

9-14-16

ORDINANCE NO. 30190

An ordinance changing the zoning classification on the following property:

BEING Lots 1A, 3, 4, and part of Lot 10 in City Block C/3369, all of Lots 1 through 8 in City Block B/3368, and a 0.39 acre portion of abandoned Neely Street located on the north side of Davis Street bounded by Zang Boulevard and Beckley Avenue; fronting approximately 848.37 feet along the east line of Zang Boulevard; fronting approximately 257.78 feet along the north line of Davis Street; fronting approximately 509 feet along the west line of Beckley Avenue; and containing approximately 4.514 acres,

from Subdistrict E within Planned Development District No. 468 (the Oak Cliff Gateway Special Purpose District) with an SH Shopfront Overlay to Subdistrict E within Planned Development District No. 468;

BEING Lots 1 through 8 in City Block B/3368 and a portion of abandoned Neely Street; located on the north line of Davis Street bounded by Zang Boulevard and Beckley Avenue; fronting approximately 429 feet on the west line of Beckley Avenue, fronting approximately 257.78 on the north line of Davis Street; fronting approximately 429 feet on the east line of Zang Boulevard; and containing approximately 2.770 acres,

from Subdistrict E within Planned Development District No. 468 to Subdistrict K within Planned Development District No. 468; and

BEING part of Lots 1, 2, 5, 6, 7, and 8 in City Block B/3368 located on the north line of Davis Street bounded by Zang Boulevard and Beckley Avenue; fronting approximately 376.43 feet on the west line of Beckley Avenue, fronting approximately 257.78 feet along the north line of Davis Street, fronting approximately 148.69 feet along the east line of Zang Boulevard; and containing approximately 1.03 acres,

from Subdistrict K within Planned Development District No. 468 to Subdistrict K with an SH Shopfront Overlay within Planned Development District No. 468; amending Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code; amending the definitions and interpretations, exhibits, creation of

subdistricts, Subdistricts A, B, C, D, E, F, and G, and transitional uses regulations in Sections 51P-468.104, 51P-468.104.1, 51P-468.105, 51P-468.106, and 51P-468.111 of Article 468; adding a new Section 51P-468.109.1; reducing SH-7 Shopfront Overlay No. 7; creating a new Subdistrict K; providing a development plan for Subdistrict K; replacing the Exhibit B (overall and subdistrict property descriptions) attached to Ordinance No. 29743; 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 468 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 E with an SH Shopfront Overlay within Planned Development District No. 468 to Subdistrict E within Planned Development District No. 468 with the SH Shopfront Overlay removed on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 2. That the zoning classification is changed from Subdistrict E within Planned Development District No. 468 to Subdistrict K within Planned Development District No. 468 on the property described in Exhibit B, which is attached to and made a part of this ordinance (“the Property”).

SECTION 3. That the zoning classification is changed from Subdistrict K within Planned Development District No. 468 to Subdistrict K with an SH Shopfront Overlay within Planned Development District No. 468 on the property described in Exhibit C, which is attached to and made a part of this ordinance (“the Property”).

SECTION 4. That Subsection (e) of Section 51P-468.104, “Definitions and Interpretations,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(e) Unless the context indicates otherwise, for purposes of interpreting Chapter 51A, the subdistricts are considered to be residential or nonresidential as indicated:

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.
- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.”

SECTION 5. That Section 51P-468.104.1, “Exhibits,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 468A: Subdistrict map.
- (2) Exhibit 468B: Medical use overlay street hierarchy plan.
- (3) Exhibit 468C: Subdistricts B-G required parking chart.
- (4) Exhibit 468D: Subdistrict H master parking and floor area plan supplement.
- (5) Exhibit 468E: Subdistrict H mixed use development parking chart
- (6) Exhibit 468F: Subdistrict H site plan development table.
- (7) Exhibit 468G. Subdistrict K development plan.

SECTION 6. That Subsection (a) of Section 51P-468.105, “Creation of Subdistricts,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 11[40] subdistricts, as described in Exhibit B[A] of Ordinance No. 29743[23057], as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.

- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).”

SECTION 7. That Section 51P-468.106, “Subdistricts A, B, C, D, E, F, and G,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts A, B, C, D, E, F, G, and K.”

SECTION 8. That Subsection (a), “General Provisions,” of Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, and K,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding Paragraph (3), “Development Plan for Subdistrict K,” to read as follows:

“(3) Development plan for Subdistrict K. Development and use of the Property in Subdistrict K must comply with the Subdistrict K development plan (Exhibit 468G). If there is a conflict between the text of this article and the Subdistrict K development plan, the text of this article controls.”

SECTION 9. That Paragraph (5), “Subdistrict E,” of Subsection (b), “District Regulations,” of Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, and K,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(5) Subdistricts E and K. Except as provided in this section and Section 51P-468-901.1, Subdistricts E and K must comply with the WMU-8 regulations and development standards in Article XIII.”

SECTION 10. That Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-468.109.1, "Subdistrict K," to read as follows:

"SEC. 51P-468.109.1. SUBDISTRICT K.

(a) Glass.

(1) In this paragraph, GLASS REFLECTIVITY means the percentage of available light energy reflected away from the exterior surface of the glass. The higher the reflectance percentage, the more mirror-like the surface will appear.

(2) For the first and second stories, glass reflectivity may not exceed 15 percent.

(3) For all other stories, glass reflectivity may not exceed 27 percent.

(b) Masonry. Simulated brick and unfinished concrete masonry units are prohibited as facade materials.

(c) Metal.

(1) A maximum of 20 percent of a street-facing facade may be flat or corrugated metal panels.

(2) Aluminum siding and reflective metal panels are prohibited.

(d) Plastic and vinyl. Plastic siding and vinyl siding are prohibited.

(e) Stucco.

(1) A maximum of 35 percent of a street-facing facade may be stucco systems.

(2) A stucco system used as a facade material must have a minimum thickness of a half inch.

(3) Simulated stucco including exterior insulated finish systems (EIFS) is prohibited.

(f) Wood.

(1) A maximum of 20 percent of a street-facing facade may be shake shingles or plywood.

(2) Flakeboard is prohibited.”

SECTION 11. That Subsection (a), “Application,” of Section 51P-468.111, “Transitional Uses,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Application. This section applies to Subdistricts B, C, D, E, F, [~~and~~] G, and K only.”

SECTION 12. That the subdistrict map, Exhibit 468A of Article 468, “PD 468,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468A attached to this ordinance.

SECTION 13. That development of this district must comply with the full-scale version of Exhibit 468G (Subdistrict K development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of the plan.

SECTION 14. That the Exhibit B (overall and subdistrict property descriptions), attached to Ordinance No. 29743, passed by the City Council on May 13, 2015, is replaced by the Exhibit B (overall and subdistrict property descriptions) attached to this ordinance.

SECTION 15. That a property description of the “Shopfront Overlays,” is attached to this ordinance as Exhibit C.

SECTION 16. That a property description of the “Medical Use Overlay District,” is attached to this ordinance as Exhibit D.

SECTION 17. That a property description of the “Height Map Overlay,” is attached to this ordinance as Exhibit E.

SECTION 18. That the two year limitation in Section 51A-4.701(d) is waived for applications for the rezoning of Lots 1A, 3, and 4 of Block C/3369 until September 12, 2018.

SECTION 19. That, pursuant to Section 51A-4.701 of Chapter 51A of the Dallas City Code, as amended, the property description in Sections 1, 2, and 3 of this ordinance shall be construed as including the area to the centerline of all adjacent streets and alleys.

SECTION 20. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

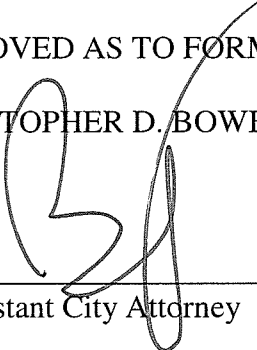
SECTION 21. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 22. 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 23. 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:

CHRISTOPHER D. BOWERS, Interim City Attorney

By  _____
Assistant City Attorney

Passed SEP 14 2016

Exhibit A

* Zoning Description *
SH Removal Area

Being a 5.118 acre tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, Dallas County, Texas, being all of Lots 3, 4, and part of Lot 10 in Block C/3369 and a portion of Lots 1, 2, 5, 6, 7, and 8 and all of Lots 3 and 4 all in Block No. B/3368 of "Zang's Crystal Hill Addition", an Addition to the City of Dallas, Dallas County, Texas according to Plat recorded in Volume 1, Page 75, Map Records of Dallas County, Texas (M.R.D.C.T.), being all of Lot 1A in Block C/3369 of "Final Replat, DCS Administrative Parking on Zang", an Addition to the City of Dallas, Texas according to plat thereof recorded in Instrument No. 201100266127, Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and all of a called 0.390 acre portion of West Neely Street abandoned by Dallas City Council Ordinance No. 28936 on February 27, 2013, and subsequently quitclaimed to Dallas County Schools, recorded in Instrument No. 201300123336 O.P.R.D.C.T., said 5.118 acre tract of land being more particularly described as follows:

Beginning at the northwest corner of Lot 4, the southwest corner of Lot 5, Block C/3369 in said Zang's Crystal Hill Addition, and located in the existing easterly right-of-way line of Zang Boulevard (a variable width public right-of-way) and being South $00^{\circ}50'32''$ East, a distance of 100 feet from the intersection of said easterly right-of-way line of Zang Boulevard with the southerly right-of-way line of Canty Street, (a called 60-foot public right-of-way);

Thence North $88^{\circ}53'22''$ East along the common line of said Lot 4 and said Lot 5, Block C/3369, a distance of 152.50 feet to the common corner of Lots 4, 5, 6 and 7, of said Block C/3369;

Thence South $00^{\circ}50'32''$ East along the common line of Lots 3, 4, 7 and 8 of said Block C/3369, passing the northeast corner of said Lot 1A, Block C/3369 at a distance of 200.00 feet, and continuing along the common line of said Lot 1A and Lots 9 and 10 of said Block C/3369 in all for a total distance of 350.00 feet;

Thence North $88^{\circ}53'22''$ East, over and across said Lot 10, Block C/3369 at a distance of 130.00 feet passing the existing westerly right-of-way line of Beckley Avenue (a 60-foot public right-of-way), continuing in all for a total distance of 160.00 feet to the centerline of said Beckley Avenue;

Thence South $00^{\circ}50'32''$ East along the centerline of said Beckley Avenue, a distance of 162.58 feet;

Thence South $89^{\circ}09'28''$ West, over and across said Beckley Avenue, at a distance of 30.00 feet passing the westerly right-of-way line of said Beckley Street, continuing in all for a total distance of 60.00 feet;

Thence over and across said Lots 1, 2, 5, 6, 7, and 8 of said Block B/3368, the following:

South 00°50'32" East, a distance of 316.71 feet;

South 88°53'22" West, a distance of 203.41 feet to the point of curvature of a curve to the right having a radius of 19.00 feet;

Northwesterly with said curve to the right through a central angle of 90°16'06" for an arc length of 29.93 feet;

North 00°50'32" West, a distance of 69.32 feet;

South 89°09'28" West, at a distance of 30.00 feet passing the easterly right-of-way line of said Zang Boulevard, continuing in all for a total distance of 87.10 feet to the approximate centerline of said Zang Boulevard;

Thence North 00°41'49" West along said approximate centerline, a distance of 740.19 feet;

Thence North 88°53'22" East, over and across said Zang Boulevard, a distance of 55.23 feet to the Point of Beginning and containing a computed area of 5.118 acres of land, more or less.

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 B**OVERALL AND SUBDISTRICT PROPERTY DISCRPTIONS**

WHEREAS being various parcels within the City of Dallas, Dallas County, Texas covering an area of approximately 842.168 acres, generally bounded by the Trinity River Levee, R.L. Thornton Freeway, Marsalis Avenue, 9th Street, Davis Street, Elsbeth Street, Neches Street, Madison Street, Colorado Boulevard, Beckley Avenue, Hardwick Street and the IH-30/Dallas Fort Worth Turnpike and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Interstate Highway 30/Dallas Fort Worth Turnpike and the northeastern line of the Trinity River levee;

THENCE South 12° 31' 32" East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of 33° 44' 39" and a Chord Direction of South 42° 37' 01" East;

THENCE South 54° 45' 43" East, a distance of 573.12 feet;

THENCE South 64° 58' 41" East, a distance of 344.76 feet;

THENCE South 61° 16' 16" East, a distance of 199.45 feet;

THENCE South 53° 32' 01" East, a distance of 454.83 feet;

THENCE South 56° 40' 04" East, a distance of 530.02 feet;

THENCE South 22° 08' 50" West, a distance of 2311.28 feet;

THENCE South 15° 53' 14" West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.05 feet, an Angle of 31° 45' 16" and a Chord Direction of South 03° 48' 57" West;

THENCE South 10° 42' 14" East, a distance of 418.56 feet;

THENCE South 08° 41' 06" East, a distance of 499.95 feet;

THENCE South 03° 41' 29" East, a distance of 357.24 feet;

THENCE South 01° 05' 41" East, a distance of 942.17 feet;

THENCE along a curve to the right having a Radius of 2320.95 feet, an Angle of 59° 16' 29" and a Chord Direction of South 23° 31' 07" West;

THENCE South 57° 13' 11" West, a distance of 1162.59 feet;

THENCE North 00° 43' 38" West, a distance of 2702.45 feet;

THENCE South 86° 44' 06" West, a distance of 298.49 feet;

THENCE South 58° 05' 07" West, a distance of 1910.31 feet;

THENCE North 32° 40' 40" West, a distance of 214.32 feet;

THENCE along a curve to the right having a Radius of 800.26 feet, an Angle of 12° 41' 27" and a Chord Direction of South 79°34'58" West;

THENCE North 02° 26' 13" West, a distance of 194.32 feet;

THENCE South 88° 32' 53" West, a distance of 370.94 feet;

THENCE North 00° 22' 8" West, a distance of 330.32 feet;

THENCE South 89° 33' 42" West, a distance of 212.94 feet;

THENCE South 01° 22' 18" East, a distance of 201.27 feet;

THENCE South 89° 21' 17" West, a distance of 158.21 feet;

THENCE North 00° 55' 49" West, a distance of 455.75 feet;

THENCE North 88° 42' 28" East, a distance of 152.91feet;

THENCE North 01° 30' 45" West, a distance of 437.92 feet;

THENCE South 89° 15' 02" West, a distance of 155.40 feet;

THENCE North 01° 51' 56" West, a distance of 122.97 feet;

THENCE North 88° 06' 17" East, a distance of 159.45 feet;

THENCE North 01° 12' 15" West, a distance of 298.85 feet;

THENCE South 89° 22' 46" West, a distance of 164.90 feet;

THENCE North 00° 58' 02" West, a distance of 131.84 feet;

THENCE North 01° 07' 02" West, a distance of 306.24 feet;

THENCE North 89° 07' 15" East, a distance of 128.21 feet;

THENCE North 00° 46' 04" West, a distance of 164.05 feet;

THENCE North 59° 21' 51" West, a distance of 116.49 feet;

THENCE North 55° 38' 03" East, a distance of 632.84 feet;
THENCE North 51° 41' 13" East, a distance of 19.94 feet;
THENCE North 27° 26' 38" West, a distance of 351.06 feet;
THENCE South 41° 15' 13" West, a distance of 478.85 feet;
THENCE South 89° 43' 33" East, a distance of 104.50 feet;
THENCE South 89° 08' 56" West, a distance of 370.29 feet;
THENCE North 39° 42' 41" East, a distance of 835.87 feet;
THENCE North 49° 12' 21" West, a distance of 207.57 feet;
THENCE North 49° 55' 27" West, a distance of 70.27 feet;
THENCE North 33° 20' 56" East, a distance of 209.99 feet;
THENCE North 28° 29' 09" West, a distance of 104.80 feet;
THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 50° 52' 11", and a Chord Direction of North 89° 46' 10" West;
THENCE South 53° 24' 35" West, a distance of 118.66 feet;
THENCE South 39° 42' 35" West, a distance of 104.87 feet;
THENCE South 89° 44' 58" West, a distance of 252.48 feet;
THENCE North 26° 07' 02" East, a distance of 263.10 feet;
THENCE South 89° 04' 06" East, a distance of 225.08 feet;
THENCE South 80° 58' 42" East, a distance of 947.24 feet;
THENCE North 00° 37' 24" West, a distance of 1834.15 feet;
THENCE South 59° 42' 54" West, a distance of 269.69 feet;
THENCE North 03° 58' 53" East, a distance of 174.75 feet;
THENCE along a curve to the left having a Radius of 294.8 feet, an Angle of 40° 39' 22", and a Chord Direction of North 19° 27' 35" West;
THENCE North 00° 00' 00" East, a distance of 73.75 feet;
THENCE North 90° 00' 00" East, a distance of 0.27 feet;

THENCE North 89° 31' 12" East, a distance of 85.25 feet;
THENCE North 00° 32' 12" West, a distance of 1064.55 feet;
THENCE South 88° 16' 31" West, a distance of 1084.49 feet;
THENCE North 00° 20' 03" West, a distance of 263.15 feet;
THENCE North 76° 22' 03" East, a distance of 4076.34 feet;

**OAK CLIFF GATEWAY
SUBDISTRICTS**

SUBDISTRICT A - TRACT 1
RTN

BEGINNING at the intersection of the centerline of Neches Street and the centerline of Elsbeth Avenue;

THENCE South 89° 08' 56" West, a distance of 370.29 feet;
THENCE North 39° 42' 41" East, a distance of 835.87 feet;
THENCE North 49° 12' 21" West, a distance of 127.77 feet;
THENCE North 36° 53' 20" East, a distance of 143.52 feet;
THENCE South 28° 42' 14" East, a distance of 167.69 feet;
THENCE South 30° 32' 19" East, a distance of 263.73 feet;
THENCE North 61° 37' 35" East, a distance of 192.77 feet;
THENCE South 15° 45' 46" East, a distance of 155.16 feet;
THENCE South 62° 15' 40" West, a distance of 161.33 feet;
THENCE North 27° 26' 38" West, a distance of 35.80 feet;
THENCE South 41° 15' 13" West, a distance of 478.85 feet;
THENCE South 89° 43' 33" West, a distance of 104.50 feet;

SUBDISTRICT A - TRACT 2
RTN

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE South 84° 02' 56" East, a distance of 216.56 feet;

THENCE along a curve to the left having a Radius of 783.2, an Angle of 13° 58' 16" and a Chord Direction of North 89° 53' 10" East;

THENCE North 79° 17' 13" East, a distance of 142.62 feet;

THENCE North 77° 16' 42" East, a distance of 294.36 feet;

THENCE along a curve to the right having a Radius of 830.91, an Angle of 13° 33' 49" and a Chord Direction of North 83° 23' 52" East;

THENCE North 89° 05' 23" East, a distance of 85.63 feet;

THENCE South 01° 05' 05" East, a distance of 547.03 feet;

THENCE North 89° 48' 34" East, a distance of 92.80 feet;

THENCE South 01° 01' 36" East, a distance of 320.61 feet;

THENCE North 89° 08' 32" East, a distance of 61.46 feet;

THENCE South 00° 03' 29" East, a distance of 127.19 feet;

THENCE North 84° 46' 34" East, a distance of 5.09 feet;

THENCE South 00° 56' 27" East, a distance of 447.81 feet;

THENCE South 87° 22' 52" West, a distance of 55.46 feet;

THENCE South 00° 29' 30" East, a distance of 365.90 feet;

THENCE South 89° 53' 31" East, a distance of 53.25 feet;

THENCE South 01° 47' 48" East, a distance of 186.91 feet;

THENCE South 88° 12' 13" West, a distance of 10.41 feet;

THENCE South 00° 00' 16" East, a distance of 51.67 feet;

THENCE North 88° 56' 54" East, a distance of 200.64 feet;
THENCE South 01° 16' 45" East, a distance of 458.23 feet;
THENCE South 89° 23' 38" West, a distance of 186.79 feet;
THENCE North 00° 38' 42" East, a distance of 50.63 feet;
THENCE South 88° 16' 53" West, a distance of 117.20 feet;
THENCE North 00° 44' 04" West, a distance of 31.03 feet;
THENCE South 57° 12' 09" West, a distance of 336.50 feet;
THENCE North 00° 41' 57" West, a distance of 28.41 feet;
THENCE South 88° 59' 27" West, a distance of 229.57 feet;
THENCE South 00° 01' 33" East, a distance of 178.93 feet;
THENCE South 89° 08' 34" West, a distance of 235.70 feet;
THENCE South 00° 11' 23" East, a distance of 163.44 feet;
THENCE South 89° 55' 27" West, a distance of 180.02 feet;
THENCE South 00° 00' 00" West, a distance of 58.89 feet;
THENCE South 89° 43' 28" West, a distance of 160.22 feet;
THENCE South 00° 21' 16" East, a distance of 135.06 feet;
THENCE South 88° 14' 50" West, a distance of 158.46 feet;
THENCE North 00° 44' 17" West, a distance of 112.08 feet;
THENCE South 89° 02' 21" West, a distance of 199.25 feet;
THENCE North 00° 38' 15" West, a distance of 21.2 feet;
THENCE South 88° 23' 48" West, a distance of 123.93 feet;
THENCE North 89° 35' 07" West, a distance of 114.04 feet;
THENCE North 00° 03' 28" West, a distance of 139.58 feet;

THENCE South 90° 00' 00" West, a distance of 232.17 feet;

THENCE North 00° 50' 09" West, a distance of 1480.40 feet;

THENCE North 88° 02' 10" East, a distance of 357.68 feet;

THENCE North 00° 28' 16" West, a distance of 963.83 feet;

THENCE North 43° 07' 42" East, a distance of 568.44 feet;

SUBDISTRICT A - TRACT 3

RTN

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 to the point of intersection with the centerline of Beckley Avenue;

THENCE South 89° 15' 08" West, a distance of 198.54 feet

THENCE South 89° 12' 28" West, a distance of 22.97 feet;

THENCE North 00° 32' 14" West, a distance of 1053.07 feet;

THENCE North 87° 02' 51" East, a distance of 215.38 feet;

THENCE South 00° 52' 41" East, a distance of 1061.33 feet;

SUBDISTRICT A - TRACT 4

RTN

BEGINNING at the intersection of the centerline of Handley Drive with the centerline of Greenbriar Lane;

THENCE North 03° 58' 53" East, a distance of 174.75 feet;

THENCE along a curve to the left having a Radius of 294.80 feet, an Angle of 40° 39' 22" and a Chord Direction of North 19° 27' 35" West;

THENCE North 00° 00' 00" East, a distance of 73.75 feet;

THENCE North 89° 31' 12" East, a distance of 85.25 feet;

THENCE North 00° 32' 14" West, a distance of 7.27 feet;

THENCE North 89° 12' 02" East, a distance of 22.97 feet;
THENCE South 00° 56' 42" East, a distance of 7.73 feet;
THENCE South 00° 18' 43" East, a distance of 73.99 feet;
THENCE South 89° 41' 17" West, a distance of 7.71 feet;
THENCE South 00° 18' 46" East, a distance of 82.30 feet;
THENCE North 89° 41' 15" East, a distance of 145.38 feet;
THENCE South 62° 16' 52" West, a distance of 115.03 feet;
THENCE South 00° 00' 32" East, a distance of 180.82 feet;
THENCE South 59° 42' 55" West, a distance of 102.93 feet;

SUBDISTRICT A - TRACT 5

RTN

BEGINNING at the intersection of the southwesterly projection of the common line between Lots 4 and 5 of City Block 17/3339 with the centerline of Ballard Avenue;

THENCE North 61° 55' 28" East, a distance of 152.09 feet;
THENCE South 16° 41' 13" East, a distance of 154.31 feet;
THENCE South 61° 44' 35" West, a distance of 123.29 feet;
THENCE North 27° 26' 38" West, a distance of 151.67 feet;

SUBDISTRICT A - TRACT 6

RTN

BEGINNING at the intersection of the centerline Zang Boulevard and the centerline of 5TH Street;

THENCE South 88° 47' 34" West, a distance of 276.78 feet;
THENCE North 00° 46' 04" West, a distance of 164.05 feet;
THENCE South 61° 21' 53" East, a distance of 58.55 feet;

THENCE North 88° 19' 46" East, a distance of 8.56 feet;

THENCE North 25° 25' 24" East, a distance of 46.00 feet;

THENCE South 60° 06' 37" East, a distance of 32.77 feet;

THENCE South 58° 04' 20" East, a distance of 47.54 feet;

THENCE South 59° 01' 38" East, a distance of 6.43 feet;

THENCE South 60° 44' 12" East, a distance of 26.98 feet;

THENCE South 62° 25' 46" East, a distance of 26.98 feet;

THENCE South 64° 08' 12" East, a distance of 26.98 feet;

THENCE South 65° 41' 35" East, a distance of 22.93 feet;

THENCE South 62° 31' 09" East, a distance of 61.05 feet;

THENCE South 29° 36' 01" West, a distance of 6.84 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of 08° 55' 35" and a Chord Direction of South 21° 48' 38" West;

SUBDISTRICT A - TRACT 7

RTN

BEGINNING at the intersection of the centerline Elsbeth Avenue and the centerline of Neely Street;

THENCE North 88° 23' 04" East, a distance of 156.41 feet;

THENCE South 01° 02' 54" East, a distance of 126.18 feet;

THENCE South 01° 22' 18" East, a distance of 201.27 feet;

THENCE South 89° 21' 20" West, a distance of 158.21 feet;

THENCE North 00° 55' 49" West, a distance of 324.78 feet;

SUBDISTRICT B - TRACT 1**WR-3_ (with Shop Front Overlay 10 (SH-10) per Z067-203)**

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 to the point of intersection with the centerline of Beckley Avenue;

THENCE South 00° 53' 35" East, a distance of 229.35 feet;

THENCE South 00° 54' 06" East, a distance of 72.17 feet;

THENCE South 56° 54' 50" West, a distance of 27.10 feet;

THENCE South 59° 42' 55" West, a distance of 166.76 feet;

THENCE North 00° 00' 32" West, a distance of 180.82 feet;

THENCE North 62° 16' 52" East, a distance of 115.03 feet;

THENCE South 89° 41' 15" West, a distance of 145.38 feet

THENCE North 00° 18' 46" West, a distance of 82.30 feet;

THENCE North 89° 41' 17" East, a distance of 7.71 feet;

THENCE North 00° 18' 43" West, a distance of 73.99 feet;

THENCE North 00° 56' 42" West, a distance of 7.73 feet;

THENCE North 89° 12' 02" East, a distance of 198.86 feet;

SUBDISTRICT B -TRACT 2**WR-3**

BEGINNING at the intersection of the centerline of Blaylock Drive and the centerline of Colorado Boulevard;

THENCE North 89° 05' 23" East, a distance of 161.40 feet;

THENCE South 01° 20' 11" East, a distance of 359.31 feet;

THENCE South 01° 04' 07" East, a distance of 157.64 feet;

THENCE South 00° 07' 22" West, a distance of 32.48 feet;

THENCE North 89° 53' 53" West, a distance of 69.50 feet;

THENCE South 89° 48' 46" West, a distance of 92.78 feet;

THENCE North 01° 05' 05" West, a distance of 547.02 feet

SUBDISTRICT B - TRACT 3

WR-3

BEGINNING at the intersection of the southwesterly projection of the common line between Lots 5 and 6 in City Block 17/3339 with the intersection of the centerline of Ballard Avenue;

THENCE North 61° 54' 37" East, a distance of 161.44 feet;

THENCE South 16° 53' 44" East, a distance of 51.07 feet;

THENCE South 61° 55' 28" West, a distance of 152.09 feet

THENCE North 27° 26' 38" West, a distance of 50.07 feet;

SUBDISTRICT B - TRACT 4

WR-3

BEGINNING at the intersection of the centerline of Zang Boulevard and the centerline of Neeley Street;

THENCE South 88° 25' 41" West, a distance of 371.49 feet;

THENCE North 00° 47' 29" West, a distance of 130.84 feet;

THENCE North 88° 13' 18" East, a distance of 152.86 feet;

THENCE North 01° 30' 19" West, a distance of 436.63 feet;

THENCE South 89° 15' 02" West, a distance of 155.40 feet;

THENCE North 01° 51' 56" West, a distance of 122.97 feet;

THENCE North 88° 06' 17" East, a distance of 159.45 feet;

THENCE North 01° 12' 15" West, a distance of 298.85 feet;

THENCE South 89° 22' 46" West, a distance of 164.90 feet;

THENCE North 00° 58' 02" West, a distance of 131.84 feet;

THENCE North 89° 43' 44" East, a distance of 386.48 feet;

THENCE South 00° 57' 44" East, a distance of 1118.81 feet

SUBDISTRICT B - TRACT 5

WR-3

BEGINNING at the intersection of the centerline Ballard Avenue and the centerline of Eldorado Avenue;

THENCE North 49° 54' 38" East, a distance of 194.21 feet;

THENCE South 31° 45' 27" East, a distance of 88.26 feet;

THENCE South 29° 57' 11" West, a distance of 27.48 feet;

THENCE South 29° 33' 41" West, a distance of 645.26 feet;

THENCE North 62° 31' 09" West, a distance of 61.05 feet;

THENCE North 65° 41' 35" West, a distance of 22.93 feet;

THENCE North 64° 08' 12" West, a distance of 26.98 feet;

THENCE North 62° 25' 46" West, a distance of 26.98 feet;

THENCE North 60° 44' 12" West, a distance of 26.98 feet;

THENCE North 59° 01' 38" West, a distance of 6.43 feet;

THENCE North 58° 04' 20" West, a distance of 47.54 feet;

THENCE North 60° 06' 37" West, a distance of 32.77 feet;

THENCE South 25° 25' 24" West, a distance of 46.00 feet;

THENCE South 88° 19' 46" West, a distance of 8.56 feet;

THENCE North 61° 21' 53" West, a distance of 58.55 feet;

THENCE North 59° 21' 51" West, a distance of 116.49 feet;

THENCE North 55° 38' 03" East, a distance of 632.84 feet;

THENCE North 51° 39' 32" East, a distance of 19.94 feet;

SUBDISTRICT B – TRACT 6

WR-3 (with additional (SH-5) Shop Front Overlay 5)

BEGINNING the centerline of Ballard Avenue at the point of intersection with the northeasterly projection of the common line between the most southeastern line of Lot 1A and the north line of the remainder of Lot 1 in Block M/3363;

THENCE North 49° 55' 27" West, a distance of 70.27;

THENCE North 33° 20' 56" East, a distance of 209.99;

THENCE South 28° 14' 55" East, a distance of 179.37 feet;

THENCE South 36° 53' 20" West, a distance of 143.52 feet;

THENCE North 49° 12' 21" West, a distance of 79.80;

SUBDISTRICT C - TRACT 1

WMU-3

BEGINNING at the intersection of the centerline of Neely Street with the centerline of Zang Boulevard;

THENCE South 00° 14' 32" East, a distance of 130.43 feet;

THENCE South 89° 33' 42" West, a distance of 212.94 feet;

THENCE North 01° 02' 48" West, a distance of 126.18 feet;

THENCE North 88° 25' 31" East, a distance of 214.77;

SUBDISTRICT C-TRACT 2

WMU-3 (with additional (SH-9) Shop Front Overlay 9)

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of 10th Street;

THENCE North 88° 58' 59" East, a distance of 574.32 feet;

THENCE along a curve to the right having a Radius of 2136.60 feet, an Angle of 05° 03' 46" and a Chord Direction of South 49° 32' 08" West;

THENCE South 57° 10' 51" West, a distance of 506.58 feet;

THENCE North 00° 43' 41" West, a distance of 386.88 feet;

SUBDISTRICT D - TRACT 1
WMU-5

BEGINNING at the intersection of the centerline of the northerly projection of the centerline of Hardwick Street and the centerline of IH-30 (Dallas Fort Worth Turnpike);

THENCE North 76° 22' 3" East, a distance of 1329.80 feet;

THENCE South 00° 51' 17" East, a distance of 537.30 feet;

THENCE South 87° 05' 33" West, a distance of 215.06 feet

THENCE North 00° 32' 14" West, a distance of 4.22 feet;

THENCE South 88° 16' 31" West, a distance of 1084.49 feet;

THENCE North 00° 20' 03" West, a distance of 263.15 feet;

SUBDISTRICT D TRACT 2
WMU-5

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE South 89° 05' 23" West, a distance of 428.91 feet;

THENCE along a curve to the left having a Radius of 830.91 feet, an Angle of 13° 33' 49" and a Chord Direction of South 83° 23' 52" West;

THENCE South 77° 16' 42" West, a distance of 294.36 feet;

THENCE North 00° 27' 55" West, a distance of 40.06 feet;

THENCE North 41° 02' 30" East, a distance of 59.34 feet;

THENCE North 07° 57' 15" West, a distance of 154.98 feet;

THENCE North 43° 45' 52" East, a distance of 59.98 feet;

THENCE North 45° 39' 50" West, a distance of 227.3 feet;

THENCE South 46° 09' 51" West, a distance of 191.51 feet;

THENCE South 44° 12' 09" West, a distance of 210.03 feet;

THENCE North 45° 44' 43" West, a distance of 54.18 feet;

THENCE along a curve to the right having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of North 24° 36' 50" West;

THENCE North 00° 57' 44" West, a distance of 1076.3 feet;

THENCE North 00° 20' 41" West, a distance of 289.83 feet;

THENCE North 89° 36' 17" West, a distance of 104.65 feet;

THENCE North 02° 00' 59" West, a distance of 156.8 feet;

THENCE South 89° 26' 58" West, a distance of 307.85 feet;

THENCE South 00° 31' 57" East, a distance of 449.44 feet;

THENCE South 89° 17' 34" West, a distance of 434.79 feet;

THENCE North 00° 37' 24" West, a distance of 567.82 feet;

THENCE North 56° 54' 42" East, a distance of 27.10 feet;

THENCE North 00° 54' 06" West, a distance of 72.16 feet;

THENCE North 88° 58' 44" East, a distance of 97.29 feet;

THENCE North 88° 52' 21" East, a distance of 727.48 feet;

THENCE along a curve to the left having a Radius of 1618.71 feet, an Angle of 03° 56' 33" and a Chord Direction of South 84° 41' 51" East;

THENCE along a curve to the right having a Radius of 487.41 feet, an Angle of 26° 40' 36" and a Chord Direction of South 61° 36' 26" East;

THENCE South 46° 19' 26" East, a distance of 378.43 feet;

THENCE along a curve to the left having a Radius of 602.47 feet, an Angle of 25° 58' 18" and a Chord Direction of South 64° 55' 49" East;

THENCE South 78° 56' 15" East, a distance of 404.07 feet;

THENCE along a curve to the right having a Radius of 701.61 feet, an Angle of 14° 57' 33" and a Chord Direction of South 73° 32' 53" East;

THENCE South 61° 24' 19" East, a distance of 160.43 feet;

THENCE along a curve to the right having a Radius of 756.71 feet, an Angle of 28° 32' 52" and a Chord Direction of North 71° 04' 56" East;

THENCE along a curve to the left having a Radius of 1043.49 feet, an Angle of 27° 02' 36" and a Chord Direction of South 50° 18' 22" West;

THENCE along a curve to the left having a Radius of 607.18 feet, an Angle of 34° 57' 31" and a Chord Direction of South 19° 13' 39" West;

THENCE South 01° 24' 39" East, a distance of 252.80 feet;

THENCE South 88° 12' 43" West, a distance of 50.83 feet;

THENCE South 89° 08' 09" West, a distance of 227.91 feet;

THENCE South 00° 44' 31" East, a distance of 229.30 feet;

THENCE North 89° 44' 59" East, a distance of 227.02 feet;

THENCE South 89° 56' 18" East, a distance of 54.42 feet;

THENCE South 01° 24' 24" East, a distance of 223.02 feet;

SUBDISTRICT D - TRACT 3
WMU-5

BEGINNING at the intersection of the centerline of 7th Street and the centerline of Jefferson Boulevard;

THENCE South 19° 35' 32" West, a distance of 932.21 feet;

THENCE along a curve to the right having a Radius of 1660.67, an Angle of 17° 24' 05" and a Chord Direction of South 27° 27' 40" West;

THENCE along a curve to the right having a Radius of 2162.66, an Angle of 11° 30' 16" and a Chord Direction of South 41° 17' 28" West;

THENCE South 88° 58' 59" West, a distance of 574.32 feet;

THENCE North 00° 43' 38" West, a distance of 1070.86 feet;
THENCE North 00° 53' 29" West, a distance of 239.94 feet;
THENCE North 01° 17' 23" West, a distance of 458.25 feet;
THENCE South 88° 56' 54" West, a distance of 200.64 feet;
THENCE North 00° 00' 50" West, a distance of 51.66 feet;
THENCE North 88° 08' 41" East, a distance of 10.42 feet;
THENCE North 01° 47' 48" West, a distance of 186.91 feet;
THENCE North 89° 54' 14" West, a distance of 53.26 feet;
THENCE North 00° 29' 30" West, a distance of 365.90 feet;
THENCE North 87° 22' 12" East, a distance of 55.47 feet;
THENCE North 00° 56' 27" West, a distance of 447.81 feet;
THENCE South 84° 39' 42" West, a distance of 5.10 feet;
THENCE North 00° 03' 29" West, a distance of 127.19 feet;
THENCE South 89° 08' 32" West, a distance of 61.46 feet;
THENCE North 01° 01' 36" West, a distance of 320.61 feet;
THENCE South 89° 53' 53" East, a distance of 69.50 feet;
THENCE North 00° 07' 22" East, a distance of 32.48 feet;
THENCE North 01° 04' 07" West, a distance of 157.64 feet;
THENCE North 01° 20' 13" West, a distance of 359.32 feet;
THENCE North 89° 05' 23" East, a distance of 181.86 feet;
THENCE South 00° 49' 46" East, a distance of 179.51 feet;
THENCE North 89° 36' 17" East, a distance of 238.90 feet;
THENCE South 00° 48' 46" East, a distance of 1819.10 feet;

THENCE North 89° 11' 14" East, a distance of 225.57 feet;
THENCE South 00° 48' 46" East, a distance of 180.49 feet;
THENCE North 89° 11' 14" East, a distance of 682.03 feet;
THENCE South 00° 48' 46" West, a distance of 1633.29 feet;
THENCE North 89° 20' 11" West, a distance of 243.46 feet;
THENCE North 00° 34' 39" West, a distance of 533.10 feet;
THENCE North 88° 57' 37" East, a distance of 208.36 feet;
THENCE South 32° 05' 29" East, a distance of 266.87 feet;

THENCE along a curve to the right having a Radius of 546.77, an Angle of 20° 00' 13" and a Chord Direction of South 23° 59' 01" East;

THENCE South 09° 42' 11" East, a distance of 92.16 feet;

THENCE along a curve to the left having a Radius of 1438.82, an Angle of 03° 04' 20" and a Chord Direction of South 10° 50' 04" East;

THENCE along a curve to the left having a Radius of 1438.82, an Angle of 05° 33' 48" and a Chord Direction of South 15° 09' 08" East;

THENCE South 13° 47' 05" East, a distance of 106.12 feet;

THENCE South 9° 12' 36" East, a distance of 177.57 feet;

THENCE South 05° 27' 17" East, a distance of 586.71 feet;

THENCE South 00° 53' 35" West, a distance of 231.89 feet;

THENCE South 02° 19' 18" West, a distance of 267.72 feet;

THENCE South 13° 38' 06" West, a distance of 107.34 feet;

SUBDISTRICT D - TRACT 4
WMU-5 (with additional Shop Front Overlay 6 (SH-6))

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 00° 50' 31" West, a distance of 462.47 feet;
THENCE North 90° 00' 00" East, a distance of 232.17 feet;
THENCE South 00° 02' 53" East, a distance of 139.58 feet;
THENCE North 89° 51' 36" East, a distance of 113.85 feet;
THENCE North 88° 54' 31" East, a distance of 124.10 feet;
THENCE South 00° 38' 15" East, a distance of 21.20 feet;
THENCE North 89° 02' 21" East, a distance of 199.25 feet;
THENCE South 00° 44' 17" East, a distance of 112.08 feet;
THENCE North 88° 14' 50" East, a distance of 158.46 feet;
THENCE North 00° 21' 16" West, a distance of 135.06 feet;
THENCE North 89° 43' 28" East, a distance of 160.22 feet;
THENCE North 00° 00' 00" East, a distance of 58.89 feet;
THENCE North 89° 55' 30" East, a distance of 180.05 feet;
THENCE North 00° 11' 53" West, a distance of 163.44 feet;
THENCE North 89° 08' 34" East, a distance of 235.70 feet;
THENCE North 00° 01' 33" West, a distance of 178.93 feet;
THENCE North 88° 59' 27" East, a distance of 229.57 feet;
THENCE South 00° 41' 57" East, a distance of 28.41 feet;
THENCE North 57° 12' 18" East, a distance of 336.52 feet;
THENCE South 00° 41' 27" East, a distance of 31.03 feet;
THENCE North 88° 16' 53" East, a distance of 117.20 feet;
THENCE North 00° 38' 42" West, a distance of 50.63 feet;
THENCE North 89° 23' 38" East, a distance of 186.79 feet;

THENCE South 00° 55' 03" East, a distance of 239.95 feet;
THENCE South 86° 44' 06" West, a distance of 298.49 feet;
THENCE South 58° 05' 07" West, a distance of 1255.21 feet;
THENCE South 89° 44' 51" West, a distance of 854.03 feet;

SUBDISTRICT D - TRACT 5
WMU-5

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE South 01° 36' 25" East, a distance of 392.64 feet;
THENCE South 81° 35' 02" East, a distance of 447.09 feet;
THENCE South 43° 07' 42" West, a distance of 84.41 feet;
THENCE South 00° 28' 16" East, a distance of 963.83 feet;
THENCE South 88° 05' 46" West, a distance of 357.78 feet;
THENCE North 01° 08' 13" West, a distance of 552.45 feet;
THENCE North 29° 30' 12" East, a distance of 27.53 feet;
THENCE North 31° 45' 27" West, a distance of 88.26 feet;
THENCE South 49° 46' 09" West, a distance of 89.42 feet;
THENCE South 49° 54' 38" West, a distance of 104.77 feet;
THENCE North 27° 26' 38" West, a distance of 113.52 feet;
THENCE North 61° 44' 35" East, a distance of 123.29 feet;
THENCE North 16° 41' 13" West, a distance of 154.31 feet;
THENCE North 16° 53' 44" West, a distance of 51.07 feet;
THENCE North 15° 43' 34" West, a distance of 154.17 feet;
THENCE South 61° 37' 35" West, a distance of 192.77 feet;

THENCE North 30° 32' 19" West, a distance of 263.73 feet;
THENCE North 28° 42' 14" West, a distance of 167.69 feet;
THENCE North 28° 14' 55" West, a distance of 179.37 feet;
THENCE North 28° 32' 16" West, a distance of 104.99 feet;
THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 23° 04' 47" and a
Chord Direction of North 75° 52' 28" West;
THENCE North 00° 31' 32" East, a distance of 38.46 feet;
THENCE South 80° 58' 19" East, a distance of 788.10 feet;

SUBDISTRICT E -TRACT 1
WMU-8

BEGINNING at the intersection of the centerline of IH-30 (Dallas Fort Worth Turnpike) and the
centerline Beckley Avenue;
THENCE North 76° 22' 3" East, a distance of 439.61;
THENCE South 20° 10' 48" East, a distance of 211.03 feet;
THENCE South 20° 09' 38" East, a distance of 337.92 feet;
THENCE South 31° 04' 27" East, a distance of 442.45 feet;
THENCE South 38° 10' 29" East, a distance of 9.25 feet;
THENCE North 90° 00' 00" East, a distance of 90.36;
THENCE South 00° 57' 31" East, a distance of 327.70 feet;
THENCE South 01° 25' 14" East, a distance of 696.26 feet;
THENCE along a curve to the right having a Radius of 1618.71 feet, an Angle of 03° 56' 33"
and a Chord Direction of North 84° 41' 51" West;
THENCE South 88° 53' 06" West, a distance of 824.76 feet;
THENCE North 00° 58' 49" West, a distance of 229.10;

THENCE North 00° 52' 41" West, a distance of 1061.33;

THENCE North 00° 51' 14" West, a distance of 537.15;

SUBDISTRICT E - TRACT 2

WMU-8

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE North 88° 09' 58" East, a distance of 771.92 feet;

THENCE South 81° 29' 06" East, a distance of 135.26 feet;

THENCE South 00° 35' 06" East, a distance of 533.12 feet;

THENCE South 89° 20' 11" East, a distance of 243.46 feet;

THENCE South 00° 48' 46" East, a distance of 1633.29 feet;

THENCE South 89° 11' 14" West, a distance of 682.03 feet;

THENCE North 00° 48' 46" West, a distance of 180.49 feet;

THENCE South 89° 11' 14" West, a distance of 225.57 feet;

THENCE North 00° 48' 46" West, a distance of 1819.10 feet;

THENCE South 89° 36' 17" West, a distance of 238.90 feet;

THENCE North 00° 49' 46" West, a distance of 179.52 feet;

SUBDISTRICT E - TRACT 3

WMU-8

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 89° 44' 51" East, a distance of 854.03 feet;

THENCE South 58° 05' 07" West, a distance of 655.10 feet;

THENCE North 32° 40' 40" West, a distance of 214.32 feet;

THENCE along a curve to the right having a Radius of 800.26, an Angle of 12° 41' 27" and a Chord Direction of South 79° 34' 58" West;

THENCE North 02° 26' 13" West, a distance of 194.32 feet;

SUBDISTRICT E - TRACT 4

WMU-8

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of the northeast offset of 5th Street;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of ~~1943.20~~ 1487.0 feet to the centerline of Neely Street;

~~THENCE South 88 degrees 32 minutes 53 seconds West, a distance of 370.94 feet;~~

~~THENCE North 00 degrees 19 minutes 55 seconds West, a distance of 330.30 feet;~~

~~THENCE North 00 degrees 20 minutes 10 seconds West, a distance of 130.41 feet;~~

THENCE South 88° 53' 22" West, a distance of 366.83 feet along the centerline of Neely Street;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of ~~1,264.68~~ 1,266.95 feet;

THENCE North 01 degrees 06 minutes 44 seconds East, a distance of 103.02 feet;

THENCE along a curve to the right having a Radius of 319.48 feet, an Angle of 20 degrees 32 minutes and a Chord Direction of North 16 degrees 00 minutes 26 seconds East;

THENCE North 29 degrees 36 minutes 01 seconds East, a distance of 521.66 feet;

THENCE North 29 degrees 30 minutes 12 seconds East, a distance of 130.38 feet;

THENCE South 01 degrees 08 minutes 13 seconds East, a distance of 552.45 feet.

SUBDISTRICT E - TRACT 5

WMU-8

BEGINNING at the intersection of the centerline of Zang Boulevard and the centerline of Madison Avenue;

THENCE North 81° 35' 02" West, a distance of 447.09 feet;

THENCE North 01° 36' 25" West, a distance of 392.64 feet;

THENCE South 82° 23' 47" East, a distance of 791.13 feet;

THENCE South 43° 07' 42" West, a distance of 484.01 feet;

SUBDISTRICT E TRACT 6

WMU-8_additional Height Management Overlay (HM-2)

COMMENCING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard; THENCE North 01° 24' 24" West, a distance of 223.02 feet along the centerline of Marsalis Avenue to a point that is the intersection of the easterly projection of the common point between the northeast corner of Lot 1A and the southeast corner of Lot 3 in City Block 21/3002 and the POINT OF BEGINNING, and being more particularly described as follows:

THENCE North 89° 56' 18" West, a distance of 54.42 feet;

THENCE North 89° 44' 59" West, a distance of 227.02 feet;

THENCE North 00° 44' 31" West, a distance of 229.03 feet;

THENCE North 89° 08' 09" East, a distance of 227.91 feet;

THENCE North 88° 12' 43" East, a distance of 50.83 feet;

THENCE South 01° 24' 15" East, a distance of 233.17 feet;

SUBDISTRICT F - TRACT 1

WMU-12

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Jefferson Boulevard;

THENCE North 57° 10' 44" East, a distance of 506.59 feet;

THENCE along a curve to the left having a Radius of 2164.05, an Angle of 16° 29' 45" and a Chord Direction of North 43° 47' 13" East;

THENCE along a curve to the left having a Radius of 1660.67, an Angle of 17° 24' 05" and a Chord Direction of North 27° 27' 40" East;

THENCE North 19° 35' 32" East, a distance of 932.21 feet;

THENCE North 13° 38' 06" East, a distance of 107.34 feet;

THENCE North 02° 19' 18" East, a distance of 267.72 feet;

THENCE North 00° 53' 35" East, a distance of 231.89 feet;

THENCE North 05° 27' 17" West, a distance of 586.71 feet;

THENCE North 09° 12' 36" West, a distance of 177.57 feet;

THENCE North 13° 47' 05" West, a distance of 106.12 feet;

THENCE along a curve to the right having a Radius of 1438.82, an Angle of 05° 33' 48" and a Chord Direction of North 15° 09' 08" West;

THENCE along a curve to the right having a Radius of 1438.82, an Angle of 03° 04' 20" and a Chord Direction of North 10° 50' 04" West;

THENCE along a curve to the left having a Radius of 1652.87, an Angle of 03° 11' 42" and a Chord Direction of North 09° 42' 11" West;

THENCE North 89° 12' 03" East, a distance of 431.50 feet;

THENCE along a curve to the left having a Radius of 1210.41, an Angle of 06° 04' 32" and a Chord Direction of South 09° 02' 10" East;

THENCE South 10° 42' 14" East, a distance of 418.56 feet;

THENCE South 08° 41' 06" East, a distance of 499.95 feet;

THENCE South 03° 41' 29" East, a distance of 357.24 feet;

THENCE South 01° 05' 41" East, a distance of 942.17 feet;

THENCE along a curve to the right having a Radius of 2320.95, an Angle of 59° 16' 29" and a Chord Direction of South 23° 31' 07" West;

THENCE South 57° 13' 11" West, a distance of 1162.59 feet;

THENCE North 00° 43' 38" West, a distance of 1244.65 feet;

SUBDISTRICT F - TRACT 2
WMU-12

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE North 44° 15' 17" East, a distance of 225.77 feet;
THENCE North 44° 12' 09" East, a distance of 210.03 feet;
THENCE North 46° 09' 51" East, a distance of 191.51 feet;
THENCE South 45° 39' 50" East, a distance of 227.30 feet;
THENCE South 43° 45' 52" West, a distance of 59.98 feet;
THENCE South 07° 57' 15" East, a distance of 154.98 feet;
THENCE South 41° 02' 30" West, a distance of 59.34 feet;
THENCE South 00° 27' 55" East, a distance of 40.06 feet;
THENCE South 79° 17' 13" West, a distance of 142.62 feet;
THENCE along a curve to the right having a Radius of 783.2 feet, an Angle of 13° 58' 16" and a Chord Direction of South 89° 53' 10" West;
THENCE North 84° 02' 56" West, a distance of 216.56 feet;

SUBDISTRICT G - TRACT 1
WMU-20

BEGINNING at the intersection of the centerline of Interstate Highway 30/Dallas Fort Worth Turnpike and the northeastern line of the Trinity River levee;
THENCE South 12° 31' 32" East, a distance of 139.14 feet;
THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of 33° 44' 39" and a Chord Direction of South 42° 37' 01" East;
THENCE South 54° 45' 43" East, a distance of 573.12;
THENCE South 64° 58' 41" East, a distance of 344.76;
THENCE South 61° 16' 16" East, a distance of 199.45;
THENCE South 53° 32' 01" East, a distance of 454.83;
THENCE South 56° 40' 04" East, a distance of 530.02;
THENCE South 22° 08' 50" West, a distance of 2205.32;

THENCE North 46° 13' 08" West, a distance of 531.52;

THENCE along a curve to the left having a Radius of 3250.24 feet, an Angle of 09° 02' 39" and a Chord Direction of North 54° 47' 07" West;

THENCE North 61° 41' 54" West, a distance of 583.17;

THENCE South 71° 04' 56" West, a distance of 145.71;

THENCE along a curve to the left having a Radius of 756.71 feet, an Angle of 28° 32' 52" and a Chord Direction of South 71° 04' 56" West;

THENCE North 61° 24' 19" West, a distance of 160.43;

THENCE along a curve to the left having a Radius of 701.61 feet, an Angle of 14° 57' 33" and a Chord Direction of North 73° 32' 53" West;

THENCE North 78° 56' 15" West, a distance of 404.07;

THENCE along a curve to the right having a Radius of 602.47 feet, an Angle of 25° 58' 18" and a Chord Direction of North 64° 55' 49" West;

THENCE North 46° 19' 26" West, a distance of 378.43;

THENCE along a curve to the left having a Radius of 487.41 feet, an Angle of 26° 40' 36" and a Chord Direction of North 61° 36' 26" West;

THENCE North 01° 25' 14" West, a distance of 696.26;

THENCE North 00° 57' 31" West, a distance of 327.70;

THENCE South 90° 00' 00" West, a distance of 90.36;

THENCE North 38° 10' 29" West, a distance of 9.25;

THENCE North 31° 04' 27" West, a distance of 442.45;

THENCE North 20° 09' 38" West, a distance of 337.92;

THENCE North 20° 10' 48" West, a distance of 211.03;

THENCE North 76° 22' 03" East, a distance of 2306.90;

SUBDISTRICT G- TRACT 2
WMU-20

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;

THENCE North 89° 17' 34" East, a distance of 434.79 feet;

THENCE North 00° 31' 57" West, a distance of 449.44 feet;

THENCE North 89° 26' 58" East, a distance of 307.85 feet;

THENCE South 02° 00' 59" East, a distance of 156.80 feet;

THENCE South 89° 36' 17" East, a distance of 104.65 feet;

THENCE South 00° 20' 41" East, a distance of 289.83 feet;

THENCE South 00° 57' 44" East, a distance of 1076.30 feet;

THENCE along a curve to the left having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of South 24° 36' 50" East;

THENCE South 45° 44' 43" East, a distance of 54.18 feet;

THENCE South 44° 15' 17" West, a distance of 225.77 feet;

THENCE North 82° 23' 23" West, a distance of 791.35 feet;

SUBDISTRICT H
MIXED USE

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard;

THENCE North 01° 24' 24" West, a distance of 223.01;

THENCE North 01° 24' 15" West, a distance of 233.17;

THENCE North 01° 24' 39" West, a distance of 252.80;

THENCE along a curve to the right having a Radius of 607.18 feet, an Angle of 34° 57' 31" and a Chord Direction of North 19° 13' 39" East;

THENCE along a curve to the right having a Radius of 1043.49 feet, an Angle of 27° 02' 36" and a Chord Direction of North 50° 18' 22" East;

THENCE North 71° 04' 56" East, a distance of 145.71 feet;

THENCE South $61^{\circ} 41' 54''$ East, a distance of 583.17 feet;

THENCE along a curve to the right having a Radius of 3250.24 feet, an Angle of $09^{\circ} 02' 39''$ and a Chord Direction of South $54^{\circ} 47' 07''$ East;

THENCE South $46^{\circ} 13' 08''$ East, a distance of 531.52 feet;

THENCE South $22^{\circ} 08' 50''$ West, a distance of 105.96 feet;

THENCE South $15^{\circ} 53' 14''$ West, a distance of 232.07 feet;

THENCE along a curve to the left having a Radius of 1214.00 feet, an Angle of $25^{\circ} 41' 51''$ and a Chord Direction of South $06^{\circ} 50' 39''$ West;

THENCE South $89^{\circ} 12' 03''$ West, a distance of 431.50 feet;

THENCE North $10^{\circ} 25' 15''$ West, a distance of 100.33 feet;

THENCE along a curve to the left having a Radius of 547.05 feet, an Angle of $19^{\circ} 59' 39''$ and a Chord Direction of North $23^{\circ} 59' 18''$ West;

THENCE North $32^{\circ} 05' 29''$ West, a distance of 266.87 feet;

THENCE South $88^{\circ} 57' 37''$ West, a distance of 208.36 feet;

THENCE North $81^{\circ} 29' 06''$ West, a distance of 135.33 feet;

THENCE South $88^{\circ} 09' 58''$ West, a distance of 771.91 feet;

SUBDISTRICT I **PARKING**

BEGINNING at the intersection of the centerline of the northeasterly projection of the centerline of the alley running through City Block 40/3360, between Haines Avenue and Bishop Avenue and the centerline of Colorado Boulevard;

THENCE South $89^{\circ} 04' 06''$ East, a distance of 225.08 feet;

THENCE South $80^{\circ} 58' 42''$ East, a distance of 159.32 feet;

THENCE South $00^{\circ} 31' 32''$ West, a distance of 38.46 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of $27^{\circ} 47' 24''$ and a Chord Direction of South $78^{\circ} 41' 27''$ West;

THENCE South 53° 24' 35" West, a distance of 118.66 feet;

THENCE South 39° 42' 35" West, a distance of 104.87 feet;

THENCE South 89° 44' 58" West, a distance of 252.48 feet;

THENCE North 26° 07' 02" East, a distance of 263.10 feet;

SUBDISTRICT J
MIXED USE

BEGINNING at the intersection of the centerline Elsbeth Avenue and the centerline of southwest offset of 5TH Street;

THENCE North 89° 07' 15" East, a distance of 128.21 feet;

THENCE North 88° 47' 30" East, a distance of 276.80 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of 11° 36' 25" and a Chord Direction of South 11° 32' 38" West;

THENCE South 01° 06' 44" West, a distance of 103.02 feet;

THENCE South 00° 57' 46" East, a distance of 145.88 feet;

THENCE South 89° 43' 46" West, a distance of 386.48 feet;

THENCE North 01° 07' 02" West, a distance of 306.24 feet;

SUBDISTRICT K

BEING a 2.770 acre (120,675 square foot) tract of land situated in the G.S.C. Leonard Survey, Abstract No. 780, Dallas County, Texas, being all of Lots 1, 2, 3, 4, 5, 6, 7 and 8 in Block No. B/3368 of "Zang's Crystal Hill Addition", an Addition to the City of Dallas, Dallas County, Texas according to Plat recorded in Volume 1, Page 75, Map Records of Dallas County, Texas (M.R.D.C.T.), and a called 0.390 acre portion of West Neely Street abandoned by Dallas City Council Ordinance No. 28936 on February 27, 2013, and subsequently quitclaimed to Dallas County Schools, recorded in Instrument No. 201300123336 O.P.R.D.C.T., said 2.770 acre tract of land being more particularly described as follows:

BEGINNING at the northeast corner of Lot 5, Block No. B/3368 of said Zang's Crystal Hill Addition and being the point of intersection of the westerly right-of-way line of Beckley Avenue, (a 60-foot right-of-way) with the southerly right-of-way line of Neely Street, (an abandoned 60-foot right-of-way);

THENCE South $00^{\circ} 50' 32''$ East, along the westerly right-of-way line of said Beckley Avenue, a distance of 399.00 to a cut "x" found at the southeast corner of said Lot 8, Block B/3368 and located at the intersection with the existing northerly right-of-way line of Davis Street (a variable width public right-of-way) recorded in Volume 1, Page 75 M.R.D.C.T.;

THENCE South $88^{\circ} 53' 22''$ West, departing the westerly right-of-way line of said Beckley Avenue and along the northerly right-of-way line of said Davis Street, a distance of 233.28 feet to a magnetic nail with washer stamped "RPLS 5504" found at the point of curvature of a tangent curve to the right having a radius of 49.00 feet;

THENCE Northwesterly with said curve to the right, through a central angle of $90^{\circ} 16' 20''$, for an arc length of 77.20 feet, a chord bearing of North $45^{\circ} 58' 35''$ West, and a chord distance of 69.46 feet to an AMON found at the point of tangency, and located at the intersection of the easterly right-of-way line of said Zang Boulevard with the westerly line of said Lot 1, Block B/3368;

THENCE North $00^{\circ} 50' 32''$ West, along the easterly right-of-way line of said Zang Boulevard, a distance of 349.77 feet to the northwest corner of Lot 4, Block B/3368;

THENCE North $00^{\circ} 50' 32''$ West, continuing along the easterly right-of-way line of said Zang Boulevard, a distance of 30.00 feet to the former center line of the abandoned West Neely Street;

THENCE North $88^{\circ} 53' 22''$ East, along the former center line of the abandoned West Neely Street a distance of 282.51 feet to its intersection with the west line of said Beckley Avenue;

THENCE South $00^{\circ} 50' 32''$ East, along the westerly right-of-way line of said Beckley Avenue a distance of 30.00 feet to the POINT OF BEGINNING and containing 2.770 acres or 120,675 square feet, more or less.

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the 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 C

SHOP FRONT OVERLAYS**Shop Front 5 (SH-5)**

(per Z067-203 in PD 468 Subdistrict B-Tract 6-WR-3)

BEGINNING the centerline of Ballard Avenue at the point of intersection with the northeasterly projection of the common line between the most southeastern line of Lot 1A and the north line of the remainder of Lot 1 in Block M/3363;

THENCE North 49° 55' 27" West, a distance of 70.27;

THENCE North 33° 20' 56" East, a distance of 209.99;

THENCE South 28° 14' 55" East, a distance of 179.37 feet;

THENCE South 36° 53' 20" West, a distance of 143.52 feet;

THENCE North 49° 12' 21" West, a distance of 79.80;

Shop Front 6 (SH-6)

(per Z067-203 in PD 468 Subdistrict D-Tract 4-WMU-5)

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;

THENCE North 00° 50' 31" West, a distance of 462.47 feet;

THENCE North 90° 00' 00" East, a distance of 232.17 feet;

THENCE South 00° 02' 53" East, a distance of 139.58 feet;

THENCE North 89° 51' 36" East, a distance of 113.85 feet;

THENCE North 88° 54' 31" East, a distance of 124.10 feet;

THENCE South 00° 38' 15" East, a distance of 21.20 feet;

THENCE North 89° 02' 21" East, a distance of 199.25 feet;

THENCE South 00° 44' 17" East, a distance of 112.08 feet;

THENCE North 88° 14' 50" East, a distance of 158.46 feet;

THENCE North 00° 21' 16" West, a distance of 135.06 feet;
THENCE North 89° 43' 28" East, a distance of 160.22 feet;
THENCE North 00° 00' 00" East, a distance of 58.89 feet;
THENCE North 89° 55' 30" East, a distance of 180.05 feet;
THENCE North 00° 11' 53" West, a distance of 163.44 feet;
THENCE North 89° 08' 34" East, a distance of 235.70 feet;
THENCE North 00° 01' 33" West, a distance of 178.93 feet;
THENCE North 88° 59' 27" East, a distance of 229.57 feet;
THENCE South 00° 41' 57" East, a distance of 28.41 feet;
THENCE North 57° 12' 18" East, a distance of 336.52 feet;
THENCE South 00° 41' 27" East, a distance of 31.03 feet;
THENCE North 88° 16' 53" East, a distance of 117.20 feet;
THENCE North 00° 38' 42" West, a distance of 50.63 feet;
THENCE North 89° 23' 38" East, a distance of 186.79 feet;
THENCE South 00° 55' 03" East, a distance of 239.95 feet;
THENCE South 86° 44' 06" West, a distance of 298.49 feet;
THENCE South 58° 05' 07" West, a distance of 1255.21 feet;
THENCE South 89° 44' 51" West, a distance of 854.03 feet;

Shop Front 7 (SH-7)

(reduced per Z156-222 in PD 468 Subdistrict E-Tract 4-WMU-8)

(created per Z067-203 in PD 468 Subdistrict E-Tract 4-WMU-8)

~~BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Davis Street;~~

~~THENCE South 00° 50' 24" East, a distance of 1943.20 feet;~~

~~THENCE South 88° 32' 53" West, a distance of 370.94 feet;~~

~~THENCE North 00° 19' 55" West, a distance of 330.30 feet;~~

~~THENCE North 00° 20' 10" West, a distance of 130.41 feet;~~

~~THENCE North 00° 57' 46" West, a distance of 1264.68 feet;~~

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of the northeast offset of 5th Street;

THENCE South 00° 50' 24" East, a distance of 1407.00 feet;

THENCE South 88° 53' 22" West along the projected north line, and the north line of that certain tract of land described to Dallas County Schools in the General Warranty Deed recorded in Instrument Number 201200006436, Official Public Records of Dallas County, Texas, (O.P.R.D.C.T.), a distance of 160.02 feet;

THENCE North 00° 50' 32" West along the east line of those certain tracts of land described to Dallas County Schools in the following deeds recorded in Instrument Numbers 201000315622, 201300071883 and 201300085069 O.P.R.D.C.T., a distance of 350.00 feet;

THENCE South 88° 53' 22" West along the north line of said Dallas County Schools tract recorded in Instrument Number 201300085069, O.P.R.D.C.T. and along the westerly projection thereof, a distance of 207.73 feet;

THENCE North 00° 57' 46" West, a distance of 836.95 feet;

THENCE North 01° 06' 44" East, a distance of 103.02 feet;

THENCE along a curve to the right having a Radius of 319.48 feet, an Angle of 20° 32' 00" and a Chord Direction of North 16° 00' 26" East;

THENCE North 29° 36' 01" East, a distance of 521.66 feet;

THENCE North 29° 30' 12" East, a distance of 130.38 feet

THENCE South 01° 08' 13" East, a distance of 552.45 feet;

Shop Front 8 (SH-8)

(per Z067-203 in PD 468 portion of Subdistrict E-Tract 5-WMU-8)

BEGINNING at the intersection of the centerline of Colorado Boulevard and the centerline of Zang Boulevard;

THENCE South 43° 07' 49" West, a distance of 484.01 feet;

THENCE North 81° 35' 02" West, a distance of 154.33 feet;

THENCE North 43° 43' 24" East, a distance of 484.85 feet

THENCE South 82° 25' 24" East, a distance of 149.76 feet;

Shop Front 9 (SH-9)

(per Z067-203 in PD 468 Subdistrict C-Tract 2-WMU-3)

BEGINNING at the intersection of the centerline of Marsalis Avenue and the centerline of 10th Street;

THENCE North 88° 58' 59" East, a distance of 574.32 feet;

THENCE along a curve to the right having a Radius of 2136.60 feet, an Angle of 05° 03' 46" and a Chord Direction of South 49° 32' 08" West;

THENCE South 57° 10' 51" West, a distance of 506.58 feet;

THENCE North 00° 43' 41" West, a distance of 386.88 feet;

Shop Front 10 (SH-10)

(per Z067-203 in PD 468 Subdistrict B-Tract 1-WR-3)

BEGINNING at the intersection of the centerline of the easterly projection of the centerline of the alley between Block 3/4634 ½ Lot 1 and Lot 10-C in Block A/3778 at the point of intersection with the centerline of Beckley Avenue;

THENCE South 00° 53' 35" East, a distance of 229.35 feet;

THENCE South 00° 54' 06" East, a distance of 72.17 feet;

THENCE South 56° 54' 50" West, a distance of 27.10 feet

THENCE South 59° 42' 55" West, a distance of 166.76 feet;

THENCE North 00° 00' 32" West, a distance of 180.82 feet;

THENCE North 62° 16' 52" East, a distance of 115.03 feet;

THENCE South 89° 41' 15" West, a distance of 145.38 feet;

THENCE North 00° 18' 46" West, a distance of 82.30 feet;

THENCE North 89° 41' 17" East, a distance of 7.71 feet;

THENCE North 00° 18' 43" West, a distance of 73.99 feet;

THENCE North 00° 56' 42" West, a distance of 7.73 feet;

THENCE North 89° 12' 02" East, a distance of 198.86 feet;

Shop Front 11 (SH-11)

(created per Z156-222 in PD 468 Subdistrict K-WMU-8)

Being a 1.03 acre tract of land situated in the George S. C. Leonard Survey, Abstract No. 780, City of Dallas, Dallas County, Texas, and being a portion of Lots 1 and 2 and 5 through 8 of Block B/3368 of Zang's Crystal Hill Addition an Addition to the City of Dallas according to the Plat thereof recorded in Volume 1, Page 75 Map Records of Dallas County, Texas, and also being a portion of Davis Street, Beckley avenue and Zang Boulevard which lie adjacent to said Block B/3368, said 1.03 acre tract of land being more particularly described by as follows;

BEGINNING at the approximate centerline intersection of said Davis Street and Beckley Avenue;

THENCE over and across said Davis Street and said Zang Boulevard, the following:

South 88°53'22" West, a distance of 342.50 feet;

North 00°50'32" West, a distance of 148.69 feet;

North 89°09'28" East at a distance of 30.00 feet passing the east right-of-way line of said Zang Boulevard, same being the west line of said Lot 2, Block B/3368, continuing in all for a distance of 60.00 feet;

THENCE over and across said Lots 1 and 2 and 5 through 8 of Block B/3368, the following:

South 00°50'32" East a distance of 69.32 to the point of curvature of a curve to the left having a radius of 19.00 feet;

Southeasterly with said curve to the left through a central angle of 90°16'06" for an arc length of 29.93 feet;

North 88°53'22" East, a distance of 203.41 feet;

North 00°50'32" West, a distance of 316.71 feet;

North 89°09'28" East, at a distance of 30.00 feet passing the west right-of-way line of said Beckley Avenue same being the east line of said Lot 5, Block B/3368, continuing in all for a distance of 60.00 feet to the centerline of said Beckley Avenue;

THENCE south 00°50'32" East along said centerline, a distance of 376.43 feet to the POINT OF BEGINNING;

Containing a computed area of 1.03 acres of land, more or less.

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the 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 D

MEDICAL USE OVERLAY DISTRICT

BEGINNING at the intersection of the centerline of Beckley Avenue and the centerline of Colorado Boulevard;

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;

THENCE North 89° 17' 34" East, a distance of 434.79 feet;

THENCE North 00° 31' 57" West, a distance of 449.44 feet;

THENCE North 89° 26' 58" East, a distance of 307.85 feet;

THENCE South 02° 00' 59" East, a distance of 156.80 feet;

THENCE South 89° 36' 17" East, a distance of 104.65 feet;

THENCE South 00° 20' 41" East, a distance of 289.83 feet;

THENCE South 00° 57' 44" East, a distance of 1076.30 feet;

THENCE along a curve to the left having a Radius of 145.94 feet, an Angle of 47° 02' 01" and a Chord Direction of South 24° 36' 50" East;

THENCE South 45° 44' 43" East, a distance of 54.18 feet;

THENCE South 44° 15' 17" West, a distance of 225.77 feet;

THENCE North 82° 23' 23" West, a distance of 791.35 feet;

DISCLAIMER

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Exhibit E

HEIGHT MAP OVERLAY**Height Map Overlay 2 (HM-2)**

COMMENCING at the intersection of the centerline of Marsalis Avenue and the centerline of Colorado Boulevard; THENCE North $01^{\circ} 24' 24''$ West, a distance of 223.02 feet along the centerline of Marsalis Avenue to a point that is the intersection of the easterly projection of the common point between the northeast corner of Lot 1A and the southeast corner of Lot 3 in City Block 21/3002 and the POINT OF BEGINNING, and being more particularly described as follows:

THENCE North $89^{\circ} 56' 18''$ West, a distance of 54.42 feet;

THENCE North $89^{\circ} 44' 59''$ West, a distance of 227.02 feet;

THENCE North $00^{\circ} 44' 31''$ West, a distance of 229.03 feet;

THENCE North $89^{\circ} 08' 09''$ East, a distance of 227.91 feet;

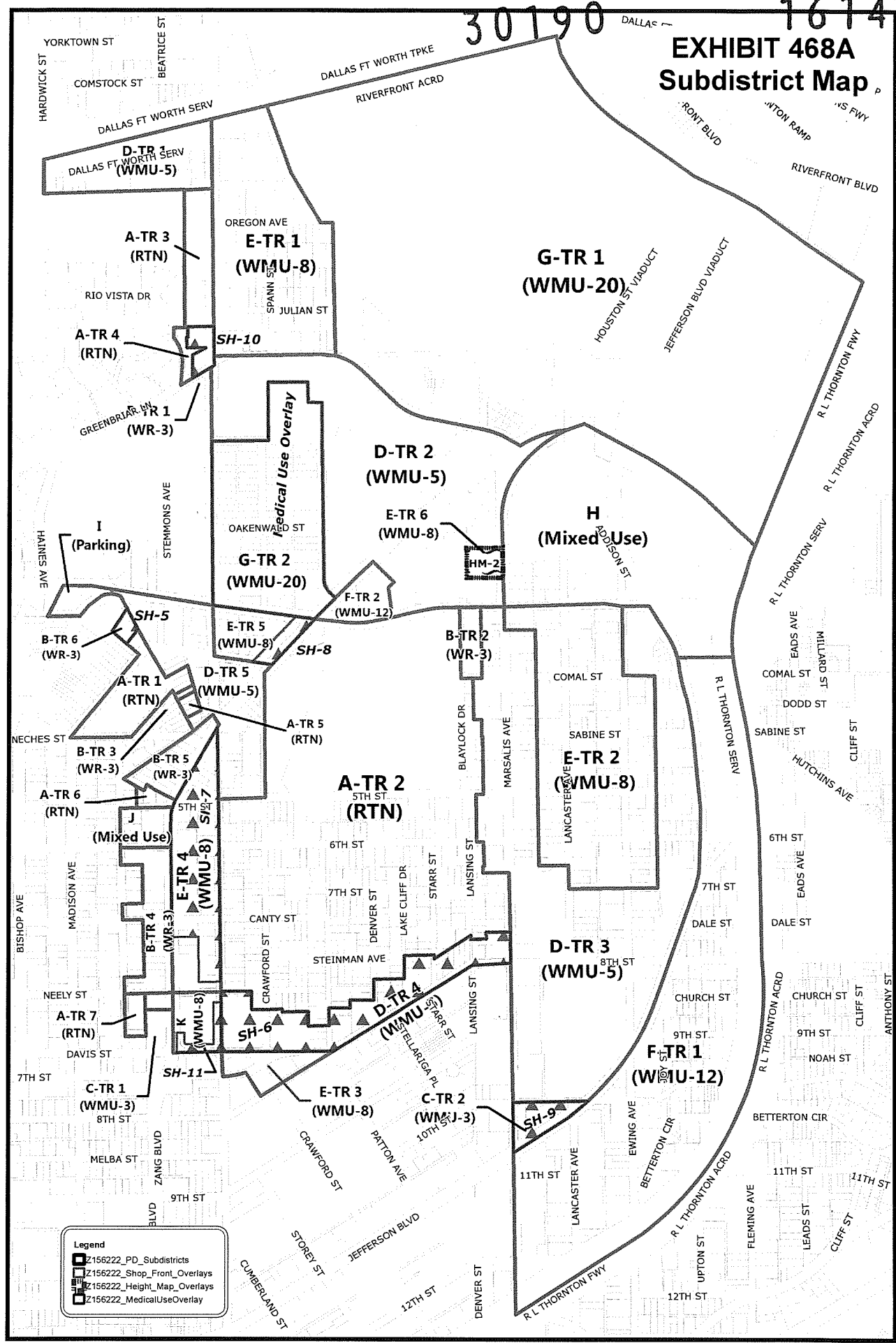
THENCE North $88^{\circ} 12' 43''$ East, a distance of 50.83 feet;

THENCE South $01^{\circ} 24' 15''$ East, a distance of 233.17 feet;

DISCLAIMER

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in the 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 468A Subdistrict Map



1:7,800

Printed Date: 9/14/2016

Z156-222: PD 468
Subdistrict E TR 4 reduced to Subdistrict K (WMU-8)
Shop Fronts: SH-7 reduced to SH-11
Deed Restriction Z156-222 established

DEVELOPMENT PLAN

DEVELOPMENT TYPE TABLE

DEV. TYPE	AREA	MAX LOT COVERAGE/DEV. TYPE
APARTMENT	25,000 SQ. FT. (MAX)	80%
MIXED USE SHOPFRONT	100,000 SQ. FT. (MAX)	100%
OPEN SPACE LOT	3,500 SQ. FT. (MIN)	5%

USE & PARKING TABLE

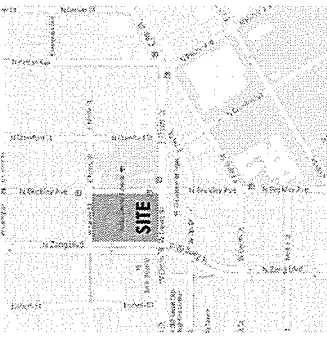
USE	MINIMUM	RATIO (MIN)
RESIDENTIAL	310 UNITS	*
RETAIL	13,000 SQ. FT. (MAX)	1/250
RESTAURANT	16,000 SQ. FT. (MAX)	1/125

* MINIMUM
 1 SPACE / ONE BEDROOM
 2 SPACES / TWO BEDROOM

SITE INFORMATION
 ZONING DISTRICT: PD 468,
 SUBDISTRICT K (WMU-8)

DEVELOPMENT TYPE LEGEND

- APARTMENT
- MIXED USE SHOPFRONT
- OPEN SPACE LOT



NOTES:
 1. APPROXIMATE DRIVE LOCATION

Planned Development
 District No. 468
 Approved
 City Plan Commission
 August 4, 2016

CASE # Z156-222 (SM)

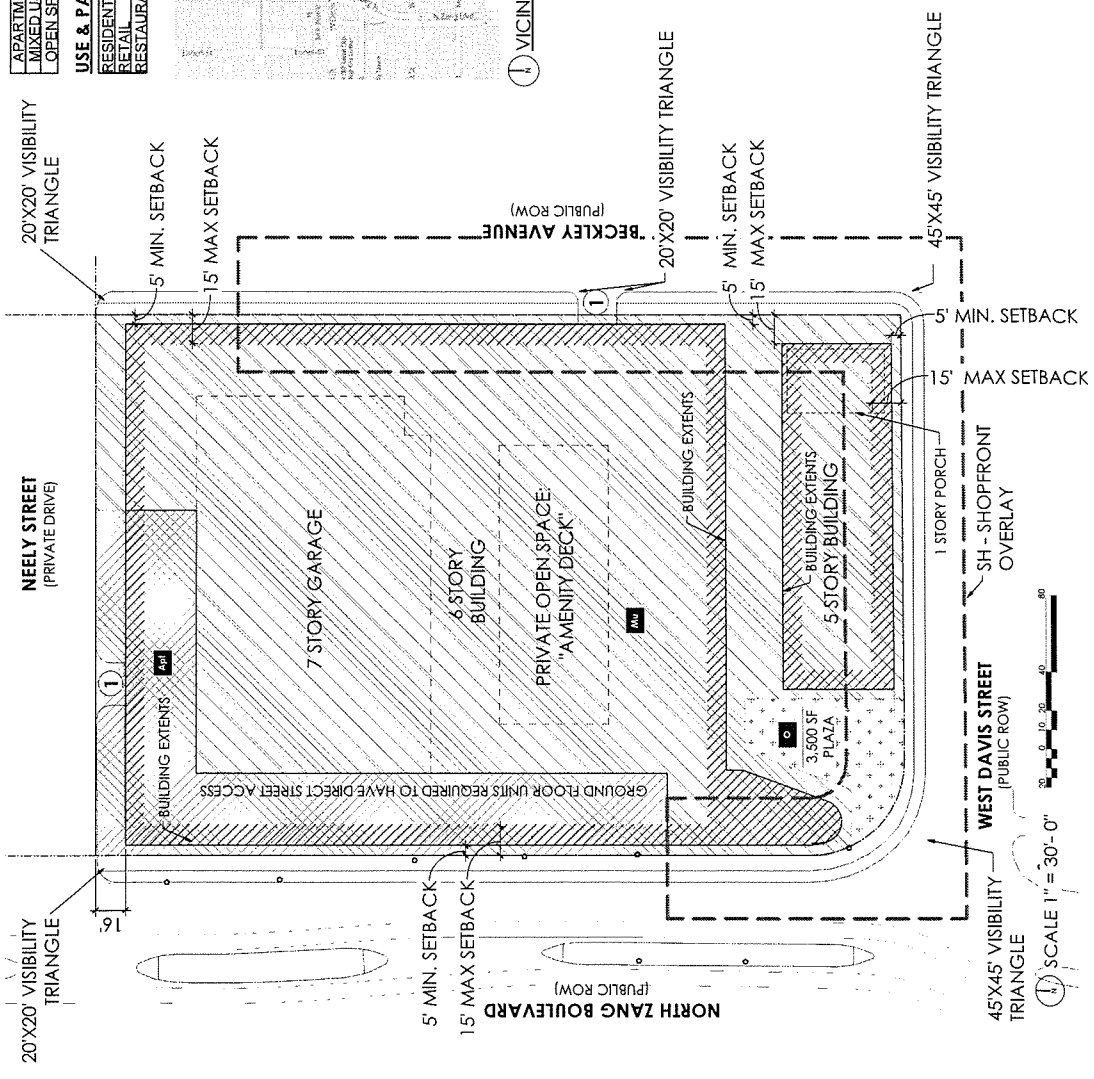
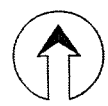
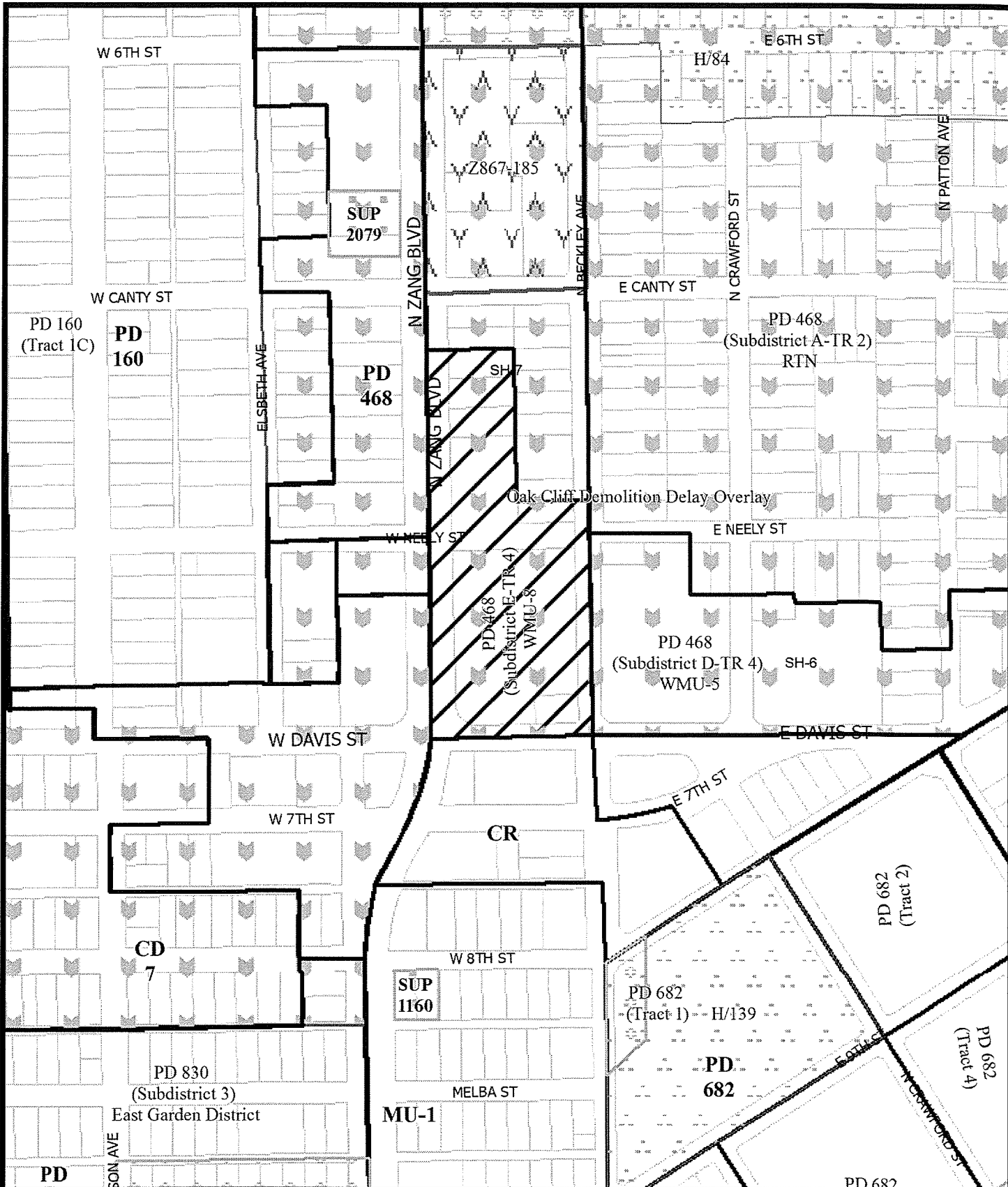


Exhibit 468G

SCALE 1" = 30'-0"



1:3,600

ZONING MAP

Case no: Z156-222

Date: 8/11/2016



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 SEP 14 2016

ORDINANCE NUMBER 30190

DATE PUBLISHED SEP 17 2016

ATTESTED BY:

A handwritten signature in cursive script, appearing to read "Rose C. Liss".

WHEREAS, the deed restrictions in the attached instrument have been volunteered in connection with property located at Lots 1A, 3, and 4 of Block C/3369, which is the subject of Zoning Case No. Z156-222(SM); and

WHEREAS, the City Council desires to accept the deed restrictions in the attached instrument; Now, Therefore,

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

Section 1. That the deed restrictions in the attached instrument are accepted by the City Council of the City of Dallas to be used in conjunction with the development of property that is the subject of Zoning Case No. Z156-222(SM).

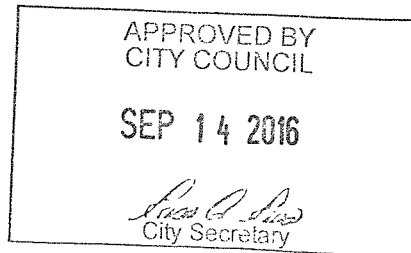
Section 2. That these deed restrictions must be filed in the Deed Records of Dallas County, Texas.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney



APPROVED _____ APPROVED _____ APPROVED _____
HEAD OF DEPARTMENT DIRECTOR OF FINANCE CITY MANAGER

DEED RESTRICTIONS

THE STATE OF TEXAS)
)
 COUNTY OF DALLAS) KNOW ALL PERSONS BY THESE PRESENTS:

I.

The undersigned, Dallas County Schools ("the Owner"), is the owner of the following described property ("the Property"), being all of Lots 1A, 3, and 4 of Block C/3369, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Agreed Final Judgement, dated August 25, 2011, and recorded in Instrument Number 201100232217 in the Deed Records of Dallas County, Texas; that same tract of land conveyed to the Owner by Dallas City Homes, by deed dated October 15, 2008, and recorded in Instrument Number 20080333319; and that same tract of land conveyed to the Owner by Sherriff's Deed dated June 22, 2010, and recorded in Instrument Number 201000315620 and 201000315621.

II.

The Owner does hereby impress all of the Property with the following deed restrictions ("restrictions"), to wit:

The following Development Type is not permitted:

-- Apartment.

III.

These restrictions shall continue in full force and effect for a period of 20 years from the date of execution, and shall automatically be extended for additional periods of 10 years unless amended or terminated in the manner specified in this document.

IV.

These restrictions may be amended or terminated as to any portion of the Property, upon application to the City of Dallas by the current owner of that portion of the Property, without the concurrence of the owners of the remaining portion of the Property. These restrictions may be amended or terminated only after a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings must be given as would be required by law for a zoning change on the Property. The amending or terminating instrument must be approved as to form by the city attorney. If the City Council approves an amendment or termination of these restrictions, the Owner must then file the amending or terminating instrument in the Deed Records of the county or counties where the

Property is located at his or her sole cost and expense before the amendment or termination becomes effective.

V.

These restrictions are not intended to restrict the right of the City Council of the City to exercise its legislative duties and powers insofar as zoning of the Property is concerned.

VI.

The Owner agrees that these restrictions inure to the benefit of the City. The Owner hereby grants the City the right to enforce these restrictions by any lawful means, including filing an action in a court of competent jurisdiction, at law or in equity, against the person violating or attempting to violate these restrictions, either to prevent the violation or to require its correction. If the City substantially prevails in a legal proceeding to enforce these restrictions, the Owner agrees that the City shall be entitled to recover damages, reasonable attorney's fees, and court costs. For further remedy, the Owner agrees that the City may withhold any certificate of occupancy or final inspection necessary for the lawful use of the Property until these restrictions are complied with. The right of the City to enforce these restrictions shall not be waived, expressly or otherwise.

VII.

The Owner agrees to defend, indemnify, and hold harmless the City from and against all claims or liabilities arising out of or in connection with the provisions of this document.

VIII.

The provisions of this document are hereby declared covenants running with the land and are fully binding on all successors, heirs, and assigns of the Owner who acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part thereof, thereby agrees and covenants to abide by and fully perform the provisions of this document.

IX.

Unless stated otherwise in this document, the definitions and provisions of Chapter 51A of the Dallas City Code, as amended, apply and are incorporated into this document as if recited in this document.

X.

The Owner understands and agrees that this document shall be governed by the laws of the State of Texas.

XI.

The Owner certifies and represents that there are no mortgages or liens, other than liens for ad valorem taxes, against the Property if there are no signatures of mortgagees or lienholders subscribed below.

XII.

The invalidation of any provision in this document by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED this the 14th day of September, 2016.

By: *Rick D. Sorrells*
Dallas County Schools

Name of officer RICK D. SORRELS
Title Superintendent

APPROVED AS TO FORM:
CHRISTOPHER D. BOWERS, Interim City Attorney

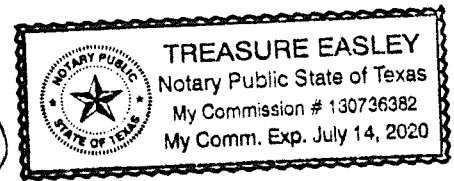
By: *[Signature]*
Assistant City Attorney

Public officer, trustee, executor, administrator, guardian, or other representative

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on September 14, 2016 by RICK D. SORRELLS as Superintendent of Dallas County Schools



NOTARY PUBLIC

[NOTARY PUBLIC STAMP]