

3-23-16

ORDINANCE NO. 30041

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 2/1001; located at the west corner of Stemmons Freeway and Edison Street; and containing approximately 1.54 acres,

from Subdistrict 1 within Planned Development District No. 621 (Old Trinity and Design District Special Purpose District) to Subdistrict 1F within Planned Development District No. 621; amending Article 621, "PD 621," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the creation of subdistricts, exhibits, main uses permitted, accessory uses, yard, lot and space regulations, off-street parking and loading, landscaping, architectural design guidelines, and site design requirements regulations in Sections 51P-621.102.1, 51P-621.103.1, 51P-621.106, 51P-621.107, 51P-621.109, 51P-621.110, 51P-621.112, 51P-621.113, and 51P-621.114 of Article 621 to establish regulations and development standards for Subdistrict 1F; providing new property and subdistrict descriptions; providing a new subdistricts map; providing a tower diagram for Subdistrict 1F; 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 this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 621 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 1 within Planned Development District No. 621 to Subdistrict 1F within Planned Development District No. 621 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That Subsection (b), “Creation of Subdistricts,” of Section 51P-621.102.1, “Creation of Subdistricts,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) Creation of subdistricts.

(1) This special purpose district is divided into eight [~~seven~~] subdistricts. Exhibit 621A describes the boundaries of each subdistrict. The map labelled Exhibit 621B shows the boundaries of each subdistrict. In case of a conflict, the verbal description in Exhibit 621A controls over the map in Exhibit 621B.

(2) Subdistricts 1, 1A, 1B, 1C, 1D, [~~and~~] 1E, and 1F are transit-oriented, mixed-use zoning districts for the development of combinations of medium-density residential, retail, and office uses. Development should encourage residential, retail, office, and lodging uses in compatible combinations within walking distance of DART light-rail stations; conserve energy; provide for efficient traffic circulation; conserve land; minimize vehicular travel; encourage both day-time and night-time activity; encourage use of mass transit; increase pedestrian activity; and encourage bicycle usage. Subdistricts 1, 1A, 1B, 1C, 1D, [~~and~~] 1E, and 1F retain the potential for limited industrial and warehouse uses.

(3) Subdistrict 2 is for MU-3 Mixed Use District uses, bus or rail transit vehicle maintenance or storage facility uses, and commercial bus station and terminal uses.”

SECTION 3. That Section 51P-621.103.1, “Exhibits,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

**“SEC. 51P-621.103.1.****EXHIBITS.**

The following exhibits are incorporated into this article:

- (1) Exhibit 621A: Property and Subdistrict Descriptions.
- (2) Exhibit 621B: Subdistrict Map.
- (3) Exhibit 621C: Meanders of the Old Trinity River Channel.
- (4) Exhibit 621D: Existing Railbeds.
- (5) Exhibit 621E: List of Native Plants.
- (6) Exhibit 621F: The Old Trinity and Design District “Woonerf-Living Streets” Conceptual Plan.
- (7) Exhibit 621G: Tower Diagrams for Subdistrict 1A.
- (8) Exhibit 621H: Tower Orientation.
- (9) Exhibit 621I: Tower Diagram for Subdistrict 1E.
- (10) Exhibit 621J: Tower Diagram for Subdistrict 1F.

SECTION 4. That Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.106, “Main Uses Permitted,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 5. That Subsection (b) of Section 51P-621.107, “Accessory Uses,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(b) The following accessory uses are not permitted in Subdistricts 1, 1A, 1B, 1C, 1D, ~~and~~ 1E, and 1F:

- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.

- General waste incinerator.
- Private stable.”

SECTION 6. That Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 7. That Paragraph (4), “Floor Area,” of Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Subparagraph (D) to read as follows:

“(D) Except as provided in this subparagraph, for Subdistrict 1F, maximum floor area is 268,330 square feet. Maximum floor area may be increased to 295,000 square feet if a structure contains a minimum of 3,000 square feet of floor area for retail and personal service uses located at street level.

(i) If a restaurant without drive-in or drive-through service is located at street level as part of the 3,000 square feet of floor area requirement for retail and personal service uses, an outside seating area of 800 square feet, for all restaurants combined, must be provided along Edison Street and the southeastern Property line.

(ii) An outside seating area does not count toward the minimum 3,000 square feet of floor area requirement for retail and personal service uses.”

SECTION 8. That Subparagraph (B) of Paragraph (5), “Height,” of Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(B) In Subdistricts 1E and 1F, mechanical equipment elevator overrides, penthouses, parapet walls, and related equipment and structures may extend an additional 10 feet in height above the maximum structure height.”

SECTION 9. That Paragraph (5.1), “Height Bonuses for Subdistricts 1, 1A, 1B, 1D, and 1E,” of Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(5.1) Height bonuses for Subdistricts 1A, 1B, 1D, [and] 1E, and 1F. One or more of the following height bonuses may be combined to achieve a maximum building height of 270 feet for Subdistricts 1A, 1B, and 1D, and a maximum building height of 300 feet for Subdistricts 1E and 1F. In Subdistrict 1F, the development must comply with Section 51P-621.109(a)(4)(D)(i) and (ii) to receive a height bonus.[:]”

(A) Tower size and orientation. Building height may be increased a maximum of 60 feet if (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621I for Subdistrict 1E. See Exhibit 621J for Subdistrict 1F.):

(i) in Subdistrict 1A and 1D:

(aa) the portion of the building above 75 feet in height has a floor plate of 12,500 square feet or less; and

(bb) the tower dimension perpendicular to the east Trinity River levee is at least three times longer than the tower dimension parallel to the east Trinity River levee (tower dimension is measured at the widest point of the building facade).

(ii) in Subdistrict 1B:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

(bb) the tower is oriented as indicated on Exhibit 621H; and

(cc) the longer tower dimension is at least three times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iii) in Subdistrict 1E:

(aa) the portion of the building above 85 feet has a floor plate of 25,000 square feet or less;

and (bb) the tower is oriented as indicated on Exhibit 621I;

(cc) the longer tower dimension is at least two times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(iv) in Subdistrict 1F:

(aa) the portion of the building above 75 feet has a floor plate of 25,000 square feet or less;

and (bb) the tower is oriented as indicated on Exhibit 621J;

(cc) the longer tower dimension is at least one-and-a-half times longer than the short tower dimension (tower dimension is measured at the widest point of the building facade).

(B) Street-level parking structure concealment. Building height may be increased a maximum of 36 feet if:

(i) the building is located in Subdistricts 1A, 1B, or 1D and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, or residential uses that conceal 100 percent of the street-level parking structure facade; and

(bb) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(ii) the building is located in Subdistrict 1E and except as provided in this subparagraph:

(aa) the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii);

(bb) one hundred percent of the street-level parking structure facade is screened as follows:

(I) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal a minimum of 85 percent of the street-level parking structure facade (excluding driveway entrances);

(II) the remainder of the street-level parking structure façade is screened with a solid material that is architecturally compatible with the main building.

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(iii) the building is located in Subdistrict 1F and:

(aa) the building has street-level office showroom/warehouse, office, restaurant, hotel or motel, retail and personal service, or residential uses that conceal 100 percent of the street-level parking structure facade facing Edison Street (excluding driveway entrances);

(bb) any street-level parking structure facade must provide screening that is architecturally compatible with the main building and conceals a minimum of 50 percent of the street-level parking structure facade facing Stemmons Freeway (excluding driveway entrances); and

(cc) the street-level uses have a minimum depth of 30 feet measured from the building facade.

(C) LEED rating.

(i) Building height may be increased a maximum of 12 feet if the building is eligible for silver, gold, or platinum designation under the United States Green Building Leadership in Energy and Environmental Design (LEED) rating system.

(ii) Determination of eligibility.

(aa) A United States Green Building Council's Leadership in Energy and Environmental Design (LEED) checklist, effective May 1, 2004, must be submitted with an application for a building permit for development, indicating how development will comply with a certified designation. The development plans submitted for a building permit must be certified by a LEED accredited professional designated by the department of sustainable development and construction.

(bb) Before the issuance of a building permit, the building official shall determine that the project is consistent with the standards and criteria for a LEED certified designation.

(cc) If the developer is unable to achieve all of the green building rating system points identified on the checklist, the developer must replace any points not achieved with other green building rating system points acceptable under the United States Green Building Council's LEED rating system.

(dd) The checklist, certified development plans, and any supporting documents and templates related to the points previously approved by the city for the LEED certified level designation must be submitted with an application for a certificate of occupancy. A certificate of occupancy may not be issued until a LEED accredited professional designated by the department of sustainable development and construction certifies that the building complies with the LEED certified designation.

(D) Pedestrian amenities. Building height may be increased a maximum of 12 feet if the building achieves 25 points under Section 51P-621.113(c)(3).

(E) Public art or water feature. In Subdistricts 1E and 1F, [~~for a development that complies with Section 51P-621.109(a)(4)(C)(i) or (ii),~~] building height may be increased a maximum of 15 feet if:

(i) the building achieves 15 points under Section 51P-621.113(c)(4); [~~and~~]

(ii) the public art or water feature is located in exterior open space, has a minimum of 600 square feet of land area, and includes a minimum of two of the following:

(aa) benches or seat walls;

(bb) trash receptacles;

(cc) shade structure, awning, trees; and

(iii) in Subdistrict 1E, the development complies with Section 51P-621.109(a)(4)(C)(i) or (ii).

(F) Electric charging stations. In Subdistricts 1E and 1F, building height may be increased a maximum of 15 feet if the development provides a minimum of five electric charging stations for the charging of electrically-powered motor vehicles, with a minimum of two of the stations that are accessible to the public. For purposes of this subparagraph, accessible to the public means an electric charging station that is visible from a public right-of-way or signage or other identification if either or all of the spaces are located within a structure.

(G) Publicly accessible open space. In Subdistrict 1F, building height may be increased a maximum of 40 feet if street-level publicly accessible open space is provided in accordance with this subparagraph. If building height is increased under this subparagraph, it may not be increased an additional 15 feet under Subparagraph (E) for the same open space.

(i) The open space must have a minimum of 1,000 square feet of land area.



(ii) The open space must be clearly visible and adjacent to, or a part of, a public sidewalk, subject to the following maximum elevations between the grade of the sidewalk and the grade of the open space:

**Publicly Accessible Open Space Elevation**

<u>Open Space Land Area</u>	<u>Maximum elevation above sidewalk grade</u>
<u>500 square feet or less</u>	<u>6 inches or less</u>
<u>501-1,000 square feet</u>	<u>12 inches or less</u>
<u>1,001-2,000 square feet</u>	<u>2 feet or less</u>
<u>2,001-3,000 square feet</u>	<u>3 feet or less</u>
<u>3,001 square feet and greater</u>	<u>4 feet or less</u>

(iii) The open space may not be designed to allow vehicular access.

(iv) Obstructions are not allowed above the plaza except awnings, trellises, or similar structures to enhance usability.

(v) A minimum of 25 percent of the land area must be improved with plantings, sculptures, pools, or similar features.

(vi) A minimum of 25 percent of the land area must be improved to provide shade, using trees, awnings, shade structures, or other means to provide users refuge from the elements.

(vii) Lighting must be provided to maintain a minimum of 0.2 footcandles across all walkable and seating areas inside and adjacent to the open space area. Illumination must be provided from one hour after sunset to one hour after sunrise.

(viii) All light sources that illuminate the open space area must be shielded from direct view.

(ix) The open space must provide a minimum of three of the following:

(aa) seating areas.

(bb) children's play area.

(cc) water feature.

(dd) public art.

(ee) historical monument.

(ff) trash and recycling receptacles.

(gg) windows and doors from an abutting building facing the public art.

(hh) drinking fountains.”

SECTION 10. That Subparagraph (B) of Paragraph (6), “Building Site Coverage,” of Subsection (a), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.109, “Yard, Lot, and Space Regulations,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(B) For Subdistricts 1A, [~~and~~] 1B, and 1F, any portion of a building that is above 75 feet in height may not have a floor plate greater than 60 percent of the lot area or 25,000 square feet, whichever is less (See Exhibit 621G for Subdistrict 1A. See Exhibit 621H for Subdistrict 1B. See Exhibit 621J for Subdistrict 1F.)”

SECTION 11. That Subsection (b), “Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.110, “Off-Street Parking and Loading,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 12. Paragraph (5), “Cash in Lieu of Required Parking,” of Subsection (b), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.110, “Off-Street Parking and Loading,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(5) Cash in lieu of required parking. A property owner may make a one-time cash payment to the Old Trinity and Design District Parking Fund in lieu of providing required parking for a use in an original building. The amount of the payment is calculated by using the following formula:

**National median cost per square foot x 350 x Dallas cost index x Number of required spaces not provided x .75 = Payment required**

where “national median cost per square foot” is the national median cost per square foot of a parking space in a parking garage. Both the “national median cost per square foot” and the “Dallas cost index” must be derived from the most recent issue of Building Construction Cost Data, published by the Robert Snow Means Company, Inc., of Kingston, Massachusetts, unless another comparable publication is designated by the director. The department shall administer a city account to be known as the Old Trinity and Design District Parking Fund. Funds from the Old Trinity and Design District Parking Fund must be used only for the acquisition or construction of parking garages or other parking improvements within Subdistricts 1, 1A, 1B, 1C, 1D, ~~and~~ 1E, and 1F. The payment into the Old Trinity and Design District Parking Fund is due at the time of application for a building permit.”

SECTION 13. That Paragraph (7), “Parking Structure Screening,” of Subsection (b), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.110, “Off-Street Parking and Loading,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(7) Parking structure screening. In Subdistricts 1E and 1F, any portion of a street-level parking structure facade that is concealed by a street-level use is considered screened.”

SECTION 14. That Subparagraph (A) of Paragraph (3), “Street Trees,” of Subsection (a), “General Requirements Applicable to All Subdistricts,” of Section 51P-621.112, “Landscaping,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(A) In Subdistricts 1, 1A, 1B, 1C, 1D, ~~and~~ 1E, and 1F, one street tree must be provided per 25 feet of street frontage, with a minimum of one street tree per building site. In Subdistrict 2, one street tree must be provided per 50 feet of street frontage, with a minimum of one street tree per building site.”

SECTION 15. That Subsection (b), “Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.112, “Landscaping,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 16. That Paragraph (6), “Open Space Fund,” of Subsection (b), “Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F,” of Section 51P-621.112, “Landscaping,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(6) Open space fund. If a property owner in Subdistricts 1, 1A, 1B, 1C, 1D, [~~and~~] 1E, and 1F cannot plant all of the required trees on the building site, the property owner shall comply with the following requirements for no more than 50 percent of the required trees:

(A) Make a payment into the Old Trinity and Design District Open Space Fund. The department shall administer a city account to be known as the Old Trinity and Design District Open Space Fund. Funds from the Old Trinity and Design District Open Space Fund must be used only for acquiring and maintaining property for parks and open-space within this special purpose district. The amount of the payment required per tree not planted is calculated by using the formula for appraising the value of a two-inch-caliper tree, as derived from the most recent edition of the *Guide for Establishing Values of Trees and Other Plants* published by the Council of Tree and Landscape Appraisers, unless another publication is designated by the building official, and adding the cost of planting and maintaining a two-inch tree for two years.

(B) Plant trees within:

- (i) portals to the Trinity River (as identified in the Trinity River Corridor Comprehensive Land Use Plan) within this special purpose district,
- (ii) along that portion of the Old Trinity Trail within this special purpose district, or
- (iii) along the meanders of the Old Trinity River channel, as shown on Exhibit 621C.”

SECTION 17. That Subsection (a), “Purpose,” of Section 51P-621.113, “Architectural Design Guidelines,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Purpose. The architectural design guidelines of this section are intended to preserve the historical, cultural, and architectural importance and significance of Subdistricts 1, 1A, 1B, 1C, 1D, ~~and~~ 1E, and 1F. These architectural design guidelines are intended to encourage adaptive reuse of existing buildings; new contemporary and creative construction and major modifications that will enhance the architectural character of the district; and sustainable, green, energy efficient design and construction.”

SECTION 18. That Subsection (b), “Facade Requirements for New Construction and Major Modifications in Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.113, “Architectural Design Guidelines,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Facade Requirements for New Construction and Major Modifications in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 19. That Subsection (c), “Design Test Requirements in Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.113, “Architectural Design Guidelines,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Design Test Requirements in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 20. That Subsection (e), “Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, and 1E,” of Section 51P-621.113, “Architectural Design Guidelines,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Fences and Walls in Subdistricts 1, 1A, 1B, 1C, 1D, 1E, and 1F.”

SECTION 21. That Subparagraph (D) of Paragraph (2), “Location,” of Subsection (c), “Sidewalk Standards for New Construction,” of Section 51P-621.114, “Site Design Requirements,” of Article 621, “PD 621,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(D) In Subdistricts 1E and 1F, design and construction must be level with any connecting sidewalk for sidewalks crossing drive approaches.”

SECTION 22. That Exhibit 621A (property and subdistrict descriptions) of Article 621, “PD 621,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 621A attached to this ordinance.

SECTION 23. That Exhibit 621B (subdistrict map) of Article 621, “PD 621,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 621B attached to this ordinance.

SECTION 24. That development of this district must comply with the full-scale version of Exhibit 621J (tower diagram for subdistrict 1F) attached to this ordinance. A reduced-sized version of this diagram shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the diagram.

SECTION 25. 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 26. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 27. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 28. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 29. 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:

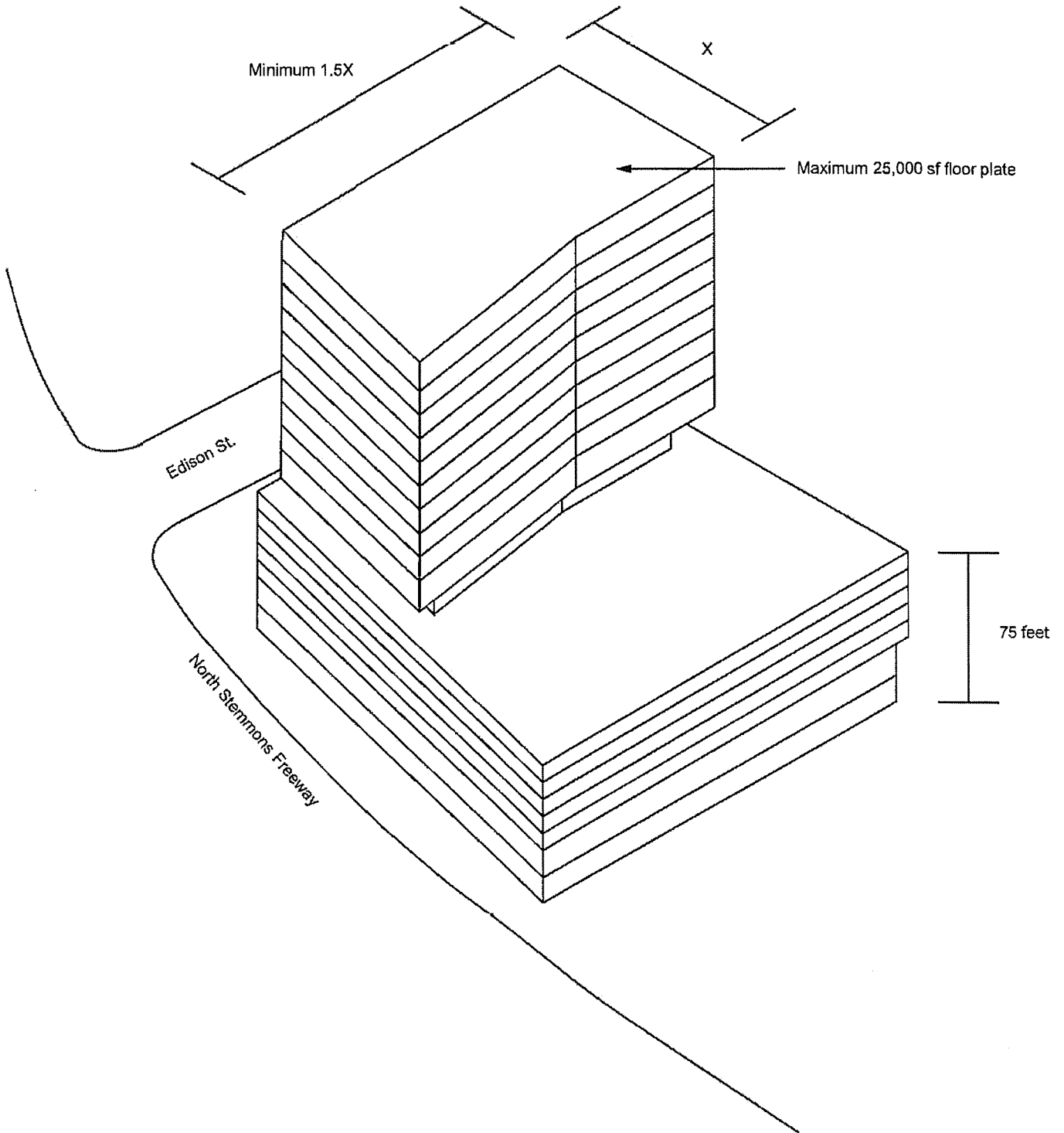
WARREN M.S. ERNST, City Attorney

By Casem Byers  
Assistant City Attorney

Passed MAR 23 2016

30041

160480



Tower Exhibit  
Z156-140(RB)

Exhibit 621J



**EXHIBIT A**

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and the James Sylvester Survey, Abstract No. 1383, City of Dallas Block 2/1001, City of Dallas, Dallas County, Texas and being all of a 0.7680 acre tract of land described in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283801, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the intersection of the west right-of-way line of Edison Street (an 80-foot wide right-of-way) and the south right-of-way line of Stemmons Freeway (Interstate Highway 35E, a variable width right-of-way);

THENCE with said west right-of-way line, South 29° 02' 02" West, a distance of 212.54 feet to a "X" cut in concrete set at the northeast corner of Lot 20, Block 44/1001, Trinity Industrial District, Installment No. Fifteen, an addition to the City of Dallas, Texas according to the plat recorded in Volume 24, Page 225, Map Records of Dallas County, Texas;

THENCE departing said west right-of-way line, and with the north line of said Lot 20, Block 44/1001, North 60° 57' 58" West, a distance of 267.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of a tract of land described in Special Warranty Deed to 1625 Stemmons, LLC, recorded in Volume 2004179, Page 4392, Official Public Records of Dallas County, Texas;

THENCE departing said north line and with the east line of said 1625 Stemmons, LLC tract, North 29° 02' 02" East, a distance of 279.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said south right-of-way line of Stemmons Freeway at the easternmost corner of said 1625 Stemmons, LLC tract and at the beginning of a non-tangent curve to the right having a central angle of 12° 19' 17", a radius of 1282.39 feet, a chord bearing and distance of South 46° 54' 15" East, 275.25 feet; from which a 1/2" iron rod found bears North 29° 05' East, a distance of 0.3 feet;

THENCE with said south right-of-way line, in a southeasterly direction with said curve to the right, an arc distance of 275.78 feet to the POINT OF BEGINNING and containing 1.54 acres of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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.

**EXHIBIT 621A  
LEGAL DESCRIPTIONS****OVERALL**

EXCLUDING Planned Development District (PDD) No. 339 (containing 9,865 square feet or 0.2265 acres, more or less) and PDD No. 442 (containing 15,000 square feet or 0.344 acres, more or less); ADDITIONALLY, north of Irving Boulevard Subdistrict 1 contains the following Subdistricts 1B, 1C (Tract 1), 1C (Tract 2), 1E, 1F and Subdistrict 2. ADDITIONALLY, south of Irving Boulevard Subdistrict 1A contains the following Subdistricts 1D within its boundaries; All descriptions for PD 621 being further described in this Exhibit.

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 Wycliff/Sylvan Avenue with the north line of the meanders of the old Trinity River channel;

THENCE in a north easterly and southeasterly direction along the meanders of the old Trinity River channel to the point of intersection with the common line between Tract 1 and Tract 5 in City Block 7893;

THENCE in a northeasterly direction, along said common tract line to the centerline of Market Center Boulevard;

THENCE in a southeasterly direction along the centerline of Market Center Boulevard to the point of intersection with the north line of meanders of the old Trinity River channel;

THENCE in an easterly direction and following the prolongation of the meanders of the old Trinity River channel to the centerline of Interstate Highway 35E;

THENCE in a southerly direction along the centerline of Interstate Highway 35E to the point of intersection with the centerline of Continental Avenue;

THENCE in a westerly direction along the centerline of Continental Avenue to the point of intersection with the centerline of the East Trinity River Levee;

THENCE northwesterly along the centerline of the East Trinity River Levee to the point of intersection of the centerline Wycliff/Sylvan Avenue;

THENCE in a northeasterly direction along the centerline of Wycliff/Sylvan Avenue to the POINT OF BEGINNING, and containing a GROSS 23,931,839.911 square feet or 549.399 acres of land, more or less.

**SUBDISTRICT 1**

(description has only Subdistrict 1B and 1F removed from perimeter)

EXCLUDING Planned Development District PDD No. 339 (containing 9,865 square feet or 0.2265 acres, more or less); PDD No. 442 (containing 15,000 square feet or 0.344 acres, more or less); and the following Subdistricts within PDD No. 621, being further described within this EXHIBIT: an area identified as Subdistrict 1B (containing 112,329 square feet or 2.5787 acres, more or less); an area identified as Subdistrict 1C Tracts 1 and 2 (containing 108,820.00 square feet or 2.4981 acres, more or less); and an area identified as Subdistrict 1E (containing 45,738 square feet or 1.05 acres, more or less); and an area identified as Subdistrict 1F (containing 67,082.40 square feet or 1.54 acres of land, more or less).and an area identified as Subdistrict 2 (containing 301,357 square feet or 6.92 acres, more or less);

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 Wycliff/Sylvan Avenue with the north line of the meanders of the old Trinity River channel;

THENCE in a northeasterly and southeasterly direction along the meanders of the old Trinity River channel to the point of intersection with the common line between Tract 1 and Tract 5 in City Block 7893;

THENCE in a northeasterly direction, along said common tract line to the centerline of Market Center Boulevard;

THENCE in a southeasterly direction along the centerline of Market Center Boulevard to the point of intersection with the north line of meanders of the old Trinity River channel;

THENCE in an easterly direction and following the prolongation of the meanders of the old Trinity River channel to the centerline of Interstate Highway 35E;

THENCE in a southerly direction along the centerline of Interstate Highway 35E to the point of intersection with the northeasterly projection of the common line between a 0.9541 acs Tract and Tract 4 in City Block 2/1001;

THENCE South 29° 02' 02" West, a distance of 427.99 feet, departing said centerline of Stemmons Freeway, to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of a tract of land described in Special Warranty Deed to 1625 Stemmons, LLC, recorded in Volume 2004179, Page 4392, Official Public Records of Dallas County, Texas at the north line of Lot 20;

THENCE South 60° 57' 58" East, a distance of 267.00 along the north line of said Lot 20, in City Block 44/1001 and continuing approximately 39.64 feet to the point on intersection with the centerline of Edison Street;

THENCE in a southwesterly direction along the centerline of Edison Street to the point of intersection with the centerline of Hi-Line Drive;

THENCE in a southeasterly direction along the centerline of Hi-Line Drive to the point of intersection with the southwesterly projection of the common line between Lot 6A and the remainder of (as platted) Lot 5 in City Block 43/1001;

THENCE in a northeasterly direction along the common line between Lot 6A and the remainder of (as platted) Lot 5 to the point of intersection with the centerline of Interstate Highway 35E;

THENCE in a southerly direction along the centerline of Interstate Highway 35E to the point of intersection with the centerline of Continental Avenue;

THENCE in a westerly direction along the centerline of Continental Avenue to the point of intersection with N Riverfront Boulevard;

THENCE in a northerly direction along the centerline of N Riverfront Boulevard to the point of intersection with Irving Boulevard;

THENCE in a northwesterly direction along the centerline of Irving Boulevard to the point of intersection with the centerline Wycliff/Sylvan Avenue;

THENCE in a northeasterly direction along the centerline of Wycliff/Sylvan Avenue to the POINT OF BEGINNING, and containing 14,503,266.906 square feet or 332.949 acres of land, more or less.

### **SUBDISTRICT 1A**

(counterclockwise description with Subdistrict 1D removed from 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 Continental Avenue with the East Trinity River Levee;

THENCE Northeasterly along the centerline of Continental Avenue to the point of intersection with the centerline of N Riverfront Boulevard;

THENCE Northerly along the centerline of N Riverfront Boulevard to the point of intersection with the intersection of Payne Street;

THENCE South 58 degrees 18 minutes 40 seconds West along centerline of Payne Street, a distance of 290.0 feet to a point for corner;

THENCE North 31 degrees 41 minutes 20 seconds West, passing the South corner of Lot 5, Block 8/6834 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 3, as recorded in

Volume 11 Page 223, Map Records of Dallas County, Texas at 37.5 feet, a total distance of 137.50 feet to the West corner of said Lot 5;

THENCE North 58 degrees 18 minutes 40 seconds East, a distance of 290.0 feet to the centerline of Industrial Boulevard/N Riverfront Boulevard;

THENCE Northerly continuing along the centerline of N Riverfront Boulevard to the point of intersection with the centerline of Irving Boulevard;

THENCE Northwesterly along the centerline of Irving Boulevard to the point of intersection with the centerline of Wycliff/Sylvan Avenue;

THENCE Southerly along the centerline of Wycliff/Sylvan Avenue to its intersection with the centerline of the East Trinity River Levee;

THENCE Southeasterly along the centerline of the East Trinity River Levee, to the POINT OF BEGINNING, and containing 8,468,175.09 square feet or 194.40 acres of land, more or less.

### **SUBDISTRICT 1B**

Description of a 2.58 acre (112,326 square foot) tract of land located in the James A. Sylvester Survey, Abstract Number 1483, City of Dallas, Dallas County, Texas, and being all of a called 1.493 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235288 of the Deed Records of Dallas County, Texas, said called 1.493 acre tract being a portion of Lot 5 and all of Lots 6 through 12, City Block 43/1001 of "Fifteenth Installment of the Trinity Industrial District" an addition to the City of Dallas as evidenced by the plat recorded in Volume 24, Page 225 of the Map Records of Dallas County, Texas, all of a called 0.3747 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235287 of said Deed Records, said called 0.3747 acre tract of land being the remainder of Lot 13, City Block 43/1001 of said "Fifteenth Installment of the Trinity Industrial District," all of a called 0.3637 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235289 of said Deed Records and being a portion of City Block 1/1003 and all of a called 0.3450 acre tract of land conveyed to LUI2 Dallas Oak Lawn V, L.P. as evidenced by the deed recorded in Instrument No. 20070235292 of said Deed Records and being a portion of City Block 1/1003, said 2.5787 acre tract being described more particularly by metes and bounds as follows;

BEGINNING at 3/8-inch iron rod found (Controlling Monument) (CM) at the west corners of said called 1.493 acre tract and said Lot 12, being the intersection of the northeasterly right of way line of Hi Line Drive (a 160-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District" and southeast right of way line of Edison Street (an 80-foot wide right of way) as dedicated by said plat of "Fifteenth Installment of the Trinity Industrial District";

THENCE, NORTH 29° 54' 51" EAST, along the common northwest lines of said called 1.493 acre tract and said Lot 12 and southeast right of way line of said Edison Street, passing at a distance of 200.01 feet a "PK" nail found for the common north corners of said called 1.493 acre tract and said Lot 12 and West corners of said called 0.3747 acre tract and said remainder of Lot 13, continuing along the common northwest lined of said called 0.3747 acre tract and said remainder of Lot 13 and southeast right of way line of said Edison Street, passing at a distance of 253.01 feet the common north corners of said called 0.3747 acre tract and said remainder of Lot 13 and west corner of said called 0.3637 acre tract , from said corner a 1/2-inch iron rod with plastic cap stamped "DC&A" bears North 29° 54' 51" East, a distance of 0.30 feet, continuing along the common northwest line of said called 0.3637 acre tract and southeast right of way line of said Edison Street, passing at a distance of 316.87 feet the common north corner of said called 0.3637 acre tract and west corner of said called. 0.3450 acre tract, continuing along the common northwest line of said called 0.3450 acre tract and southeast right of way line of said Edison Street, for a total distance of 428.81 feet to the common northwest corner of said called 0.3450 acre tract and southwest corner of a called 791 square foot tract of land conveyed to the State of Texas for right of way for Interstate Highway Number 35 (IH 35) as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed records;

THENCE, NORTH 86° 40' 58" EAST, departing said common line and along the common north line of said called 0.3450 acre tract, south line of said called 791 square foot tract and southwesterly right of way line of said IH 35 and, a distance of 25.07 feet to a 1/2-inch iron rod which cap stamped "HALFF" found for an angle point;

THENCE, SOUTH 39° 40' 39" EAST, departing said common line and along the common and north line of said called 0.3450 acre tract, southwest line of said called 791 square foot tract and southwesterly right of way line of said IH 35, a distance of 35.99 feet to 1/2-inch iron rod with cap stamped "HALFF" found for an angle point of said called 0.3450 acre tract, common to the most southerly southeast corner of said called 791 square foot tract, and being in the southwest line of a called 0.9424 acre tract of land conveyed to the State of Texas for right of way for IH 35 as evidenced by the deed recorded in Volume 2001090, Page 06047 of said Deed Records;

THENCE, SOUTH 23° 13' 05" EAST, departing said common line and along the common northeast line of said called 0.3450 acre tract and southwest right of way line of said IH 35, passing at a distance of 188.45 feet the common southeast corner of said called 0.3450 acre tract and northeast corner of said called 0.3637 acre tract, continuing along the common northeast line of said called 0.3637 acre tract and said southwest right of way line of IH 35, for a total distance of 294.92 feet to a 1/2-inch rod found for the common southeast corner of said called 0.3637 acre tract and northeast corners of said called 0.3747 acre tract and said remainder of lot 13;

THENCE, SOUTH 05° 31' 05" EAST, departing said common line and along the common east lines of said called 0.3747 acre tract and said remainder of Lot 13 and southwest right of way line of said IH 35, a distance of 65.12 feet to a 1/2-inch rod with cap stamped "HALFF" found for the common southeast corners of said called 0.3747 acre tract and said remainder of Lot 13 and most easterly northeast corner of a called 0.439 acre tract of land conveyed to Studio 1330, Ltd. as evidenced by the deed recorded in Instrument No. 20070458271 of said Deed Records;

THENCE, NORTH 60° 04' 55" WEST, departing said common line and along the common southwest lines of said called 0.3747 acre tract and said remainder of Lot 13 and most northerly northeast line of said called 0.4939 acre tract, a distance of 3.21 feet to an "X" cut in concrete found for the common east corner of said called 1.493 acre tract and north corner of said called 0.439 acre tract;

THENCE, SOUTH 29° 54' 31" WEST, departing said common line and along the common southeast line of said called 1.493 acre tract and northwest line of said called 0.439 acre tract, a distance of 199.89 feet to a 3/4-inch iron rod found (CM) for the common south corner of said called 1.493 acre tract and west corner of said called 0.439 acre tract, being in the northeast right of way line of said Hi Line Drive;

THENCE, NORTH 60° 06' 10" WEST, departing said common line and along the common southwest lines of said called 1.493 are tract and said Lots 5 through 12 and northeast right of way line of said Hi Line Drive, a distance of 325.21 feet to the POINT OF BEGINNING and containing a calculated area of 2.58 acres (112,326 square feet) within the metes and bounds recited herein.

**SUBDISTRICT 1C**  
**TRACT 1**

BEING a part of Lot 1, Block 31/7891 of TRINITY INDUSTRIAL DISTRICT, INSTALLMENT NO. 11, an addition to the City of Dallas, Texas, recorded in Volume 17, Page 1 of the Map Records of Dallas County, Texas, and being all of that same tract of land described in deed to 2024 Farrington, Inc., recorded in Volume 89075, Page 2609 of the Deed Records of Dallas County, Texas and said tract being more particularly described as follows:

BEGINNING at the present intersection of the north R.O.W. line of Farrington Street (an 80' R.O.W.) with the west R.O.W. line of Pace Street (an 80' R.O.W.);

THENCE N 79° 36' 00" W, 59.60' along the north line of Farrington Street to the southeast corner of that same tract of land described in deed to RFVW, LLC, recorded in Instrument No. 201000030710 of the Deed Records of Dallas County, Texas;

THENCE N 10° 24' 00" E, 150.00' along the east line of said RFVW, LLC, property to a point for corner in the south line of Lot 3 of the aforementioned Trinity Industrial District, Installment No. 11 addition;

THENCE S 79° 36' 00" E, 59.60' along the south line of said Lot 3 to a point for corner in the west line of Pace Street;

THENCE S 10° 24' 00" W, 150.00' along the west line of Pace Street to the Point of Beginning and containing 8,940.00 square feet or 0.21 acres of land.

**SUBDISTRICT 1C**  
**TRACT 2**

BEING a tract of land situated in the C.G. Cole Survey, Abstract No. 271 and the John Grigsby Survey, Abstract no. 495, and being in the Trinity Industrial District in the City of Dallas, Blocks 1226 and 2/402 and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the northeasterly line of a Chicago, Rock Island and Pacific Railroad Company tract and the southeasterly right-of-way line of Inspiration Drive (70-foot right-of-way);

THENCE North 66 degrees 42 minutes 10 seconds East, along said southeasterly line, a distance of 6.17 feet to a 1/2 inch iron rod found for corner;

THENCE North 46 degrees 43 minutes 00 seconds East, continuing along said southeasterly line, a distance of 239.37 feet to a 1/2 inch iron rod found for corner;

THENCE 41 degrees 48 minutes 17 seconds East, a distance of 444.09 feet to a 1/2 inch iron rod found for corner;

THENCE South 26 degrees 55 minutes 13 seconds West, a distance of 88.42 feet to a 1/2 inch iron rod with cap stamped "A.H. HALFF ASSOC." (hereafter referred to as "with cap") set for corner in the northerly right-of-way line of a Chicago, Rock Island and Pacific Railroad Company tract, said point being on a circular curve to the left having a radius of 625.19 feet, and whose chord bears North 70 degrees 16 minutes 38 seconds West, a distance of 156.97 feet;

THENCE in a northwesterly direction along said curve and along said northerly line, through a central angle of 14 degrees 25 minutes 26 seconds, an arc distance of 157.38 feet to an "X" set in concrete for a corner;

THENCE South 41 degrees 36 minutes 30 seconds East, a distance of 51.12 feet to a 1/2 inch rod with cap set in the northerly line of said Chicago, Rock Island and Pacific Railroad Company tract, said point being in a circular curve to the left having a radius of 595.19 feet, and whose chord bears North 75 degrees 00 minutes 26 seconds West, a distance of 31.54 feet;

THENCE in a northwesterly direction, along said northerly line and along said curve, through a central angle of 3 degrees 02 minutes 10 seconds, an arc distance of 31.54 feet to a 1/2 inch iron rod with cap set for corner;

THENCE North 76 degrees 30 minutes 50 seconds West, continuing along said northerly line, a distance of 77.03 feet to a 1/2 inch iron rod found for the point of curvature of a circular curve to the right having a radius of 296.62 feet and whose chord bears North 49 degrees 54 minutes 20 seconds West, a distance of 265.71 feet;

THENCE in a northwesterly direction, along said northeasterly line and along said curve, through a central angle of 53 degrees 13 minutes 00 seconds, an arc distance of 275.50 feet to a 1/2 inch iron rod found for point of tangency of said curve;



THENCE North 23 degrees 17 minutes 50 seconds West, continuing along said northeasterly line, a distance of 34.09 feet to the POINT OF BEGINNING AND CONTAINING 99,880 square feet or 2.29 acres of land, more or less.

**SUBDISTRICT 1D**

(being an area removed from Subdistrict 1A- south of Irving Blvd)

Being all of Lots 1, 2, 3, 4 and 5 in Block 8/6838 of INSTALLMENT No. 3 of TRINITY INDUSTRIAL DISTRICT, an addition to the City of Dallas, Dallas County, Texas and CONTAINING 22,500.0 square feet or 0.52 acres of land, more or less.

**SUBDISTRICT 1E**

BEING a tract of land situated in the James Sylvester Survey, Abstract No. 1383, City of Dallas Block 36/7888, City of Dallas, Dallas County, Texas and being all of Lot 5, and part of Lot 7, Block 36/7888, Trinity Industrial District, Installment No. Thirteen, an addition to the City of Dallas, Texas according to the plat recorded in Volume 23, Page 165, Map Records of Dallas County, Texas, same being part of a tract of land described in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283799, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at the intersection of the southwest right-of-way line of Hi-Line Drive (a 160-foot wide right-of-way) and the northwest right-of-way line of Turtle Creek Boulevard (a 130-foot wide right-of-way);

THENCE with said northwest right-of-way line, South 57° 23' 52" West, a distance of 247.66 feet to a point for corner at the at the easternmost corner of a tract of land described in Special Warranty Deed to Bayswater 1405 LLC, recorded in Instrument No. 201200371128, Official Public Records of Dallas County, Texas;

THENCE departing said northwest right-of-way line and with the northeast line of said Bayswater 1405 LLC tract, North 32° 41' 08" West, a distance of 200.45 feet to a point in the southeast line of said Lot 7, Block 36/7888 at the northernmost corner of said Bayswater 1405 LLC tract;

THENCE with said southeast line, the following courses and distances to wit:

South 57° 23' 52" West, a distance of 5.87 feet to the beginning of a tangent curve to the left having a central angle of 18° 36' 45", a radius of 279.44 feet, a chord bearing and distance of South 48° 05' 30" West, 90.38 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 90.78 feet to a point in the northeast line of a tract of land described in Special Warranty Deed with Vendor's Lien to Red Oak Trust, recorded in Instrument No. 201100016593, Official Public Records of Dallas County, Texas;

THENCE departing said southeast line and with said northeast line, North 32° 36' 08" West, a distance of 30.45 feet to a point in the northwest line of said Lot 7, Block 36/7888, at the beginning of a non-tangent curve to the right having a central angle of 16° 46' 52", a radius of 309.44 feet, a chord bearing and distance of North 48° 49' 06" East, 90.31 feet;

THENCE with said northwest line, the following courses and distances to wit:

In a northeasterly direction, with said curve to the right, an arc distance of 90.63 feet to a point for corner;

North 57° 12' 32" East, a distance of 129.52 feet to a point in said southwest right-of-way line at the easternmost corner of said Lot 6, Block 36/7888;

THENCE with said southwest right-of-way line, South 60° 57' 08" East, at a distance of 261.55 feet to the POINT OF BEGINNING and containing 45,738 square feet or 1.05 acres of land, more or less.

### **SUBDISTRICT 1F**

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495 and the James Sylvester Survey, Abstract No. 1383, City of Dallas Block 2/1001, City of Dallas, Dallas County, Texas and being all of a 0.7680 acre tract of land described in Special Warranty Deed to DD Dunhill Land LLC, recorded in Instrument No. 201400283801, Official Public Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the intersection of the west right-of-way line of Edison Street (an 80-foot wide right-of-way) and the south right-of-way line of Stemmons Freeway (Interstate Highway 35E, a variable width right-of-way);

THENCE with said west right-of-way line, South 29° 02' 02" West, a distance of 212.54 feet to a "X" cut in concrete set at the northeast corner of Lot 20, Block 44/1001, Trinity Industrial District, Installment No. Fifteen, an addition to the City of Dallas, Texas according to the plat recorded in Volume 24, Page 225, Map Records of Dallas County, Texas;

THENCE departing said west right-of-way line, and with the north line of said Lot 20, Block 44/1001, North 60° 57' 58" West, a distance of 267.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the southernmost corner of a tract of land described in Special Warranty Deed to 1625 Stemmons, LLC, recorded in Volume 2004179, Page 4392, Official Public Records of Dallas County, Texas;

THENCE departing said north line and with the east line of said 1625 Stemmons, LLC tract, North 29° 02' 02" East, a distance of 279.41 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said south right-of-way line of Stemmons Freeway at the easternmost corner of said 1625 Stemmons, LLC tract and at the beginning of a non-tangent curve to the right having a central angle of 12° 19' 17", a radius of 1282.39 feet, a chord bearing and distance of South 46° 54' 15" East, 275.25 feet; from which a 1/2" iron rod found bears North 29° 05' East, a distance of 0.3 feet;

THENCE with said south right-of-way line, in a southeasterly direction with said curve to the right, an arc distance of 275.78 feet to the POINT OF BEGINNING and containing 67,082.40 square feet or 1.54 acres of land, more or less.

## **SUBDISTRICT 2**

BEING three tracts of land situated in the Garrett Fox Survey, Abstract No. 1679, Dallas County, Texas, and further described as follows:

Being a 5.13 acre tract of land located in City of Dallas Block 2/409, and being part of Block 2 of the Trinity Industrial District, Installment No. 1, an addition to the City of Dallas, Dallas County, Texas as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being that tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., and

Being a 29,072 square foot tract of land adjacent to official City of Dallas block number 1/409, Block 1 of the Trinity Industrial District, Installment No. 1, an addition of the City of Dallas, Dallas County, Texas recorded in Volume 10, Page 93 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being adjacent to official City of Dallas block number 2/409, Block 2 of said Trinity Industrial District, Installment No. 1, and also being part of Dragon Street in said City of Dallas, and

Being a 1.117 acre tract of land being part of City of Dallas Block 1/409, and being part of Block 1 of the Trinity Industrial District, Installment No. 1, as recorded in Volume 10, Page 93, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being part of that tract of land as described in Deed to Industrial Properties Corporation recorded in Volume 2973, Page 353, and being more particularly described as follows:

BEGINNING at the intersection of the easterly right-of-way line of Dragon Street (80' R.O.W.), and the North line of Continental Avenue (presently a 118' wide right-of-way, formerly Lamar-McKinney Street), said point being the southwesterly corner of said Block 2, Trinity Industrial District;

THENCE South 87° 26' 39" West, departing said East line and with said North line, a distance of 101.59 feet to a point, said point being the most southeasterly corner of a 44 square feet right-of-way easement described in deed to the City of Dallas as recorded in Volume 4825, Page 487, D.R.D.C.T.;

THENCE South 87° 26' 10" West along said north right-of-way line a distance of 178.88 feet to PK nail set in asphalt pavement for corner;

THENCE North 31° 41' 20" West departing said North line a distance of 249.19 feet to a PK nail set in asphalt corner, said corner being on the south right-of-way line of Wichita Street;

THENCE North 58° 18' 40" East along said south right-of-way line a distance of 165.00 feet to a point;

THENCE North 58° 18' 40" East, with said south line, a distance of 80.00 feet to a point, said point being in the northwest corner of that 5.13 acre tract of land described in deed to GLI Acquisition Company as recorded in Volume 89001, Page 7233, D.R.D.C.T., said point being at the present intersection of said south right-of-way line of Wichita Street with the east right-of-way line of said Dragon Street;

THENCE North 58° 18' 40" East departing said easterly line and along said southerly line, a distance of 453.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HALFF ASSOC. INC." (hereafter referred to as "with cap") set at the intersection of said southerly line with the westerly line of Slocum Street (80' R.O.W., formerly Elder Street), said point being the northeasterly corner of said Block 2;

THENCE South 31° 41' 20" East, departing said southerly line along said westerly line, a distance of 399.65 feet to a 1/2-inch iron rod with cap set at the most northerly corner of that tract of land described in deed to the City of Dallas for right-of-way for U.S. Highway No. 77 (Interstate Highway 35E, a variable width right-of-way) as recorded in Volume 70166, Page 1645, D.R.D.C.T., said point being the point of curvature of a circular curve to the right having a radius of 200.00 feet;

THENCE departing said westerly line and along the westerly right-of-way line of said Interstate Highway 35E, and along said curve to the right, through a central angle of 31° 54' 00" an arc distance of 111.35 feet to a 1/2-inch iron rod with cap set for the end of said curve;

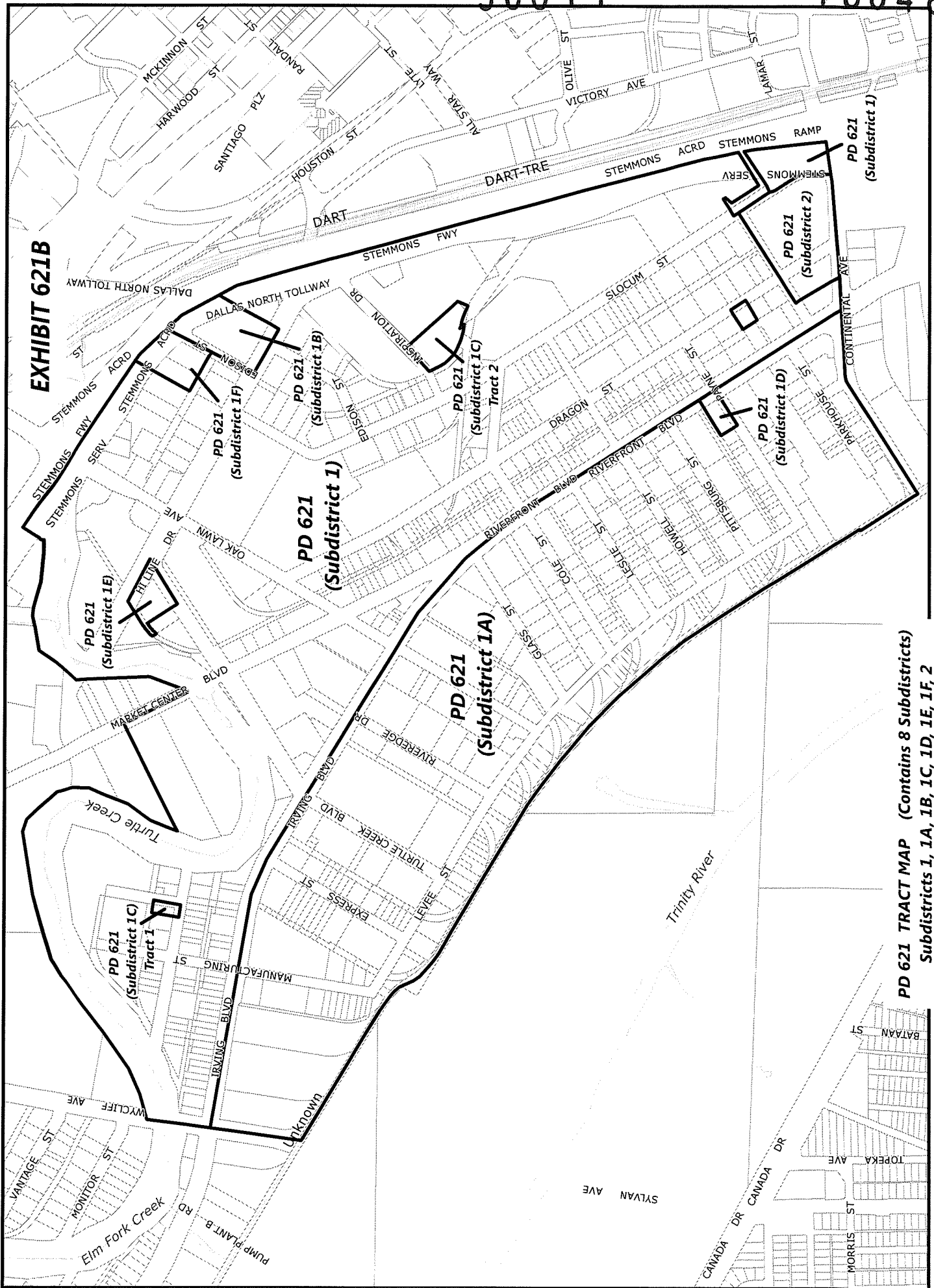
THENCE South 00° 12' 40" West, continuing along said westerly line, a distance of 81.63 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 39° 37' 12" West, departing said westerly line, a distance of 15.45 feet to a 1/2-inch iron rod with cap set for corner;

THENCE South 79° 01' 44" West, a distance of 56.63 feet to an "X" cut set for corner, said point being in the aforementioned North line of Continental Avenue;

THENCE South 87° 26' 10" West, along said North line, a distance of 357.22 feet to the POINT OF BEGINNING and containing 301,401 square feet or 6.92 acres of land, more or less.

**EXHIBIT 621B**



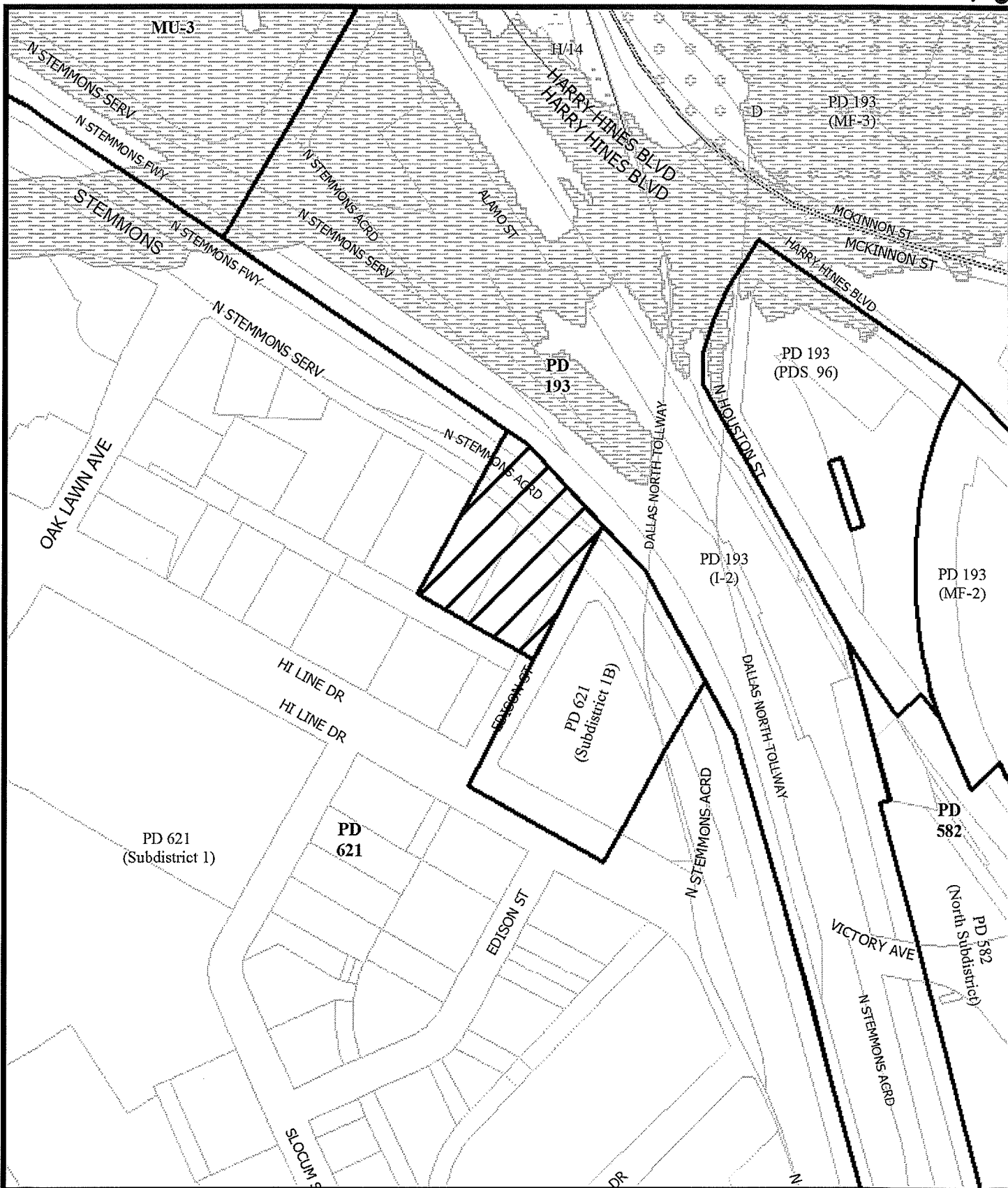
Z156-140, new Subdistrict 1F

**PD 621 TRACT MAP (Contains 8 Subdistricts)**  
**Subdistricts 1, 1A, 1B, 1C, 1D, 1E, 1F, 2**  
**Subdistrict 1 contains 2 individual areas**  
**Subdistrict 1C contains Tract 1 and Tract 2**

1:10,000

Printed Date: 1/29/2016





1:3,600

# ZONING MAP

Case no: Z156-140

Date: 1/6/2016



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 30041

DATE PUBLISHED MAR 26 2016

ATTESTED BY: