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Browder Street to the point of intersection with the centerline of Griffin Street East to a point for corner;

THENCE in a southwesterly direction along the centerline of Griffin Street East crossing Akard Street and continuing along the southwesterly projection of the centerline of Griffin Street East

to the point of intersection with the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the DART Railroad R.O.W., to the PLACE OF BEGINNING, the total area of this tract being 1,331,602 square feet more or less, or 30.59 acres.

SUBDISTRICT 3A – TRANSIT-ORIENTED MIXED USE

BEING an area described as:

BEGINNING at the point of intersection of the centerline of R.L. Thornton Freeway and the M.K. & T. Railroad R.O.W.;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the DART Railroad R.O.W. to a point for corner;

THENCE in a southeasterly direction along the centerline of the DART Railroad R.O.W. to the point of intersection with the southwesterly projection of the centerline of Griffin Street East to a point for corner;

THENCE in a northeasterly direction along the said southwesterly projection of the centerline of Griffin Street East to the point of intersection with the centerline of the alley between Peters Street and Akard Street in Block A/441, to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley between Peters Street and Akard Street to the point of intersection with the projection of the common line between Lots 19 and 20 in Block A/441 to a point for corner;

THENCE in a southwesterly direction along the said common line to the point of intersection with the common line between Lots 20 and 21 in Block A/441 to a point for corner;

THENCE in a southeasterly direction along said common lot line in Block A/441 to the point of intersection with the centerline of Powhattan Street to a point for corner;

THENCE in a northeasterly direction the centerline of Powhattan Street to the point of intersection with the centerline of the alley between Wall Street and Akard Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley in Block G/910 between Wall Street and Akard Street crossing Belleview Street to the point of intersection with the centerline of Sullivan Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Sullivan Street to the point of intersection with the centerline of the alley in Block 909 between Wall Street and Akard Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley between Wall Street and Akard Street to the point of intersection with the centerline of Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Gano Street to the point of intersection with the projection of a line dividing Lot 3 in half in Block 907 1/4 from the centerline of Akard Street to a point for corner;

THENCE in a southeasterly direction along said dividing line through Lot 3 in Block 907 1/4 to the point of intersection with the centerline of the alley between McKee Street and Gano Street to a point for corner;

THENCE in a southwesterly direction along the centerline of the alley between McKee Street and Gano Street to the point of intersection with the centerline of Wall Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Wall Street to the point of intersection with the northeasterly projection of the common line between Lots 11 and 12 of Block ~~1090 1/2~~ 1094 projected through said Block 1094, along the common line between Tracts 15 and a 48, 407 square foot tract of land to the centerline of Wall Street to a point for corner;

THENCE in a southwesterly direction along said line to the point of intersection with the common line between Block 1094 and Block 1090 1/2 to a point for corner;

THENCE in a southeasterly direction along the common line between Block 1094 and Block 1090 1/2 to the point of intersection with the north lot line of Lot 1, Block E/1094 to a point for corner;

THENCE in a southwesterly direction along said north Lot line projected_ to the point of intersection with the centerline of Lamar Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Lamar Street to the point of intersection with the centerline of Alexander Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Alexander Street to the point of intersection with the centerline of the alley through Block 1/1089 between Lamar Street and Austin Street to a point for corner;

THENCE in a northwesterly direction along the centerline of said alley between Lamar Street and Austin Street to the point of intersection with the centerline of McKee Street to a point for corner;

THENCE in a southwesterly direction along the centerline of McKee Street to the point of intersection with the common line between Block 1084 and Block 5/1085 to a point for corner;

THENCE in a northwesterly direction following along the common line between Blocks 1084 and 5/1085 and its northwesterly projection to the point of intersection with the projected south block line of Block 1082 to a point for corner;

THENCE in a southwesterly direction along said south block line of Block 1082 to the point of intersection with the centerline of the M.K. & T. / U.P.R.R. / C.R.I. & G. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the M.K. & T. / U.P.R.R. / C.R.I. & G. Railroad R.O.W., to the PLACE OF BEGINNING, the total area of this tract being 4,924,985 square feet more or less, or 113.06 acres.

SUBDISTRICT 4 — WAREHOUSE / RESIDENTIAL TRANSITION

TRACT 1:

BEING an area described as:

BEGINNING at the intersection of the centerline the M.K. & T. Railroad R.O.W. and the south block line of Block 1082;

THENCE in a northeasterly direction along the south block line of Block 1082 to the point of intersection with the northeasterly projected south block line of Block 1082 to the point of intersection with the centerline of South Austin Street to a point for corner;

THENCE in a southeasterly direction along the projected centerline of South Austin Street, passing through City Block 1084 approximately 907.84 feet, to its intersection with the centerline of McKee Street;

THENCE in a northeasterly direction along the centerline of McKee Street to its intersection with the northwesterly projection of the centerline of the alley in Block 1/1089 between Austin Street and Lamar Street to a point for corner;

THENCE in a southeasterly direction along the centerline of the alley through Block 1/1089 between Austin Street and Lamar Street to its intersection with the centerline of Alexander Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Alexander Street to its intersection with the centerline of Lamar Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Lamar Street to its intersection with the southwesterly projection of the north lot line of Lot 1, Block E/1094 to a point for corner;

THENCE in a northeasterly direction along the north lot line of Lot 1, Block E/1094 to its intersection with the east lot line of Lots 12, 13 and 14 to a point for corner;

THENCE in a northwesterly direction along said east Block line to its intersection with the common line between Lots 11 and 12 in Block 1094 to a point for corner;

THENCE along the said common line lot line in Block 1094 and its northeasterly projection through said Block 1094, along the common line between Tracts 15 and a 48, 407 square foot tract of land to its intersection with the centerline of Wall Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Wall Street to its intersection with the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a southeasterly direction along the centerline of the DART Railroad R.O.W. to its intersection with the centerline of Corinth Street to a point for corner.

THENCE in a westerly direction along the centerline of Corinth Street to the centerline of Wall Street to a point for corner.

THENCE in a southeasterly direction along the centerline of Wall Street to its intersection with the centerline of Parker Street to a point for corner;

THENCE in an easterly direction along the centerline of Parker Street to the point of intersection with the southerly projection of the southwest corner of Lot 5A, also being the common lot line between Lot 5A and Lot 3A of Block G/889 to a point for corner;

THENCE along the west lot line of Lot 5A in a northerly direction to the northwest corner of Lot 5A to a point for corner;

THENCE along the northern lot line of Lot 5A in a northeasterly direction to the northeast corner of Lot 5A to a point for corner and continuing to the centerline of the DART Railroad R.O.W. to a point for corner;

THENCE in a southeasterly line along said DART Railroad R.O.W. centerline to the intersection with the northeasterly extension of the centerline of Parker Street to a point for corner;

THENCE N 45 0' 0" E a distance of 57.40 feet to the east line of the DART Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the said east DART Railroad R.O.W. line to its intersection with the southwestern extension of the common line between Lots 10 and 11 in Block E/897 located at an approximate distance of 198 feet from the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the said common line and its northeasterly projection to its intersection with the centerline of Gould Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Gould Street to its intersection with the centerline of Parker Street to a point for corner;

THENCE along the centerline of Parker Street to its intersection with the centerline of Browder Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Browder Street a distance of 249.27 feet to the point of intersection with the southwesterly projection of the south line of Lot 7A, from the southwest corner of Lot 7A of City Block A/895;

THENCE in a northeasterly direction along the southern property line of said Lot 7A a distance of 155 feet to the southeastern corner of Lot 7A, and continuing to the point of intersection with the centerline of Gilks Court (a 15 foot alley) a distance of approximately 187.27 feet from the centerline of Browder Street;

THENCE in a southeasterly direction along the said centerline of the Gilks Court (a 15 foot alley) a distance of 101.32 feet to the point of intersection with the southwesterly projection of the north line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a northeasterly direction along the said northern property line of said Lot 5A a distance of 155.76 feet to the northeast corner of Lot 5A and continuing in all a distance of approximately 175.21 feet to the centerline of Holmes Street;

THENCE in a southeasterly direction along the centerline of Holmes Street approximately 86.30 feet to the point of intersection with the northeasterly projection of the south line of Lot 5A in City Block A/895 to a point for corner;

THENCE in a southwesterly direction the along the southern property line of Lot 5A a distance of approximately 174.37 feet to the point of intersection with the centerline of the Gilks Court (a 15 foot alley) to a point for corner;

THENCE in a southeasterly direction along the centerline of the Gilks Court (a 15 foot alley) approximately 59.35 feet to the point of intersection with the centerline of Parker Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Parker Street to its intersection with the centerline of Ervay Street to a point for corner:

THENCE in a southeasterly direction along the centerline of Ervay Street to its intersection with the centerline of Kelley Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Kelly Street to its intersection with the centerline of Harwood Street to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the centerline of the G.C. & S.F. Railroad R.O.W. to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W. to its intersection with the centerline of the M.K.T. Railroad R.O.W. to a point for corner;

THENCE in a northwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W., to the point of intersection with the south block line of City Block 1082, the POINT OF BEGINNING, and containing approximately 5,870,661.00 square feet of land or 134.77 acres.

TRACT 2:

BEING an area described as:

BEGINNING at the intersection of the centerlines of South Cesar Chavez Blvd and R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the centerline of the T. & N.O. Railroad R.O.W. to a point for corner;

THENCE in a southeasterly direction along the centerline of the T. & N.O. Railroad R.O.W. to its intersection with the centerline of the G.C. & S.F. Railroad R.O.W. to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W. to its intersection with the centerline of South Central Expressway South Cesar Chavez Blvd to a point for corner;

THENCE in a northwesterly direction along the centerline of South Central Expressway South Cesar Chavez Blvd to its intersection with the centerline of Richardson Road to a point for corner;

THENCE in a southwesterly direction along the centerline of Richardson Road to its intersection with the centerline of the alley in Block 4/925 between South Central Expressway South Cesar Chavez Blvd and Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of the said alley between South Central Expressway South Cesar Chavez Blvd and Harwood Street to its intersection with the centerline of Hickory Street to a point for corner;

THENCE in a northeasterly direction along the centerline of Hickory Street to its intersection with the centerline of South Central Expressway South Cesar Chavez Blvd to a point for corner;

THENCE in a northwesterly direction along the centerline of South Central Expressway South Cesar Chavez Blvd to the POINT OF BEGINNING, and containing approximately 1,065,142 square feet of land or 24.45 acres.

SUBDISTRICT 4A

BEING lots 1, 2, 3A, and 6 of City Block G/889

SUBDISTRICT 5 – INDUSTRIAL

BEING an area described as:

BEGINNING at the intersection of the centerline of the T. & N.O. Railroad R.O.W. and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of R.L. Thornton Freeway to the point of intersection with the centerline of Julius Schepps Freeway, to a point for corner;

THENCE in a southeasterly direction along the centerline of Julius Schepps Freeway to the point of intersection with the centerline of the G.C. & S.F. Railroad R.O.W., to a point for corner;

THENCE in a southwesterly direction along the centerline of the G.C. & S.F. Railroad R.O.W to the point of intersection with the centerline of the T. & N.O. Railroad R.O.W., to a point for corner;

THENCE in a northwesterly direction along the centerline of the T. & N.O. Railroad R.O.W. to the point of intersection with the centerline of the R.L. Thornton Freeway, to the POINT OF BEGINNING, and containing approximately 2,689,160 square feet of land or 61.73 acres.

SUBDISTRICT 6 – OLD CITY PARK INSTITUTIONAL

BEING an area described as:

BEGINNING at the intersection of the centerline of St. Paul Street and the centerline of R.L. Thornton Freeway;

THENCE in a northeasterly direction along the centerline of the R.L. Thornton Freeway to the point of intersection with the centerline of Harwood Street, to a point for corner;

THENCE in a southeasterly direction along the centerline of Harwood Street to its intersection with the southwesterly projection of the common lot line between Lots 4 and 7, Block B/464 to a point for corner;

THENCE in a northeasterly direction along said common line and continuing through along the common line between Lots 5 and 6 in said same Block projected to the point of intersection with the centerline of Pearl Expressway to a point for corner;

THENCE in a southeasterly direction along the centerline of Pearl Expressway approximately 56 feet to its intersection with the northeasterly projection of the north line of the midsection of Lot 6 block line of Block B/464 to a point for corner;

THENCE in a southwesterly direction along said ~~block~~ projected Lot line, approximately 120.00 feet to its intersection with east line of Block B/464 and along the Lot lines the following (3) calls:

South 26° 07' 52" West, 147.00 feet

South 59° 22' 08" East, 6.15 feet

North South 43° 37' 52" West, 150.00 feet, continuing 32.00 feet to the point of intersection with the centerline of Harwood Street to a point for corner;

THENCE in a northwesterly direction along the centerline of Harwood Street to its intersection with the centerline of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to its intersection with the centerline of Park Ave to a point for corner;

THENCE in a southeasterly direction along the centerline of Park Ave to its intersection with the centerline of the southern offset of Beaumont Street to a point for corner;

THENCE in a southwesterly direction along the centerline of Beaumont Street to the point of intersection with the southeasterly projection of the common line between Lot 9, Block A/452 and Lot 12, Block 453 to a point for corner;

THENCE continuing along said common Lot line projected northeast to the point of intersection of the common point of the southeast corner of Block 453 with the east line of Lot 9, Block A/452 to a point for corner;

THENCE in a southwesterly and northwesterly direction along said common line between Blocks 453 and A/452 the following three calls:

S 85° 17' 43" W, for a distance of 69.25 feet

S 42° 30' 07" W, for a distance of 21.25 feet

N 73° 29' 20" W, for a distance of 181.32 feet

to the point of intersection with the common line between unplatted Tracts in Block A/452 to a point for corner;

THENCE, N 52° 52' 40" W, departing to the centerline of Gano Street, and with the southwest line of Tract 453, a distance of 327.78 feet from a fence corner for a corner, said point being the north corner of Block 452.

THENCE, S 45° 00' 00" W", with the centerline of Gano Street, a distance of 325.00 feet to the point of intersection with the centerline of Ervay Street, to a point for corner;

~~THENCE in a southwesterly direction along said common line, approximately 360.00 feet to the point of intersection with the centerline of Ervay Street, to a point for corner;~~

~~THENCE in a northwesterly direction along the centerline of Ervay Street to its intersection with the centerline St. Paul Street to a point for corner;~~

THENCE in a northeasterly direction along the centerline St. Paul Street to its intersection with the centerline of R.L. Thornton Freeway, the POINT OF BEGINNING, and containing approximately ~~1,704,796~~ 1,666,657.56 square feet of land or ~~39.13~~ 38.26 acres.

30038

160476

Z156-158 (WE)

Printed Date: 3/7/2016

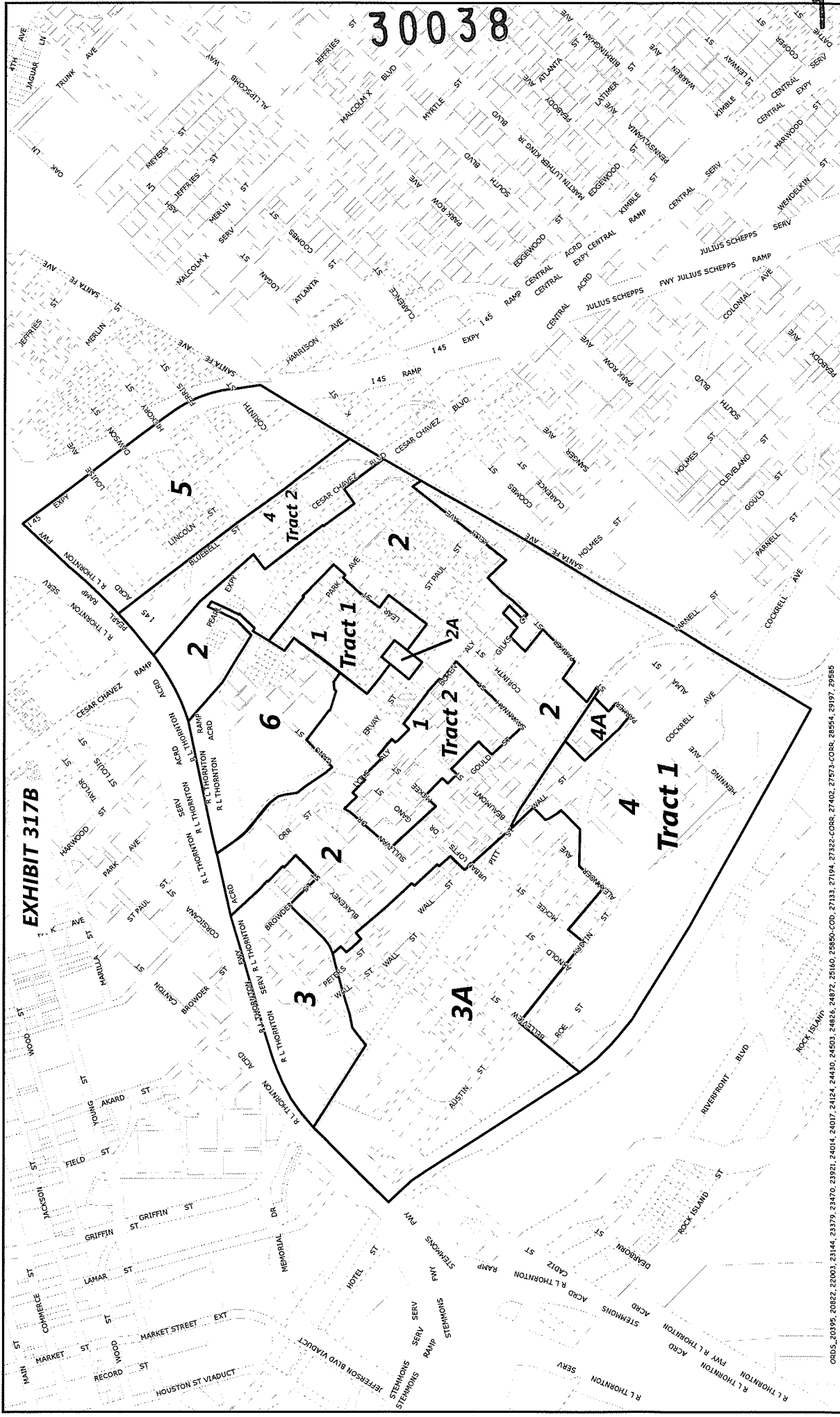


EXHIBIT 317B

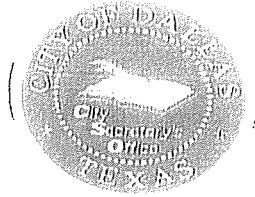
PD 317 TRACT MAP (Contains 11 Tracts)

Subdistricts: 1 TR-1, 1 TR-2, 2, 2A, 3, 3A, 4 TR-1, 4 TR-2, 4A, 5, 6

ORDS_20395_20822_20003_23144_23379_23470_23971_24014_24017_24124_24430_24503_24826_24872_25160_25850-COD_27133_27194_27322-CORR_27402_27573-CORR_28554_29197_29585

1:8,900





PROOF OF PUBLICATION - LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL MAR 23 2016

ORDINANCE NUMBER 30038

DATE PUBLISHED MAR 26 2016

ATTESTED BY: