

8-8-17

ORDINANCE NO. 30587

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Blocks 6210 1/2, A/6210, B/6210, B/6210 1/2, 6207, A/6207, 6179, B/6179, A/5829, B/5829, and 5829; fronting Buckner Boulevard; fronting Hoyle Avenue; and containing approximately 28.6 acres;

BEING a tract of land in City Block A/6118 at the northwest corner of Buckner Boulevard and Bearden Lane; and containing approximately 4.98 acres;

BEING a tract of land in City Blocks 6181, 1/6182, 2/6182, E/6184, B/6193, and C/6193 north of the intersection of Buckner Boulevard and Cordell Drive; and containing approximately 29.5 acres;

BEING a tract of land in City Block 6181 northwest of the intersection of Buckner Boulevard and Hume Drive; and containing approximately 0.27 acres; and

BEING a tract of land in City Blocks 6207, 6208, 6206, A/6206, A/6205, 6196, 6195, 6194, A/6194, 4/6194, 6204, A/6204, 6203, and 1/6203 at the southeast corner of the intersection of Buckner Boulevard and Military Parkway; and containing approximately 53.48 acres,

from Subarea 1 Tract 1, Subarea 1 Tract 2B, Subarea 1 Tract 2C, Subarea 2 Tract 2, and Subarea 6 within Planned Development District No. 366 (Buckner Boulevard Special Purpose District) to Subarea 1 within Planned Development District No. 366; changing the zoning classification on the following property:

BEING a tract of land in City Blocks 6331, 6339, 1/6339, 1/6338, 6338, B/6342, A/6342, 6342, E/6342, 2/6287, 1/6287, 6286, J/6288, E/6288, D/6288, B/6289, A/6289, G/6289, 6302, N/6301, K/6301, G/6301, and 6301 fronting the east and west lines of Buckner Boulevard between Loma Garden Avenue and Cordell Drive; and containing approximately 171.72 acres,

from Subarea 2 Tract 3 within Planned Development District No. 366 to Subarea 2A within Planned Development District No. 366; amending Article 366, "PD 366," of Chapter 51P, "Dallas

Development Code: Planned Development District Regulations,” of the Dallas City Code; amending the definitions and interpretations, exhibits, main uses permitted, accessory uses, yard, lot, and space regulations, off-street parking and loading, landscaping for all subareas except subarea 7, landscape plans for all subareas except Subarea 7, and nonconforming uses regulations in Sections 51P-366.103, 51P-366.103.1, 51P-366.105, 51P-366.106, 51P-366.107, 51P-366.108, 51P-366.110, 51P-366.112, and 51P-366.114 of Article 366; adding Section 51P-366.104.1, “Mixed Use Projects in Subarea 2A”; adding Section 51P-366.108.1, “Streetscape and Sidewalk Standards”; providing new subarea descriptions; providing a new subarea map; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding 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 change the zoning classification and amend Article 366 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 Subarea 1 Tract 1, Subarea 1 Tract 2B, Subarea 1 Tract 2C, Subarea 2 Tract 2, and Subarea 6 within Planned Development District No. 366 to Subarea 1 within Planned Development District No. 366 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 Subarea 2 Tract 3 within Planned Development District No. 366 to Subarea 2A within Planned Development District No. 366 on the property described in Exhibit A, which is attached to and made a part of this ordinance (“the Property”).

SECTION 3. That Subsection (a) of Section 51P-366.103, “Definitions and Interpretations,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Unless otherwise stated, the definitions in Chapter 51A apply to this article. In this article [~~Subarea 6~~]:

(1) MAJOR MODIFICATION means reconstruction, alteration, or renovation of an original building that exceeds 50 percent of the value of the original building assessed by the Dallas Central Appraisal District or any increase in floor area of an original building by 50 percent or more. [~~ALTERNATIVE FINANCIAL ESTABLISHMENT means a business that provides car title loans, check cashing, money transfers, payday cash advances, payroll advances, or short term cash loans. An alternative financial establishment does not include state or federally chartered banks, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.~~]

(2) [~~FEED STORE means a facility for the wholesale or retail sale of grain, prepared feed, and forage for pets, livestock, and fowl.~~]

(3) MASSAGE ESTABLISHMENT means any building, room, place, or establishment, other than a regularly licensed hospital, where manipulated massage or manipulated exercises are practiced upon the human body by anyone not a duly licensed physician or chiropractor whether with or without the use of mechanical, therapeutic, or bathing devices, and includes Turkish bathhouses. This term does not include, however, duly licensed beauty parlors or barber shops or a place wherein registered physical therapists treat only patients recommended by a licensed physician and operated only under such physician’s direction. MASSAGE means any process consisting of kneading, rubbing, or otherwise manipulating the skin of the body of a human being, either with the hand or by means of electrical instruments or apparatus, or other special apparatus, but does not include massage by duly licensed physicians and chiropractors, and registered physical therapists who treat only patients recommended by a licensed physician and who operate only under such physician’s direction, nor massage of the face practiced by beauty parlors or barbershops duly licensed under the penal code of the state.

(3) ORIGINAL BUILDING means a structure existing on August 9, 2017, but does not include a structure that has undergone a major modification.

(4) TATTOO OR BODY PIERCING STUDIO means a business in which tattooing or body piercing is performed. TATTOOING means the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels, or other related equipment. BODY PIERCING means the piercing of body parts, other than ears, for purposes of allowing the insertion of jewelry.”

SECTION 4. That Section 51P-366.103.1, “Exhibits,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-366.103.1. EXHIBITS.

The following exhibits are incorporated into this article:

- (1) Exhibit 366A: Subarea descriptions.
- (2) Exhibit 366B: Subarea 5 development plan.
- (3) Exhibit 366C: Subarea 1A development plan.
- (4) Exhibit 366D: Subarea [~~Tract~~] map.
- (5) Exhibit 366E: Subarea 7 development and landscape plan.”

SECTION 5. That Article 366, "PD 366," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended by adding a new Section 51P-366.104.1, "Mixed Use Projects in Subarea 2A," to read as follows:

"SEC. 51P-366.104.1. MIXED USE PROJECTS IN SUBAREA 2A.

(a) In general. Single or multiple uses may be developed on one site; however, in order to encourage a mixture of uses and promote innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel, density bonuses and, in some instances, increases to the maximum structure height are awarded to developments that qualify as "mixed use projects" as defined in Subsection (b). If a development does not qualify as an MUP, it is limited to a "base" dwelling unit density, floor area ratio, and maximum structure height. When a development qualifies as an MUP, it earns a higher maximum dwelling unit density and floor area ratio and, in some instances, a greater maximum structure height. Additional FAR bonuses are incrementally awarded to encourage the inclusion of "residential" as part of an MUP. The exact increments of increase vary depending on the actual use categories mixed and the subdistrict that the MUP is in. For more information regarding the exact increments of increase, consult the yard, lot, and space regulations in Subsection 51P-366.107(a) governing Subarea 2A.

(b) Qualifying as a mixed use project. To qualify as a MIXED USE PROJECT (MUP) for purposes of this section, a development must contain uses in two or more of the following use categories, and the combined floor areas of the uses in each category must equal or exceed the following percentages of the total floor area of the project:

| Use Categories | |
|-----------------------|-------------------------|
| Use Category | % of Total Floor |
| Office | 15% |
| Residential | 15% |
| Retail and personal | 10% |

(c) Project plan. If an MUP is proposed, a project plan must be submitted to and approved by the building official.

(d) Phases. If an MUP is constructed in phases:

(1) the first phase must independently qualify as an MUP under Subsection (b); and

(2) each subsequent phase combined with all previous phases already completed or under construction must also qualify as an MUP under Subsection (b).

(e) Multiple building sites.

(1) An MUP may consist of two or more building sites if they are developed under a unified development plan. The plan must be:

(A) signed by or on behalf of all of the owners of the property involved;

(B) approved by the building official; and

(C) filed in the deed records of the county where the property is located.

(2) When an MUP consists of multiple building sites, its development standards and off-street parking and loading requirements are calculated by combining the sites and treating them as one building site.”

SECTION 6. That Paragraph (10), “Utility and Public Service Uses,” of Subsection (a), “Subareas 1 and 7,” of Section 51P-366.105, “Main Uses Permitted,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(10) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*”

SECTION 7. That Paragraph (12), “Utility and Public Service Uses,” of Subsection (b), “Subarea 1A,” of Section 51P-366.105, “Main Uses Permitted,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(12) Utility and public service uses.

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP]*
- Utility or government installation other than listed. *[SUP]*”

SECTION 8. That Subsection (c), “Subareas 2 and 8,” of Section 51P-366.105, “Main Uses Permitted,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(c) Subareas 2, 2A, and 8.

(1) Agricultural uses.

- Crop production.

(2) Commercial and business service uses.

- Building repair and maintenance shop. *[RAR]*
- ~~[- Bus or rail transit vehicle maintenance or storage facility. *[RAR]*~~
- Catering service.
- ~~[- Commercial cleaning and laundry plant. *[RAR]*~~
- Custom business services.
- Custom woodworking, furniture construction, or repair.
- Electronics service center.
- Job or lithographic printing. *[RAR]*
- ~~[- Machine or welding shop. *[RAR]*~~
- ~~[- Machinery, heavy equipment, or truck sales and service. *[RAR]*~~
- Medical or scientific laboratory. *[Subareas 2 and 8 only.]*
- Technical school.
- Tool or equipment rental.

[— ~~Vehicle or engine repair or maintenance. [RAR]~~]

(3) Institutional and community service uses.

- Adult day care facility.
- Cemetery or mausoleum. [SUP]
- Child-care facility.
- Church.
- College, university, or seminary.
- Community service center.
- Convalescent and nursing homes, hospice care, and related institutions.
- Convent or monastery.
- Foster home. [SUP]
- Hospital. [SUP]
- Library, art gallery, or museum.
- Public or private school. [RAR]

(4) Lodging uses.

- Hotel and motel. [SUP [RAR]]
- [— ~~Lodging or boarding house.~~]

(5) Office uses.

- Alternative financial establishment. [By SUP only in Subarea 8.]
- Financial institution without drive-in window.
- Financial institution with drive-in window. [RAR]
- Medical clinic or ambulatory surgical center.
- Office.

(6) Recreation uses.

- Country club with private membership.
- Private recreation center, club, or area.
- Public park, playground, or golf course.

(7) Residential uses.

- College dormitory, fraternity, or sorority house.
- Multifamily. [Subarea 2A only.]
- Retirement housing. [Subarea 2A only.]

(8) Retail and personal service uses.

- Ambulance service. [RAR]

- Animal shelter or clinic without outside run. [RAR]
- Animal shelter or clinic with outside run. [SUP]
- Auto service center. [SUP [RAR]]
- Business school.
- Car wash. [SUP [RAR]]
- Commercial amusement (inside).
- Commercial amusement (outside). [DIR]
- Commercial parking lot or garage. [RAR]
- Dry cleaning or laundry store.
- Furniture store.
- General merchandise or food store 3,500 square feet or less.
- General merchandise or food store greater than 3,500 square feet.
- Home improvement center, lumber, brick, or building materials sales yard. [RAR]
- Household equipment and appliance repair.
- Mortuary, funeral home, or commercial wedding chapel.
- Motor vehicle fueling station.
- Nursery, garden shop, or plant sales.
- [-- ~~Outside sales.~~ [SUP]]
- Pawnshop.
- Personal service uses.
- Restaurant without drive-in or drive-through service. [RAR]
- Restaurant with drive-in or drive-through service. [DIR]
- Swap or buy shop. [SUP] [Subareas 2 and 8 only.]
- [-- ~~Taxidermist.~~]
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. [SUP]

(9) Transportation uses.

- Commercial bus station and terminal. [DIR]
- Heliport. [SUP] [Subareas 2 and 8 only.]
- Helistop. [SUP][Subareas 2 and 8 only.]
- Railroad passenger station. [SUP]
- Transit passenger shelter. [See Section 51A-4.211.]
- Transit passenger station or transfer center. [See Section 51A-4.211.]

(10) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [RAR]

- Tower/antenna for cell communication. [SUP]
- Utility or government installation other than listed. [SUP]

(11) Wholesale, distribution, and storage uses.

- ~~[- Auto auction. [SUP]]~~
- Building mover's temporary storage yard. [SUP][Subareas 2 and 8 only.]
- Contractor's maintenance yard. [RAR]
- Freight terminal. [RAR] [Subareas 2 and 8 only.]
- Manufactured building sales lot. [RAR]
- Mini-warehouse.
- Office showroom/warehouse.
- Outside storage (with visual screening). [RAR][Subareas 2 and 8 only.]
- ~~[- Petroleum product storage and wholesale. [SUP]~~
- ~~- Recycling collection center. [RAR]~~
- ~~- Sand, gravel, or earth sales and storage. [SUP]~~
- Trade center.
- ~~[- Vehicle storage lot. [SUP]]~~
- Warehouse. [RAR]"

SECTION 9. That Paragraph (12), "Utility and Public Service Uses," of Subsection (f), "Subarea 5," of Section 51P-366.105, "Main Uses Permitted," of Article 366, "PD 366," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"(12) Utility and public service uses.

- Commercial radio or television transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Radio, television, or microwave tower. [RAR]
- Tower/antenna for cellular communication. [SUP]
- Utility or government installation other than listed. [SUP]"

SECTION 10. That Section 51P-366.105, “Main Uses Permitted,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by deleting Subsection (g), “Subarea 6,” to read as follows:

“[(g) Subarea 6.

(1) Agricultural uses.

— ~~Crop production.~~

(2) Commercial and business service uses.

— ~~Building repair and maintenance shop. [RAR]~~

— ~~Catering service.~~

— ~~Custom business services.~~

— ~~Electronics service center.~~

— ~~Feed store.~~

— ~~Machine or welding shop. [SUP]~~

— ~~Medical or scientific laboratory. [SUP]~~

— ~~Tool or equipment rental.~~

— ~~Vehicle or engine repair or maintenance. [SUP]~~

(3) Industrial uses.

~~None permitted.~~

(4) Institutional and community service uses.

— ~~Adult day care facility.~~

— ~~Cemetery or mausoleum. [SUP]~~

— ~~Child care facility.~~

— ~~Church.~~

— ~~College, university, or seminary.~~

— ~~Community service center.~~

— ~~Convalescent and nursing homes, hospice care, and related institutions.~~

— ~~Convent or monastery.~~

— ~~Foster home. [SUP]~~

— ~~Hospital. [SUP]~~

— ~~Library, art gallery, or museum.~~

— ~~Public or private school. [RAR]~~

- (5) Lodging uses.
- Hotel or motel. [*SUP. Must have more than 60 guest rooms.*]
- (6) Miscellaneous uses.
- None permitted.
- (7) Office uses.
- Financial institution without drive-in window.
 - Financial institution with drive-in window.
 - Medical clinic or ambulatory surgical center.
 - Office.
- (8) Recreation uses.
- Country club with private membership.
 - Private recreation center, club, or area.
 - Public park, playground, or golf course.
- (9) Residential uses.
- College dormitory, fraternity, or sorority house.
- (10) Retail and personal service uses.
- Alternative financial establishment. [*SUP*]
 - Ambulance service. [*RAR*]
 - Animal shelter or clinic without outside runs. [*RAR*]
 - Auto service center. [*RAR*]
 - Business school.
 - Car wash. [*SUP*]
 - Commercial amusement (inside). [*Treat as if in a CR Community Retail District.*]
 - Commercial amusement (outside). [*SUP*]
 - Commercial parking lot or garage. [*RAR*]
 - Dry cleaning or laundry store.
 - Furniture store.
 - General merchandise or food store 3,500 square feet or less.
 - General merchandise or food store greater than 3,500 square feet.
 - Home improvement center, lumber, brick, or building materials sales yard. [*DIR*]
 - Household equipment and appliance repair.
 - Mortuary, funeral home, or commercial wedding chapel.
 - Motor vehicle fueling station.

- Nursery, garden shop, or plant sales.
- Pawnshop.
- Personal service uses. *[Massage establishment and tattoo or body piercing studio uses are prohibited.]*
- Restaurant without drive in or drive through service. *[RAR]*
- Restaurant with drive in or drive through service. *[DIR]*
- Swap or buy shop. *[SUP]*
- Taxidermist. *[SUP]*
- Temporary retail use.
- Theater.
- Vehicle display, sales, and service. *[SUP]*

(11) Transportation uses:

- Transit passenger shelter. *[See Section 51A 4.211.]*
- Transit passenger station or transfer center. *[See Section 51A 4.211.]*

(12) Utility and public service uses:

- Commercial radio or television and transmitting station.
- Electrical substation.
- Local utilities.
- Police or fire station.
- Post office.
- Radio, television, or microwave tower. *[SUP]*
- Tower/antenna for cellular communication. *[SUP may be required. See Section 51A 4.212(10.1). Treat as a CR Community Retail district.]*
- Utility or government installation other than listed. *[SUP]*

(13) Wholesale, distribution, and storage uses:

- Mini-warehouse. *[SUP]*
- Office showroom/warehouse. *[SUP]*
- Outside storage (with visual screening). *[SUP]*
- Recycling collection center. *[RAR/]*”

SECTION 11. That Section 51P-366.106, "Accessory Uses," of Article 366, "PD 366," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-366.106. ACCESSORY USES.

(a) As a general rule, an accessory use is permitted in any district in which the main use is permitted. Some specific [types of] accessory uses, however, due to their unique nature, are subject to additional regulations in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

(b) [~~In Subarea 6;~~] A[a]ccessory outside display of merchandise is only permitted within five [10] feet of the structure housing the primary use.

(c) The following accessory uses are not permitted:

(1) Subareas 1, 1A, 3, 4, 5, 7, and 8.

- Accessory helistop.
- Accessory medical/infectious waste incinerator.
- Accessory pathological waste incinerator.
- Amateur communication tower.
- Day home.
- General waste incinerator.
- Home occupation.
- Occasional sales (garage sales).
- Private stable.

(2) Subareas 2 and 2A.

- Accessory helistop.
- Accessory medical/ infectious waste incinerator.
- Accessory outside display of merchandise. *[allowed in Subarea 2 only]*
- Accessory outside sales.
- Accessory outside storage.
- Accessory pathological waste incinerator.
- Amateur communications tower.
- Day home.
- General waste incinerator.
- Home occupation.
- Occasional sales (garage sales).
- Private stable."

SECTION 12. That Subsection (a), “Subareas 1, 1A, 2, 6, 7, and 8,” of Section 51P-366.107, “Yard, Lot, and Space Regulations,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) Subareas 1, 1A, 2, 2A, [6:] 7, and 8.

(1) Front yard. Minimum front yard is:

- (A) 15 feet where adjacent to an expressway or a thoroughfare; and
- (B) no minimum in all other cases.

(2) Side and rear yard. Minimum side and rear yard is:

- (A) 20 feet where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district;
- (B) in Subarea 7, no minimum side or rear yard; and
- (C) no side and rear yard required in all other cases.

(3) Dwelling unit density.

(A) Except as provided in this paragraph, n[N]o maximum dwelling unit density.

(B) In Subarea 2A maximum dwelling unit density varies depending on whether the development is a mixed use project as follows:

| <u>MAXIMUM DWELLING UNIT DENSITY</u> <u>(dwelling units per net acre)</u> | | |
|--|-------------------------------------|-------------------------------------|
| <u>Base (No MUP)</u> | <u>MUP with Mix of 2 Categories</u> | <u>MUP with Mix of 3 Categories</u> |
| <u>15</u> | <u>20</u> | <u>25</u> |

(4) Floor area ratio.

(A) Except as provided in this paragraph, m[M]aximum floor area ratio is[=:]

~~[(A) 0.5 for any combination of lodging, office, and retail and personal service uses; and~~

~~(B)~~] 0.75 for all uses combined.

(B) For office, residential; and retail and personal service uses in Subarea 2A maximum floor area ratio varies as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP=2/no Res) is the FAR for an MUP with a mix of two use categories when neither category is “residential.” The third column (MUP=2/with Res) is the FAR for an MUP with a mix of “residential” plus one other use category. The fourth column (MUP=3/with Res) is the FAR for an MUP with a mix of “residential” plus two other use categories.]

| | <u>I</u> | <u>II</u> | <u>III</u> | <u>IV</u> |
|----------------------------|--------------------------|---------------------------|---|---|
| <u>Use Categories</u> | <u>Base (no MUP)</u> | <u>MUP=2 (no Res)</u> | <u>MUP=2 (with Res) Res + 1</u> | <u>MUP=3 (with Res) Res + 2</u> |
| <u>Office</u> | <u>0.8</u> | <u>0.85</u> | <u>0.9</u> | <u>0.95</u> |
| <u>Residential</u> | <u>0.8</u> | <u>---</u> | <u>0.95</u> | <u>0.95</u> |
| <u>Retail and personal</u> | <u>0.4</u> | <u>0.5</u> | <u>0.5</u> | <u>0.6</u> |
| <u>TOTAL</u> | <u>0.8</u> | <u>0.9</u> | <u>1.0</u> | <u>1.1</u> |

(5) Height.

(A) Residential proximity slope. If any portion of a structure is over 26 feet in height, that portion may not be located above a residential proximity slope. (See Section 51A-4.412.) Exception: Structures listed in Section 51A-4.408(a)(2) may project through the slope to a height not to exceed the maximum structure height, or 12 feet above the slope, whichever is less.

(B) Maximum height. Unless further restricted under Subparagraph (A), maximum structure height is 45 feet.

(C) In Subarea 2A the maximum structure height varies depending on whether the development is a mixed use project as follows:

| <u>MAXIMUM STRUCTURE HEIGHT</u> | | |
|---------------------------------|-------------------------------------|------------------------------|
| <u>Base (No MUP)</u> | <u>MUP with Mix (No Retail)</u> | <u>MUP (with Retail)</u> |
| <u>45 FT</u> | <u>60 FT</u> | <u>80 FT</u> |

(6) Lot coverage. Maximum lot coverage is 80 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(7) Lot size. No minimum lot size.

(8) Stories.

(A) Maximum number of stories above grade is:

(i) three when the maximum structure height is 45 feet;

(ii) four when the maximum structure height is 60 feet; and

(iii) six when the maximum structure height is 80 feet.

(B) No maximum stories for parking structures.

[Parking garages are exempt from this requirement, but must comply with the height regulations of Paragraph (5).]

SECTION 13. That Section 51P-366.108, “Off-Street Parking and Loading,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by deleting Subsection (d), “Subarea 6,” to read as follows:

“~~(d) Subarea 6.~~

~~(1) Feed store.~~

~~(A) One space per 500 square feet of retail floor area is required.~~

~~(B) One space per 1,000 square feet of warehouse and storage floor area is required.~~

~~(2) Alternative financial establishment. One space per 200 square feet of floor area is required.]~~

SECTION 14. That of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding Section 51P-366.108.1, “Streetscape and Sidewalk Standards,” to read as follows:

“SEC. 51P-366.108.1. STREETScape AND SIDEWALK STANDARDS.

(a) Sidewalks required. The street and sidewalk standards of this subsection apply only to new construction or a major modification.

(1) All sidewalks must be designed and constructed to be barrier-free to the handicapped, and in accordance with the construction requirements in the Paving Design Manual and the Standard Construction Details of the City of Dallas.

(2) No certificate of occupancy may be issued for new construction or a major modification until hard surface sidewalks are provided in accordance with this section.

(3) An existing sidewalk may not be used to comply with this subsection unless it meets the construction standards and the minimum unobstructed widths specified below.

(b) Minimum sidewalk widths. Sidewalks with a minimum unobstructed width of five feet must be provided along Buckner Boulevard.”

SECTION 15. That Section 51P-366.110., “Landscaping for All Subareas Except Subarea 7,” of Article 366, “PD 366,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“SEC. 51P-366.110. LANDSCAPING FOR ALL SUBAREAS EXCEPT SUBAREA 7.

(a) In general. Except as provided in this article, landscaping must be provided in accordance with Article X.

(b) Application.

(1) For lots fronting Buckner Boulevard, front yard strip landscaping [Parkway landscaping] provisions [shall] become applicable [to a lot] when an application is made for a building permit for construction work that increases building height, floor area ratio, required parking, or nonpermeable coverage of the lot.

(2) For all lots, s[Site]ite area landscaping, front yard strip landscaping, screening, and sidewalk provisions [shall] become applicable [to a lot] when an application is made for a building permit for construction work that increases either the floor area ratio, building height, or nonpermeable coverage of the lot by more than 20 percent.

(3) Front yard strip landscaping and screening provisions may be imposed during required development impact or residential adjacency review procedures.

(c[~~b~~]) Parkway landscaping. In this district parkway landscaping must meet the requirements in this subsection. A minimum of o[~~o~~]ne tree at least three and one-half inches in diameter, or two trees at least one and one-half inches in diameter must be provided between the street curb and the sidewalk per 30 feet of frontage, exclusive of driveways, visibility triangles, and accessways at points of ingress and egress. No underground irrigation system is required for parkway landscaping.

(d[e]) Front yard strip landscaping.

(1) The landscape area provided along the entire length of the lot adjacent to Buckner Boulevard and intersecting streets, excluding paved surfaces at points of vehicular and pedestrian ingress and egress, must meet the following requirements:

| <u>Average depth</u> | <u>Minimum depth</u> | <u>Maximum depth</u> |
|----------------------|----------------------|----------------------|
| <u>7.5 feet</u> | <u>5 feet</u> | <u>25 feet</u> |

All other streets:

| <u>Average depth</u> | <u>Minimum depth</u> | <u>Maximum depth</u> |
|----------------------|----------------------|----------------------|
| <u>5 feet</u> | <u>3 feet</u> | <u>25 feet</u> |

(2) The planting area is measured from the property line.

(3) One large tree must be provided for every 30 linear feet of frontage.

(4) Two small trees may be substituted for each large tree when existing conditions prohibit planting large trees, subject to approval by the building official. Large trees may not be planted within 15 feet, measured horizontally from the base center of the tree, to the closest point of an overhead utility-line.

(5) The parkway adjacent to the Property line may be used to satisfy the street tree requirements of the front yard strip landscaping subject to:

(A) the minimum depth for front yard strip landscaping being maintained on the Property for planting requirements; and

(B) compliance with the landscape plan review requirements in this article.

~~[The 10-foot wide strip of land along the entire length of the front yard and immediately adjacent to the property line must be landscaped as follows:~~

~~(A) Twenty percent of the surface must be permeable.~~

~~(B) Ten percent must be landscaped with trees, shrubs, or a combination of trees and shrubs that have the potential to attain a minimum height of 30 inches within a three-year time period.~~

~~(C) An underground irrigation system must be provided.~~

~~(2) Front yard strip landscaping must be approved by the director of the department of development services.]~~

(e[d]) Site area landscaping.

(1) Except as provided in this subsection, the remainder of the lot must be landscaped in accordance with the provisions contained in Article X. An underground automatic irrigation system must be provided.

(2) A plant group that complies with the provisions of Section 51A-10.125(b)(7)(B) must be provided for every 35 feet of street frontage in the Landscape Enhancement Areas as shown on the development plan for Subarea 1A (Exhibit 366C).

(f[e]) Screening.

(1) A six-foot-high solid screening fence must be provided along all rear and side lot lines that are adjacent to residential districts.

(2) On-site parking must be screened with:

(A) a minimum three-foot-high solid fence, with an 18-inch wide planting bed located on its street side; or

(B) shrubs with the potential to attain a minimum height of 30 inches within a three-year time period.

(3) Manufactured building sales lot and vehicle display, sales, and service uses must be screened with a minimum two and one-half-foot-high fence with a screening factor of less than 66 percent, and an 18-inch-wide planting bed located on its street side.

(4) Required screening of on-site parking may be used for compliance with design standard requirements.

~~[(f) Sidewalks. A sidewalk with a minimum width of five feet must be provided in the 12 foot area parallel to and in back of the projected street curb.]~~

(g) Completion. All landscaping must be completed in accordance with the provisions contained in Article X.

(h) General maintenance.

(1) Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, and other maintenance of all plantings as needed. Any plant that dies must be replaced with another living plant that complies with the approved landscape plan within 90 days after notification by the city.

(2) Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials and return them to their prior locations after the utility work. If, nonetheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.

~~[(+) Points. For purposes of tabulating the number of points earned toward the minimum number required by Article X, 15 points are awarded for parkway landscaping. Ten points are awarded for required or voluntary front yard strip landscaping. Five points are awarded for the screening of on-site parking.]~~

SECTION 16. That Section 51P-366.112, "Landscape Plans for All Subareas Except Subarea 7," of Article 366, "PD 366," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-366.112. LANDSCAPE PLANS FOR ALL SUBAREAS EXCEPT SUBAREA 7.

(a) A landscape plan must be submitted to and approved by the director of the department of sustainable development and construction [~~services~~] prior to the installation of landscaping required by this article.

(b) Upon the submission of a plan for or including the installation of parkway landscaping, the director [~~of the department of development services~~] shall circulate it to all affected city departments and all utilities and communication companies for review and comment. If, after receiving comments from affected city departments, utilities, and communication companies, the director determines that the construction and planting proposed is in compliance with this article, and will not be inconsistent with and will not impair the public, utility, or communications company use of the right-of-way, the director shall approve the landscape plan; otherwise, the director shall disapprove the plan.

(c) A property owner is not required to comply with any parkway landscaping requirement of this article if compliance is made impossible due to the director's [~~of the department of development services's~~] disapproval of a plan to install parkway landscaping on the basis that the installation of the landscaping will be inconsistent with, or will unreasonably impair the public, utility, or communication company use of the right-of-way. Required front yard strip landscaping must be planted on-site.

(d) The approval of a plan to install parkway landscaping does not excuse the property owner, his agents, or employees from liability in the installation or maintenance of trees, landscaping, or pavement in the public right-of-way."

SECTION 17. That Section 51P-366.114, "Nonconforming Uses," of Article 366, "PD 366," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-366.114. RESERVED. ~~[NONCONFORMING USES.~~

(a) Subareas 1, 2, 3, 4, 5, and 8.

(1) ~~Existing nonconforming uses and uses made nonconforming by this article are not subject to amortization by the board of adjustment.~~

(2) ~~The right to operate a nonconforming use terminates if the nonconforming use is discontinued or remains vacant for one year or more. The board may grant a special exception to this provision only if the owner can state an extreme circumstance that demonstrates that there was not an intent to abandon the use even though the use was discontinued for one year or more.~~

(b) Subarea 6.

(1) ~~The city council finds that certain nonconforming uses have an adverse effect on nearby properties. The purpose of this subsection is to eliminate these nonconforming uses and to make them comply with the regulations of the Dallas Development Code, having due regard for the property rights of the persons affected, the public welfare, and the character of the surrounding area.~~

(2) ~~The right to operate a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; and a nonconforming residential hotel use automatically terminates on January 13, 2011 or one year after the use became nonconforming, whichever is later.~~

(3) ~~An owner of a nonconforming hotel or motel use; a nonconforming lodging or boarding house use; or a nonconforming residential hotel use may request an extension of the compliance deadline in Paragraph (2) by filing an application with the director on a form provided by the city for that purpose. The application must be filed at least 30 days before the deadline in Paragraph (2). If a fee is required, the application will not be considered filed until the fee is paid. Failure to timely file a complete application for extension constitutes a waiver of the right to contest the reasonableness of the deadline in Paragraph (2).~~

(4) ~~Upon the filing of a complete application for extension, the board shall, in accordance with the law, determine whether it is necessary to extend the compliance deadline for the nonconforming use. The board shall consider the factors listed in Section 51A 4.704(a)(1)(D) in determining whether to grant the request for extension.~~

~~(5) If, based on evidence presented at the public hearing, the board finds that additional time is needed to recoup the owner's actual investment in the use before the use became nonconforming, the board shall grant the request for extension and establish a new compliance deadline consistent with its determination of a reasonable amortization period; otherwise, the board shall deny the request. If the board denies the request, the right to operate the nonconforming use automatically terminates on the deadline in Paragraph (2), or 30 days after the date of the board's decision to deny, whichever is later.~~

~~(c) In general. Except as otherwise provided in this section, Section 51A-4.704 applies to all nonconforming uses and structures in this district.]”~~

SECTION 18. That the subarea descriptions, Exhibit 366A of Article 366, “PD 366,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 366A attached to this ordinance.

SECTION 19. That the tract map, Exhibit 366D of Article 366, “PD 366,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 366D attached to this ordinance.

SECTION 20. 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 21. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 22. 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 23. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

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SECTION 24. 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:

LARRY E. CASTO, City Attorney

By  _____
Assistant City Attorney

AUG 9 2017

Passed _____

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Exhibit A

Absorbed into SA 1

SUBAREA 1:

Tract 1

Reduced per ORD 27788_Z089-204

BEING a tract of land in City Blocks 6210 1/2, A/6210, B/6210, B/6210 1/2, 6207, A/6207, 6179, B/6179, A/5829, B/5829, and 5829, and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and the centerline of Hoyle Avenue;

THENCE in an easterly direction along the centerline of Hoyle Avenue, a distance of approximately 311.00 feet to a point for corner on a line, said line being the northerly prolongation of the common line between City Blocks 6210 1/2 and B/6210 1/2;

THENCE in a southerly direction along said line and continuing along said common block line, a distance of approximately 180.00 feet to a point for corner on the south boundary of City Block 6210 1/2;

THENCE in a westerly direction along said block line, a distance of approximately 106.00 feet to a point for corner on the centerline of a 10 foot wide public alley that is east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along the centerline of said alley, and continuing along a line that is 150.00 feet east of and parallel to the east line of Buckner Boulevard, crossing Astoria Drive and Nelson Drive, a distance of approximately 1,169.8 feet to a point for corner on the centerline of a 20 foot wide public alley, said alley being south of and parallel to the south line of Nelson Drive;

THENCE in an easterly direction along the centerline of said alley, a distance of approximately 91.7 feet to a point for corner on a line, said line being 241.7 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, and continuing along the common line between City Blocks 6207 and A/6207 and its southward prolongation, a distance of approximately 493.56 feet to a point for corner on the centerline of Military Parkway;

THENCE in a westerly direction along said centerline of Military Parkway, a distance of approximately 19.7 feet to a point for corner on a line, said line being approximately 272 feet east of and parallel to the centerline of Buckner Boulevard;

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THENCE in a westerly direction along the centerline of Military Parkway, to a point for corner on the centerline of Buckner Boulevard;

THENCE in a southerly direction along the centerline of Buckner Boulevard, crossing Norvell Dr, a distance of approximately 542 feet to a point for corner on a line perpendicular to the centerline of Buckner Boulevard;

THENCE in a westerly direction along said line, a distance of 50.0 feet to a point for corner on the west line of Buckner Boulevard;

THENCE S 77°33' W along the southerly line of a Dallas Power & Light Company easement, a distance of approximately 175.0 feet to a point for corner;

THENCE N 77°32' W, a distance of approximately 300.0 feet to a point for corner on the southeast line of Lot 92 in City Block 6179;

THENCE in a northeasterly direction along said lot line and its northeastward prolongation, crossing Norvell Drive, and continuing along the northwest line of Lot 2 in City Block B/6179 and its northeastward prolongation, crossing Military Parkway, and continuing along the southeast line of Lot 5 in City Block A/5829, a distance of approximately 1,130.7 feet to a point for corner on the south line of Lot 15 in City Block A/5829;

THENCE in a westerly direction along the south line of said Lot 15, a distance of 285.7 feet to a point for corner on the west line of said Lot 15;

THENCE in a northerly direction along the west line of said Lot 15, a distance of 248.63 feet to a point for corner on the north line of said Lot 15;

THENCE in an easterly direction along the north line of said Lot 15, a distance of 220.93 feet, to a point for corner at the southwest corner of Lot 1, in City Block B/5829;

THENCE in a northerly direction along the west line of said Lot 1, in City Block B/5829, a distance of 122.27 feet, to a point for corner at the northwest corner of said Lot 1 in same City Block;

THENCE in a easterly direction, along the north line of said Lot 1, and its easterly prolongation, a distance of approximately 360.0 feet to a point for corner, said point being the centerline of Buckner Boulevard;

THENCE in a northerly direction along the centerline of Buckner Boulevard, a distance of approximately 824.00 feet to its intersection with the centerline of Hoyle Avenue, to return to the PLACE OF BEGINNING and containing approximately 28.6 acres of land.

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SUBAREA 1:

Tract 2B

Reduced per ORD 28547_Z101-331

Created per ORD 27788_Z089-204

BEING a tract of land in a portion of City Block A/6118 and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and the centerline of Bearden Lane (the south offset located on the west side of Buckner Blvd);

THENCE in a westerly direction along the centerline of Bearden Lane a distance of approximately 256.5 feet to a point for corner on the southward prolongation of the centerline of a 12 foot wide public alley in City Block 6180;

THENCE in a northerly direction along said line and continuing along the centerline of said alley, a distance of approximately 202.0 feet to a point for corner on the replatted centerline of the alley (formerly) the common line between City Blocks 6180 and 6118;

THENCE in a westerly direction along said (formerly platted) common block line, a distance of approximately 3.27 feet to a point for corner on a line, said line being 207.0 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northerly direction along said line, a distance of approximately 431 feet to a point for corner on a line, said line being approximately 431 feet north of and parallel to the common line between City Blocks 6180 and 6118;

THENCE in a westerly direction along said line, a distance of approximately 167.0 feet to a point for corner on a line, said line being approximately 371.0 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northerly direction along said line, a distance of approximately 207.0 feet to a point for corner on a line, said line being approximately 635.0 feet north of and parallel to the common line between City Blocks 6180 and 6118;

THENCE in an easterly direction along said line, a distance of approximately 432.75 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in southerly direction along the centerline of Buckner Boulevard a distance of approximately 838.54 feet to its intersection with the centerline of Bearden Lane, the PLACE OF BEGINNING and containing approximately 4.98 acres of land.

SUBAREA 1:

Tract 2C

Created per ORD 27788_Z089-204

BEING a tract of land in City Blocks 6181, 1/6182, 2/6182, E/6184, B/6193 and C/6193 and further described as follows:

BEGINNING at a point for corner at the intersection of the centerline of Hume Drive and the northward prolongation of the centerline of a 15 foot wide public alley that is approximately 200 foot east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line and continuing along the centerline of said alley and its southerly prolongation, crossing Reva Street and Jennie Lee Lane, a distance of 1,135.58 feet to a point for corner on the centerline of a 15 foot wide public alley that is south of and parallel to the south line of Jennie Lee Lane;

THENCE in an easterly direction along the centerline of said alley, a distance of approximately 344.5 feet to a point for corner on the centerline of an intersecting 15 foot wide public alley that is west of and parallel to the west line of Lolita Drive;

THENCE in a southerly direction along the centerline of said alley, a distance of 807.5 feet to a point for corner on the south line of Lot 10 in City Block E/6184;

THENCE in a westerly direction along said lot line and its westward prolongation, crossing Buckner Boulevard, continuing along the centerline of Cordell Drive, a distance of 852.0 feet to a point for corner on a line that is 200.0 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northerly direction along a line that is 200.0 feet west of and parallel to the west line of Buckner Boulevard, crossing Jennie Lee Lane, a distance of 1,790.0 feet to a point for corner on the centerline of Ricardo Drive;

THENCE in an easterly direction along the centerline of Ricardo Drive, a distance of 20.0 feet to a point for corner at the intersection of the centerline of Ricardo Drive and the southward prolongation of the common lot line between Lot 8 and Lot 7A of City Block 6181;

THENCE in a northerly direction along said line, and continuing along a line that is 200.0 feet west of and parallel to the west line of Buckner Boulevard, a distance of 250 feet to a point for corner on the centerline of Hume Drive;

THENCE in an easterly direction along the centerline of Hume Drive, crossing Buckner Boulevard, a distance of 520 feet to a point for corner on the centerline of Hume Drive and the northward prolongation of the centerline of a 15 foot wide public alley that is 200.0 foot east of and parallel to the east line of Buckner Boulevard, the POINT OF BEGINNING and containing approximately 29.5 acres of land.

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SUBAREA 2:

Tract 2

BEING a tract of land in City Block 6181 and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and the centerline of Blossom Lane;

THENCE in a southerly direction along the centerline of Buckner Boulevard, a distance of 465 feet to a point for corner at its intersection with the centerline of Hume Drive;

THENCE in a westerly direction along the centerline of Hume Drive, a distance of 250 feet to a point for corner on a line, said line being 200 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northerly direction along said line, which includes the west line of Lots 1 and 6 in City Block 6181, a distance of approximately 465 feet to a point for corner on the centerline of Blossom Lane;

THENCE in a easterly direction along the centerline of Blossom Lane, a distance of 250 feet to a point on the centerline of Buckner Boulevard, the POINT OF BEGINNING.

SUBAREA 6:

Created per ORD 27788_Z089-204

BEING a tract of land in City Blocks 6207, 6208, 6206, A/6206, A/6205, 6196, 6195, 6194, A/6194, 4/6194, 6204, A/6204, 6203 and 1/6203, and further described as follows:

BEGINNING at the intersection of the centerline of Scyene Road and the centerline of Pleasant Drive;

THENCE in a southerly direction along the centerline of Pleasant Drive, a distance of 244.0 feet to a point for corner on a line, said line being the eastward prolongation of the common line between Lots B and C in City Block 6196;

THENCE in a westerly direction along said line, and continuing along said common lot line and its westward prolongation, a distance of 180.5 feet to a point for corner on a line, said line being 41.5 feet west of and parallel to the east line of Lot 5 in City Block 6196;

THENCE in a southerly direction along said line, a distance of 22.0 feet to a point for corner on a line, said line being the eastward prolongation of the common line between Lots 7 and 8 in City Block 6196;

THENCE in a westerly direction along said line and continuing along said common lot line and its westward prolongation, crossing Lolita Drive, a distance of 767.3 feet to a point for corner on a line, said line being perpendicular to the south line of Scyene Road;

THENCE in a southerly direction along said line, a distance of 200.7 feet to a point for corner on a line, said line being 416.7 feet south of and parallel to the south line of Scyene Road;

THENCE in an easterly direction along said line, a distance of 103.7 feet to a point for corner on a line, said line being 235.5 feet west of and parallel to the west line of Lolita Drive;

THENCE in a southerly direction along said line, a distance of 167.6 feet to a point for corner on a line, said line being 584.3 feet south of and parallel to the south line of Scyene Road;

THENCE in a westerly direction along said line, a distance of 15.5 feet to a point for corner on a line, said line being 251.0 feet west of and parallel to the west line of Lolita Drive;

THENCE in a southerly direction along said line, a distance of 171.0 feet to a point for corner on a line, said line being approximately 319.0 feet north of and parallel to the north line of Bearden Lane;

THENCE in a westerly direction along said line, a distance of 300.0 feet to a point for corner on a line, said line being 210.0 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of 167.10 feet to a point for corner on a line, said line being 151.9 feet north of and parallel to the north line of Bearden Lane;

THENCE in an easterly direction along said line, a distance of 70.5 feet to a point for corner on a line, said line being 280.5 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of 166.9 feet to a point for corner on the centerline of Bearden Lane (15 feet wide at this point);

THENCE in an easterly direction along said centerline of Bearden Lane and continuing along the centerline of Bearden Lane at the point where the right-of-way widens to 30.00 feet, a distance of 230.0 feet to a point for corner at the intersection of the centerline of Bearden Lane and the centerline of a 15 foot wide public alley in City Block 6194;

THENCE in a southerly direction along the centerline of said alley, a distance of 958.0 feet to a point for corner on the centerline of Hume Drive;

THENCE in a westerly direction along the centerline of Hume Drive, a distance of 590.0 feet to a point for corner at the intersection of the centerline of Hume Drive and the centerline of Buckner Boulevard;

Thence in a northerly direction along the centerline of Buckner Boulevard, crossing Blossom Lane, Bearden Lane, Scyene Road, Scyene Circle and Norvell Drive, a distance of 4250 feet to a point for corner at the intersection of the centerline of Buckner Boulevard and Military Parkway;

THENCE in an easterly direction along the centerline of Military Parkway, to a point for corner on a line, said line being 272 feet east of and parallel to the centerline of Buckner Boulevard;

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THENCE in a southerly direction along said line, a distance of 250.00 feet to a point for corner on a line, said line being 212.00 feet north of and parallel to the common line between City Blocks 6207 and 6206;

THENCE in an easterly direction along said line, a distance of 20.00 feet to a point for corner on a line, said line being 292.00 feet east of and parallel to the centerline of Buckner Boulevard;

THENCE in a southerly direction along said line, continuing along the common line between City Blocks A/6206 and 6206, crossing Norvell Drive, a distance of 634.00 feet to a point for corner on the common line between City Blocks B/6206 and A/6205;

THENCE in an easterly direction along said common block line, a distance of 267.00 feet to a point for corner on the common line between Lots 1 and 2 in City Block A/6205;

THENCE in a southerly and southwesterly direction along said common lot line and its southwestward prolongation, a distance of 414.14 feet to a point for corner on the centerline of Scyene Circle (State Highway 352);

THENCE in an easterly and southeasterly direction along the centerline of Scyene Circle (State Highway 352), a distance of 815 feet to a point for corner on a line, said line being the eastward prolongation of the common line between City Block 6204 and 1/6203;

THENCE in a westerly direction along the common line between City Blocks 6204 and 1/6203 and its eastward and westward prolongation, a distance of 665.05 feet to a point for corner on a line, said line being 437.00 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of 447.00 feet to a point for corner on the centerline of Scyene Road;

THENCE in a easterly direction along the centerline of Scyene Road, a distance of 865.0 feet to the POINT OF BEGINNING at the intersection of the centerline of Scyene Circle and the centerline of Pleasant Drive and containing 53.48 acres of land.

Absorbed into SA 2 Tr 2A

SUBAREA 2:

Tract 3

Increased per ORD 28775_Z112-235

Increased per ORD 28520_Z101-383

Increased per ORD 27902_Z090-156

BEING a tract of land in City Blocks 6331, 6339, 1/6339, 1/6338, 6338, B/6342, A/6342, 6342, E/6342, 2/6287, 1/6287, 6286, J/6288, E/6288, D/6288, B/6289, A/6289, G/6289, 6302, N/6301, K/6301, G/6301, 6301, and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and Maddox Avenue, 171221

THENCE in an easterly direction along the centerline of Maddox Avenue, a distance of approximately 209 to the point of intersection with the centerline of the northerly projection of the centerline of an alley running through City Block 6131, also being the alley between Lots 1 through 13A on the east side and Lots 15 through 28 in City Block 6331;

THENCE in a southerly direction along said centerline of alley, a distance of approximately 774.97 feet to a point for corner on the centerline of Alto-Garden Avenue;

THENCE in an easterly direction along the centerline of Alto-Garden Avenue, a distance of approximately 164.91 feet to a point for corner on a line, said line being 328.3 feet east and parallel to the east line of Buckner Boulevard and being the common line between Tracts 3 and 4 with Tract 2 in City Block 6339;

THENCE in a southerly direction along said line, a distance of approximately 370.58 feet to a point for corner on a line, said line being 347.00 feet south of and parallel to the south line of Alto-Garden Avenue, to a point for corner on the common line between City Blocks 6339 and 1/6339;

THENCE in a westerly direction along said common Block line, a distance of approximately 132.37 feet to a point for corner on the common line between Lots 2 and 3 in City Block 1/6339;

THENCE in a southerly direction along said common Lot line and its southward prolongation, a distance of approximately 271.40 feet to a point for corner on the centerline of Dell-Garden Avenue;

THENCE in an easterly direction along the centerline of Dell-Garden Avenue, a distance of approximately 117.73 feet to a point for corner on a line, said line being the northward prolongation of the common line between Lots 4 and 5 in City Block 1/6338;

THENCE in a southerly direction continuing along said common Lot line, a distance of approximately 201.23 feet to a point for corner on the common line between City Blocks 1/6338 and 6338;

THENCE in an easterly direction along said common block line, a distance of approximately 14.32 feet to a point for corner on a line, said line being on the east line of a 10-foot-wide alley adjacent to Lot 1 in City Block 6338;

THENCE in a southerly direction along said alley line and its southward prolongation, a distance of approximately 483.40 feet to a point for corner on a line, said line being the common line between City Blocks A/6338 and 6340;

THENCE in a westerly direction along said common Block line, a distance of approximately 367.53 feet to a point for corner on the centerline of Buckner Boulevard;

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THENCE in a southerly direction along said centerline of Buckner Boulevard, a distance of approximately 767.64 feet to a point for corner on the southwesterly projection of the common line between Lots 4 and 5A (previously Lots 1-5) in City Block 6340;

THENCE in an easterly direction along said common Lot line approximately 361.66 feet to a point for corner on said common line, said line also being approximately 303 feet from the east line east of of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of approximately 722.57 feet to a point for corner on the centerline of a 15 foot wide public alley between City Blocks 6340 and B/6342;

THENCE in a westerly direction along the centerline of said alley, a distance of approximately 151.70 feet to a point for corner in the centerline of an intersecting 15 foot wide alley that is east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along the centerline of said alley and its southward prolongation, crossing Rayville Drive and Marvel Drive, a distance of approximately 682.97 feet to a point for corner on the south line of a 15-foot-wide public alley between City Blocks C/6342 and D/6342;

THENCE in a westerly direction along said south alley line, a distance of approximately 8.11 feet to a point for corner at the northwest corner of Lot 7 in City Block D/6342;

THENCE in a southerly direction along said Lot line, a distance of approximately 140.0 feet to a point for corner on the southwest corner of said Lot 7 in City Block D/6342;

THENCE in an easterly direction along said south line of Lot 7, a distance of approximately 42.69 feet to a point for corner on the west line of a 15-foot-wide public alley at the end of Wes Hodges Street;

THENCE in a southerly direction along said west alley line and its southward prolongation, a distance of approximately 359.30 feet to a point for corner on the centerline of Elam Road;

THENCE in a westerly direction along the centerline of Elam Road, crossing Buckner Boulevard, a distance of approximately 405.63 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 10 and 11 in City Block 2/6287;

THENCE in a northerly direction along said line, and continuing along said common Lot line, and continuing along the east line of Lot 3 in City Block 2/6287 and its northward prolongation, a distance of approximately 355.94 feet to a point for corner on the centerline of Wes Hodges Road;

THENCE in a westerly direction along the centerline of Wes Hodges Road, a distance of approximately 76.15 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 2 and 3 in City Block 1/6287;

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THENCE in a northerly direction along said line and continuing along said common Lot line, a distance of approximately 195.56 feet to a point for corner on the common line between City Blocks 1/6287 and 6286;

THENCE in a westerly direction along said common Block line, a distance of approximately 149.23 feet to a point for corner on the west line of City Block 6286 at the point of intersection with the east line of Lots 3-8 in City Block A/6286;

THENCE in a northerly direction along said common Block line, a distance of approximately 365.02 feet to a point for corner on the common line between both City Blocks A/6286 and 6286 with J/6288;

THENCE in a westerly direction along said common Block line, a distance of approximately 33.18 feet to a point for corner that is the common line between the west line Lot 1 in City Block J/6288 and the east line of Lot 1 in City Block A/6288;

THENCE in a northerly direction along said common Lot line and its northerly prolongation, a distance of approximately 179.65 feet to a point for corner on the centerline of Rayville Drive;

THENCE in an easterly direction along the centerline of Rayville Drive, a distance of approximately 61.30 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 1 and 6-B in City Block E/6288;

THENCE in a northerly direction along said line and continuing along said common Lot line and the common line between Lots 2 and 3 in City Block E/6288 and its northward prolongation, crossing Jacobie Boulevard and continuing along the common line between Lots 1 and 2 in City Block D/6288, a distance of approximately 558.30 feet to a point for corner on the common line between City Blocks D/6288 and B/6289;

THENCE in a westerly direction along said common Block line, a distance of approximately 143.64 feet to a ½" iron rod set as the common point of the SW corner of Lot 2, Block B/6289 of ROSEMONT ACRES ADDITION, and the SE corner of Lot 3A, Block B/6289 of the J.W. Humphrey Subdivision;

THENCE, North 00° 27' 56" East, a distance of 120.00 feet to a ½" iron rod stamped "RPLS 4888" set in the East line of Lot 3A, Block 8/6280, of said J.W. Humphrey Subdivision, at the Southwest corner of said portion of said Lot 2 described in Deed to Pedro J. Leal, recorded in Vol. 99100, Pg. 3274, Deed Records, Dallas County, Texas;

THENCE, South 89° 31' 36" East, a distance of 87.60 feet to a ½" iron rod stamped "RPLS 4888" set at the Southeast corner of said Leal tract;

THENCE, North 00° 27' 56" East, a distance of 39.99' to a ½" iron rod stamped "RPLS 4888" set in the East line of said Leal tract, at the Southwest corner of that portion of Lot 1, Block B/6289 of said ROSEMONT ACRES ADDITION, described in Deed to Jesus Lopez, recorded in Vol. 96032, Pg. 1809, Deed Records, Dallas County, Texas, said point being in the common line of said Lots 1 and 2;

THENCE, South 89° 31' 36" East, along said common line, a distance of 87.60 feet to a ½" iron rod stamped "RPLS 4888" set at the Southeast corner of said Lopez tract; said point also being the common line between the east line of Lot 1C and the west line of Lot 1E in City block B/6289;

THENCE in a northeasterly direction along said line projected to the centerline of Rosemont Road, a distance of approximately 179.26 feet.

THENCE in a northwesterly direction along the centerline of Rosemont Road, a distance of approximately 105.60 feet to a point for corner;

THENCE in a northeasterly direction, a distance of approximately 191.95 feet to a point for corner in the South line of said Lot 1, Block G/6289;

THENCE in a northwesterly direction along the south line of said Lot 1, Block G/6289 and the north line of said Lot 1, Block A/6289, a distance of approximately 75.00 feet to a 5/8 inch iron rod found for corner in the east line of Lot 2 of said Block A/6289, Rosemont Acres, said iron rod also being at the northwest corner of said Lot 1, Block A/6289 and the southwest corner of said Lot 1, Block G/6289;

THENCE in a northeasterly direction, along the west line of said Lot 1, Block G/6289 and the east line of said Lot 2E, Block A/6289, a distance of approximately 150.00 feet to a 5/8 inch iron rod found for corner at the northwest corner of said Lot 1, Block G/6289 and the southwest corner of Lot 1B, Block A/6289 ~~a tract of land conveyed to Virgil L. Booher by Deed recorded in Volume 5167, Page 69, Deed Records, Dallas County, Texas;~~

THENCE in a southeasterly direction, along the north line of said Lot 1, Block G/6289 and the South line of said Lot 1B, Block A/6289 ~~Virgil L. Booher tract~~, a distance of approximately 176.29 feet to a point for corner; that is the southerly projected line of the common line between Lots 4 and 4-A in City block N/6301;

THENCE in a northwesterly direction following said line, a distance of approximately 312.75 feet to a point for corner on the north line of The Way of Truth Church tract, said tract also being Tract 2 in City Block A/6289;

THENCE in a northwesterly direction, along the north line of said The Way of Truth Church tract, a distance of approximately 200.0 feet to a 1/2 inch iron rod found for the southwest corner of Grandview Avenue (a 50' right-of-way); said line projected an additional 27.08 feet to the centerline of Grandview Avenue, in all a total of 227.08 feet;

THENCE in a northeasterly direction along the centerline of said Grandview Avenue, a distance of approximately 470.16 feet, to a point for corner that is the westerly projected point that is the 1/2 inch iron rod found for the northwest corner of Public Autos tract, said corner being the southwest corner of Lot 4, Block N/6301, of the Depasqual Subdivision, an Addition to the City of Dallas, Dallas County, Texas, Volume 19, Page 417;

THENCE in a southeasterly direction along the projected common line of said Public Autos tract and said Lot 4, to the southeast corner of Lot 4A, in said Block N/6301, a distance of approximately 277.79 feet to a 1/2 inch iron rod, on the common line between City Blocks 6302 and N/6301 and the common ~~north/south~~ east/west line between Lots 4A and 5 in said Block N/6301;

THENCE in a northeasterly direction along said common east/west line, that is also the same common diving line between the east half and the west half of the Lots in City Blocks N/6301, K/6301 and G/6301; crossing Del-Garden Avenue and Alto-Garden Avenue to a point for corner on the centerline of Loma-Garden Avenue: Further described as the same line and its northerly prolongation, crossing Del-Garden Avenue and continuing along the west line of Lots 13, 14, 15, 16, 17, 18, 19-A, 20, 21, 22, 23 and 24 in City Block K/6301 and the northward prolongation of said Lot lines, crossing Alto-Garden Avenue, and continuing along the west line of Lots 13 through 24 in City Block G/6301 and the northward prolongation of said Lot lines, a distance of 1,545.07 feet to a point for corner on the centerline of Loma-Garden Avenue;

THENCE in a southeasterly direction along the centerline of Loma-Garden Avenue, a distance of approximately 271.53 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a northeasterly direction along the centerline of Buckner Boulevard, a distance of approximately 111.53 feet to a point for corner at the intersection of the centerline of Maddox Avenue, the POINT OF BEGINNING;

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PERIMETER

The Perimeter is comprised of all of the Subareas within PD 366.

SUBAREA 1:

Expanded per Z156-183

Reduced per ORD 27788_Z089-204

BEING a tract of land in City Blocks 6210 1/2, A/6210, B/6210, B/6210 1/2, 6207, A/6207, 6179, B/6179, A/5829, B/5829, 5829, 6181, A/6118, 1/6182, 2/6182, E/6184, B/6193, C/6193, 6207, 6208, 6206, A/6206, A/6205, 6196, 6195, 6194, A/6194, 4/6194, 6204, A/6204, 6203 and 1/6203, and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and the centerline of Hoyle Avenue;

THENCE in an easterly direction along the centerline of Hoyle Avenue, a distance of approximately 305.41 feet to a point for corner on a line, said line being the northerly prolongation of the common line between City Blocks 6210 1/2 and B/6210 1/2;

THENCE in a southerly direction along said line and continuing along said common block line, a distance of approximately 185.31 feet to a point for corner ~~on the south boundary of~~ with the centerline of an alley between Tract 2 and Lot 7-A in City Block 6210 1/2;

THENCE in a southwesterly direction along said alley centerline, a distance of approximately 107.35 feet to a point for corner on the centerline of a 10 foot wide public alley that is east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along the centerline of said alley, a distance of approximately 333.53 feet to a point for corner on the centerline of Astoria Drive; ~~and continuing along a line that is 150.00 feet east of and parallel to the east line of Buckner Boulevard, crossing Astoria Drive and Nelson Drive, a distance of approximately 1,169.8 feet to a point for corner on the centerline of a 20 foot wide public alley, said alley being south of and parallel to the south line of Nelson Drive;~~

THENCE in a southeasterly direction along the centerline of said Astoria Drive, a distance of approximately 5.47 feet to a point for corner on the northeasterly projection of the dividing line between the west Lots (1A, 2, 3, 4, 4A, 5) and the east Lots (6-12) in City Block A/6210;

THENCE in an southeasterly direction along the said common Lot line, a distance of approximately 643.54 feet to the centerline of Nelson Drive;

THENCE in a southwesterly direction along the centerline of said Nelson Drive, a distance of approximately 18.89 feet to a point for corner on the northeasterly projection of the dividing line between the Lot 1 and Lot 2 in City Block B/6210;

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THENCE in an southwesterly direction along said common Lot line, a distance of approximately 172.20 feet to the point of intersection with the south line of Lots 2 and 3 and with the north line of Lot 2 in City Block A/6207;

THENCE in an northeasterly direction along said common Lot lines, a distance of approximately 96.74 feet to a point for corner on a line, said line being 241.7 feet east of and parallel to the east line of Buckner Boulevard, said line also being the common line between Lot 2 in City Block A/6207 along with Tract 3 and Tract 3.1 in City Block 6707 to the west and Lot 1B in City Block A/6207 to the east;

THENCE in a southeasterly and southwesterly direction along said line, and continuing along the common line and its southward prolongation, a distance of approximately 479.91 feet to a point for corner on the centerline of Military Parkway;

THENCE in a southwesterly direction passing the centerline of Military Parkway, a distance of approximately 460.70 feet along a line that is a diving line between a 0.86 acs Tract and a 3.766 acs Tract in City Blocks 6207 and 6708 and crossing through a 4.17 acs Tract in same City Blocks southwardly to the point of intersection with the centerline of an alley between City Blocks 6707 and 6708 with A/6206;

THENCE in an easterly direction along said alley centerline, a distance of approximately 19.74 feet to a point for corner on a line, with the northerly projection of the common line between Lot 18 in City Block A/6206 and Lot 1 in City Block A/6206;

THENCE in a southwesterly direction along said line, continuing along the common line between between Lot 18 in City Block B/6206 and Lot 1 in City Block B/6206, crossing Norvell Drive, a distance of 413.25 feet to a point for corner on the common line between City Blocks B/6206 and A/6205;

THENCE in an easterly direction along said common Block line, a distance of 277.63 feet to a point for corner on the common line between Lots 1 and 2 in City Block A/6205;

THENCE in a ~~southerly~~ and southwesterly direction along said common Lot line and its southwestward prolongation, a distance of approximately 441.56 feet to a point for corner on the centerline of Scyene Circle (State Highway 352);

THENCE in a ~~easterly~~ and southeasterly direction along the centerline of Scyene Circle (State Highway 352), a distance of approximately 806.92 feet to a point for corner on a line, said line point being the northeastward prolongation of the common line between Lot 1 and Lot 2 in City Block 1/6203;

THENCE in a southwesterly direction along said common line, a distance of 73.06 feet to a point for corner on the common corner being the northeast corner of Lot 2 of Block 1/6203 and the northeast corner of Lot 1 of Block 1/6203;

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THENCE in a northwesterly direction along the north line of Lot 1 of Block 1/6203, a distance of approximately 127.99 feet to a point for corner on the common line between City Blocks 6204 and 1/6203 to a point for corner;

THENCE in a southwesterly direction along the common line between City Blocks 6204 and 1/6203 and its westward prolongation, a distance of 549.91 feet to a point for corner on a line, said line being 437.00 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southeasterly direction along said line, a distance of approximately 435.43 feet to a point for corner on the centerline of Scyene Road;

THENCE in a southeasterly and northeasterly direction along the centerline of Scyene Road, a distance of approximately 886.83 feet to the centerline of Pleasant Drive;

THENCE in a southeasterly and southwesterly direction along the centerline of Pleasant Drive, a distance of approximately 236.11 feet to a point for corner on a line, said line being the eastward prolongation of the common line between Lots B and C in City Block 6196;

THENCE in a northwesterly direction along said line, and continuing along said common Lot line and its westward prolongation, a distance of approximately 175.00 feet to a point for corner on a line, said line being 42.31 feet west of and parallel to the east line of Lot 5 in City Block 6196;

THENCE in a southwesterly direction along said line, a distance of 24.50 feet to a point for corner on a line, said line being the eastward prolongation of the common line between Lots 7 and 8 in City Block 6196;

THENCE in a northwesterly direction along said line and continuing along said common Lot line and its westward prolongation a distance of approximately 387.19 feet to a point for corner in the centerline of Lolita Drive,

THENCE in a southwesterly direction along said line centerline of Lolita Drive a distance of approximately 17.90 feet to a point for corner with the eastward prolongation of the common line between Lot 2 and Lot 2A in City Block 6195;

THENCE in a northwesterly and southwesterly direction along said common line, a distance of approximately 376.54 feet to a point for corner on a line, said line being the common line between Lots 2 and 2A in City Block 6195 (east) with Lots 11 and 12 in City Block A/6195 (west);

THENCE in a southwesterly direction along said line, a distance of approximately 201.06 feet to a point for corner on a line, said line being approximately 416.7 feet south of and parallel to the south line of Scyene Road;

THENCE in a northeasterly direction along said line, a distance of approximately 103.18 feet to

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a point for corner on a line, said line being approximately 235.5 feet west of and parallel to the west line of Lolita Drive;

THENCE in a southwesterly direction along said line, a distance of approximately 167.72 feet to a point for corner on a line, said line being approximately 584.3 feet south of and parallel to the south line of Scyene Road;

THENCE in a southwesterly direction along said line, a distance of approximately 13.13 feet to a point for corner on a line, said line being approximately 251.0 feet west of and parallel to the west line of Lolita Drive;

THENCE in a southwesterly direction along said line, a distance of approximately 174.50 feet to a point for corner on a line, said line being approximately 319.0 feet north of and parallel to the north line of Bearden Lane;

THENCE in a northwesterly direction along said line, a distance of approximately 293.12 feet to a point for corner on a line, said line being approximately 210.0 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southwesterly direction along said line, a distance of approximately 173.77 feet to a point for corner on a line, said line being approximately 141.64 feet north of and parallel to the north line of Bearden Lane;

THENCE in a northeasterly direction along said line, a distance of approximately 48.52 feet to a point for corner on a line, said line being approximately 258.53 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southwesterly direction along said line, a distance of approximately 167.0 feet to a point for corner on the centerline of Bearden Lane (15 feet wide at this point);

THENCE in a southeasterly direction along said centerline of Bearden Lane and continuing along the centerline of Bearden Lane at the point where the right-of-way widens to 30.00 feet, a distance of approximately 249.29 feet to a point for corner at the intersection of the centerline of Bearden Lane and the centerline of a 15 foot wide public alley in City Block 6194;

THENCE in a southwesterly direction along the centerline of said alley, a distance of approximately 962.35 feet to a point for corner on the centerline of Hume Drive;

THENCE in a southwesterly direction along the centerline of Hume Drive a distance of approximately 302.29 feet to a point for corner at the intersection of the northeastward prolongation of the centerline of a 15 foot wide public alley that is approximately 200 foot east of and parallel to the east line of Buckner Boulevard;

THENCE in a southwesterly direction along said line and continuing along the centerline of said alley and its southerly prolongation, crossing Reva Street and Jennie Lee Lane, a distance of

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approximately 1119.96 feet to a point for corner on the centerline of a 15 foot wide public alley that is south of and parallel to the south line of Jennie Lee Lane between City Blocks C-2/6193 on the north and E/6184 on the south;

THENCE in a southeasterly direction along the centerline of said alley, a distance of approximately 339.52 feet to a point for corner on the centerline of an intersecting 15 foot wide public alley that is west of and parallel to the west line of Lolita Drive;

THENCE in a southwesterly direction along the centerline of said alley, a distance of approximately 797.37 feet to a point for corner on the south line of Lot 10 in City Block E/6184;

THENCE in a northwesterly and southwesterly direction following along said Lot line and its westward prolongation, a distance of approximately 608.20 feet to the centerline of Buckner Boulevard;

THENCE in a southwesterly direction along the centerline of Buckner Boulevard, a distance of approximately 21.28 feet to the centerline of Cordell Drive;

THENCE in a northwesterly along the centerline of Cordell Drive, a distance of approximately 245.88 feet to a point for corner on a line that is approximately 200.0 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northeasterly direction along a line that is 200.0 feet west of and parallel to the west line of Buckner Boulevard, crossing Jennie Lee Lane, a distance of approximately 1,793.05 feet to a point for corner on the centerline of Ricardo Drive;

THENCE in a southeasterly direction along the centerline of Ricardo Drive, a distance of approximately 17.11 feet to a point for corner at the intersection of the centerline of Ricardo Drive and the southward prolongation of the common Lot line between Lot 8 and Lot 7A of City Block 6181;

THENCE in a northeasterly direction along said line, and continuing along a line that is 200.0 feet west of and parallel to the west line of Buckner Boulevard, a distance of approximately 250 feet to a point for corner on the centerline of Hume Drive;

THENCE in a northwesterly direction along the centerline of Hume Drive, a distance of approximately 5.20 feet to a point for corner on the centerline of Hume Drive and the southward prolongation of the common line between that is Lots 1 and 6 (on the east) and the east part of Lots 2 and 5 (on the east) in City Block 6181, said line also being 200.0 foot east of and parallel to the east line of Buckner Boulevard;

THENCE in a northeasterly direction along said line, which is the common line being the west line of Lots 1 and 6 in City Block 6181 with the east line of Lots 2 and 5 in said same Block, a distance of approximately 469.48 feet to a point for corner on the centerline of Blossom Lane;

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THENCE in a northeasterly direction along the centerline of Blossom Lane, a distance of approximately 249.84 feet to a point on the centerline of Buckner Boulevard

THENCE in a northeasterly direction along said centerline of Buckner Boulevard, a distance of approximately 333.31 feet to a point for corner on the centerline of Bearden Lane;

THENCE in a northwesterly direction along the centerline of Bearden Lane a distance of approximately 255.9 feet to a point for corner on the southward prolongation of the centerline of a 12 foot wide public alley between City Blocks 6180 and A/6118;

THENCE in a northeasterly direction along said line and continuing along the centerline of said alley, a distance of approximately 201.74 feet to a point for corner on the replatted centerline of the alley (formerly) the common line between City Blocks 6180 and 6118;

THENCE in a northwesterly direction along said (formerly platted) common block line, a distance of approximately 4.91 feet to a point for corner on a line, said line being 207.0 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northeasterly direction along said line, a distance of approximately 430.76 feet to a point for corner on a line, said line being approximately 431 feet north of and parallel to the common line between City Blocks 6180 and 6118;

THENCE in a northwesterly direction along said line, a distance of approximately 167.06 feet to a point for corner on a line, said line being approximately 388.74 feet west of and parallel to the west line of Buckner Boulevard;

THENCE in a northeasterly direction along said line, a distance of approximately 204.14 feet to a point for corner on a line, said line being approximately 430.38 feet north of and parallel to the common line between City Blocks 6180 and 6118;

THENCE in a southeasterly direction along said line, a distance of approximately 449.05 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a northeasterly direction along the centerline of Buckner Boulevard, crossing Scyene Road, a distance of approximately 903.66 feet to a point for corner at the intersection of the easterly projection of the common line between Lot 1 in City Block 1/6179 with Tract 137 and part of Lot 30A in City Block 6179;.

THENCE continuing along within the centerline of Buckner Boulevard the following (3) calls:

North 88° 31' 43" West, distance of approximately 19.29 feet

North 00° 24' 09" West, distance of approximately 369.27 feet

North 00° 06' 43" East, distance of approximately 744.78 feet to the point of

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intersection with the northeasterly projection of the common line between the south line of a Dallas Power & Light Company easement in City Block 6179 with Tract 2 in City Block C/6179 to a point for corner in the centerline of Buckner Boulevard;

THENCE South 76°3 5' 12" West leaving the centerline of Buckner Boulevard and following along the same common line of the southerly line of a Dallas Power & Light Company easement and Tract 2 in City Block C/6179, a distance of approximately 204.85 feet to a point for corner;

THENCE North 80° 41' 38" West, a distance of approximately 329.76 feet to a point for corner at the southeast corner of Lot 92 in City Block 6179;

THENCE in a northeasterly direction along said Lot line and its northeastward prolongation, crossing Norvell Drive, and continuing along the northwest line of Lot 2 in City Block B/6179 and its northeastward prolongation, crossing Military Parkway, and continuing along the southeast line of Lot 5 in City Block A/5829, a distance of approximately 1,131.99 feet to a point for corner on the south line of Lot 15 in City Block A/5829;

THENCE in a northwesterly direction along the south line of said Lot 15, a distance of approximately 280.23 feet to a point for corner on the west line of said Lot 15;

THENCE in a northwesterly direction along the west line of said Lot 15, a distance of approximately 249.26 feet to a point for corner on the north line of said Lot 15;

THENCE in an southeasterly direction along the north line of said Lot 15, a distance of approximately 212.52 feet, to a point for corner at the southwest corner of Lot 1, in City Block B/5829;

THENCE in a northwesterly direction along the west line of said Lot 1, in City Block B/5829, a distance of approximately 121.86 feet, to a point for corner at the northwest corner of said Lot 1 in same City Block;

THENCE in a southeasterly direction, along the north line of said Lot 1, and its easterly prolongation, a distance of approximately 363.90 feet to a point for corner, said point being the centerline of Buckner Boulevard;

THENCE along with the centerline of Buckner Boulevard, the following (4) calls:

North 00° 08' 24" West, distance of approximately 148.13 feet

North 01° 06' 44" East, distance of approximately 154.31 feet

South 88° 27' 13" West, distance of approximately 24.93 feet

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North 00° 55' 14" East, distance of approximately 522.24 feet to its intersection with the centerline of Hoyle Avenue, the PLACE OF BEGINNING and containing approximately 116.6843 acres of land.

Subarea 1A

Created per ORD 28547_Z101-331

BEING a tract of land situated in the James L. Beeman Survey, Abstract No. 96, City of Dallas Block 6180, City of Dallas, Dallas County, Texas and being all of Lot 20-A, H&H Subdivision, an addition to the City of Dallas, recorded in Volume 44, Page 29, Map Records of Dallas County, Texas and all of Lot 16A, Block 6180, Ebenezer Memorial Missionary Church Addition, an addition to the City of Dallas, recorded in Volume 2001141, Page 43, Deed Records of Dallas County, Texas, all of Lots 1 through 15, part of Bearden Lane and part of a 12-foot wide alley and all of a 15-foot wide alley in Block 6180 Burkett Subdivision, an addition to the City of Dallas, Texas, recorded in Volume 22, Page 129 Map Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a the intersection of the centerline of S. Buckner Boulevard (a 100-foot wide right-of-way) and the centerline of Blossom Lane (a 50-foot wide right-of-way);

THENCE with the centerline of Blossom Lane, South 89°45'00" West, a distance of 750.04 feet to a point for corner

THENCE departing said centerline with the east line of a tract of land described in Special Warranty Deed to Ministerios Tempo De Dios, Inc. recorded in Instrument No. 20080212957, Official Public Records of Dallas County, Texas, North 0°25'11" West, a distance of 536.50 feet to the center of said 12-foot wide alley;

THENCE with the centerline of said 12-foot wide alley, the following courses and distances:

North 89°45'00" East, a distance of 493.28 feet to the centerline point of intersection of said alley;

South 0°30'00" East, a distance of 192.50 feet to the intersection of said centerline and the centerline of Bearden Lane (a 50-foot wide right-of-way)

THENCE with said centerline of Bearden Lane, North 89°45'00" East, a distance of 256.00 feet to the intersection of said centerline of Bearden Lane and said centerline of Buckner Boulevard;

THENCE with said centerline of Buckner Boulevard, South 0°30'00" East, a distance of 344.00 feet to the **POINT OF BEGINNING** and containing 8.102 acres or 352,909 square feet of land.

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The bearing system for this description is based on a bearing of South 89°45'00" West, for the north right-of-way line of Blossom Lane according to the plat of Burkett Subdivision, recorded in Volume 22, Page 129, Map Records of Dallas County, Texas;

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.

SUBAREA 2:**Tract 1**

Reduced per ORD 27788_Z089-204

Being all of Lot 1 in City Block 1/8179 and containing 5.44 acres of land.

SUBAREA 2:**Tract 3**

Decreased under Z156-183

Increased per ORD 28775_Z112-235

Increased per ORD 28520_Z101-383-]

Increased per ORD 27902_Z090-156

BEING a tract of land in City Blocks E/6184, A/6184, 1/6311, 6309, 1/6309, 6308, A/6307, A/6306, 6303, A/6303, 1/6329, 6329, 6330, 1/6338, D/6301, C/6301, 6301, B/6301, A/6301, 6296, 6295, B/6294, A/6294, 13/6237, 1/6237, 6237, H/6237, J/6237, 1/6228, 2/6228, 17/6228, A/6228, 19/6228, 18/6228, 6183 and A/6183 and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and the westward prolongation of the common line between Lots 10 and 11 in City Block E/6184;

THENCE in an easterly direction along said line and continuing along said common Lot line, a distance of approximately 253.95 feet to a point for corner on a line, said line being 200.0 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, to the centerline of Barclay Street, a distance of approximately 828.74 feet to a point for corner in the centerline of Barclay Street;

THENCE in a southeast direction along said centerline of Barclay Street, a distance of approximately 23.15 feet to a point for corner with the northeasterly projection of the east line of an alley between City Blocks A/6184 and 6184;

THENCE in a southwesterly direction along said east line of said alley, line also being the west line of city Block 6184, a distance of 445.41 feet to a point for corner on the centerline of Bruton

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THENCE in an easterly direction along the centerline of Bruton Road, a distance of approximately 421.60 feet to a point for corner on the centerline of Conner Drive;

THENCE in a southerly direction along the centerline of Conner Drive, a distance of approximately 855.05 feet to a point for corner on the eastward prolongation of the common line between City Blocks 6309 and A/6308;

THENCE in a westerly direction along said line and continuing along said common block line, a distance of approximately 221.91 feet to a point for corner on the centerline of a 15-foot-wide public alley;

THENCE in a southerly direction along the centerline of said alley, a distance of approximately 536.36 feet to a point for corner on the common line between City Blocks 6308 and A/6307;

THENCE in a westerly direction along said common block line, a distance of approximately 97.31 feet to a point for corner on the east line of a 15-foot-wide public alley, said line being 350.0 feet east of and parallel to the centerline of Buckner Boulevard;

THENCE in a southerly direction along a line that is the east line of said alley and the west line of Lots 13-B, 14-B and 15-B a distance of approximately 240.0 feet to a point at the southwest corner of Lot 13-B;

THENCE in a northwesterly direction a distance of approximately 15 feet to the point of intersection with the west line of said alley also being the east line of Lots 9, 10, 11, 12A, 7A and 6C a distance of approximately 560.01 to the point of intersection with the common line between Lot 6C and 4A in City Block A/6307;

THENCE in a southeasterly direction and distance of approximately 6.19 feet to a point for corner at the common line between Lot 4A and 5 (east part) in City Block A/6307;

THENCE in a southwesterly direction a distance of approximately 240.00 feet along the common line between Lots 4A and 3A on the west and Lots 5, 4, and 3 on the east in City Block A/6307 to the point for corner on the common line between Lot 2 and 3 in City Block A/6307;

THENCE in a southeasterly direction along said common Lot line, a distance of approximately 57.07 feet to a point for corner on a line, said line being the common line between Lots 1 and 2 in City Block A/6307;

THENCE in a southeasterly and southwesterly direction along said line, a distance of approximately 252.90 feet to a point for corner on the centerline of Stonehurst Street;

THENCE in a northwesterly direction along the centerline of Stonehurst Street, a distance of approximately 96.74 feet to a point for corner on a line, said line being the northerly

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prolongation of the east boundary of Lots 1 through 4 in City Block A/6306;

THENCE in a southwesterly direction along said line, and continuing along the east boundary of said Lots 1 through 4 and the southward prolongation of said Lots, and continuing along the east line of an 18-foot-wide public alley that is adjacent to Lots 8 through 13 in City Block A/6306, and its southward prolongation, a distance of approximately 1,309.35 feet to a point for corner on the centerline of Grovecrest Drive;

THENCE in a northwesterly direction along the centerline of Grovecrest Drive, a distance of approximately 47.14 feet to a point for corner on a line, said line being 200.0 feet east of and parallel to the east line of Buckner Boulevard, said line also being the alley centerline and the common line between the east and west Lots in City block 6303;

THENCE in a southeasterly direction along said line, a distance of approximately 755.61 feet to a point for corner on a line, said line being approximately 723.10 feet south of and parallel to the south line of Grovecrest Drive also being the common line between a 1.813 acre Tract and a 5.39 acre Tract in City Block 6303;

THENCE in an southeasterly direction along said line, a distance of approximately 337.87 feet to a point for corner on the centerline of Conner Drive;

THENCE in a southwesterly direction along the centerline of Conner Drive, a distance of approximately 548 feet to a point for corner on the centerline of Lake June Road;

THENCE in a southeasterly direction along the centerline of Lake June Road, a distance of approximately 733.01 feet to a point for corner on the centerline of Pleasant Drive;

THENCE in a southwesterly direction along the centerline of Pleasant Drive, a distance of approximately 225.83 feet to a point for corner on a line, said line being 163.09 feet south of and parallel to the south line of Lake June Road also being the easterly projection of the common line between Tract 8.1 and Lot 5 in City Block 6330;

THENCE in a northwesterly direction along said line, a distance of approximately 342.94 feet to a point for corner on a line, said line being approximately 317.00 feet west of and parallel to the west line of Pleasant Drive and being the common line between Tracts 5.1 and 13.1 in City Block 6330;

THENCE in a southwesterly direction along said line, a distance of approximately 122.25 feet to a point for corner on a line, said line being the common line between Tracts 5.1 and Lot 15 in City Block 6330 also being approximately 175.0 feet north of and parallel to the north line of Maddox Avenue;

THENCE in a northwesterly direction along said line, a distance of approximately 104.10 feet to a point for corner on a line, said line being approximately 178 feet east of and parallel to the common line between City Blocks 6329 and 6330 and being the common line between Lot 11

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and Lot 15 in City Block 6330;

THENCE in a southwesterly direction along said common Lot line, a distance of approximately 207.83 feet to a point for corner on the centerline of Maddox Avenue;

THENCE in a northwesterly direction along the centerline of Maddox Avenue, a distance of approximately 875.22 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a southwesterly direction along the centerline of Buckner Boulevard a distance of approximately 111.53 feet to a point for corner on the centerline of Loma-Garden Avenue;

THENCE in a northwesterly direction along the centerline of Loma-Garden Avenue, a distance of approximately 548.86 feet to a point for corner on the centerline of Gardenview Avenue;

THENCE in a northeasterly direction along the centerline of Gardenview Avenue, a distance of approximately 477.81 feet to a point for corner on the eastward prolongation of the north line of Lot 24 in City Block B/6301;

THENCE in a northwesterly direction continuing along the north line of said Lot 24, a distance of approximately 272.58 feet to the point of intersection of the northwest corner of said Lot 24 at the east line of Lot 4 in said Block;

THENCE in a southwesterly direction along said common line between the east line of Lot 4 and the west line of Lots 24 and 25, a distance of approximately 49.59 feet to a point for corner at the northeast corner of Lot 16 in City Block B/6301;

THENCE in a northwesterly direction along the north line of said Lot 16 and its westward prolongation, crossing Rose-Garden Avenue, and continuing along the north line of Lot 6 in City Block A/6301 and its westward prolongation, a distance of approximately 551.87 feet to a point on the east line of Lot 8 in City Block 6296;

THENCE in a northeasterly direction along said east line of Lot 8 in City Block 6296, a distance of approximately 25.71 feet to a point on a line; said line being approximately 152 feet south of the south line of Lake June Road,

THENCE in a northwesterly direction along said line passing through Lots 1, 2, 3, 2A and 8 in City Block 6296 continuing crossing Hillburn Drive and passing through Lot 1 in City Block 6295, a distance of approximately 498.56 feet to a point for corner on a line, said line being on the east line of Lot 19 in City Block 6295 and also being 143.48 feet east of and parallel to the common line between City Blocks 6295 and 6294;

THENCE in a southwesterly direction along said line, a distance of approximately 114.64 feet to a point for corner on a line, said line being approximately 267.95 feet south of and parallel to the south line of Lake June Road;

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THENCE in a northwesterly direction along said line, a distance of approximately 143.48 feet to a point for corner on the common line between Lot 19 in 6295 City Block and Lot 2 in City Block B/6294;

THENCE in a northeasterly direction along said common Block line, a distance of approximately 26.69 feet to a point for corner on the common line that is the south line of Lot 1-B and the north line of Lot 2 in City Block B/6294;

THENCE in a southwesterly direction along said common Lot line and its westward prolongation, a distance of approximately 218.69 feet to a point for corner on the centerline of Franwood Drive;

THENCE in a northeasterly direction along the centerline of Franwood Drive, a distance of approximately 57.24 feet to a point for corner on a line, said line being 180.0 feet south of and parallel to the south line of Lake June Road, said line also being the north line of Lot 21 and the south line of Lots 2, 3, and 4 in City Block A/6294;

THENCE in a northwesterly direction along said line, and continuing along said common Lot lines in City Block A/6294, a distance of approximately 223.77 feet to a point for corner on the east line of Lot 5 in City Block A/6294;

THENCE in a southwesterly direction along the east line of said Lot 5, a distance of approximately 60.0 feet to a point for corner on a line, said line being 240 feet south of and parallel to the south line of Lake June Road;

THENCE in a northwesterly direction along said line, a distance of approximately 215.40 feet to a point for corner on the centerline of Carbona Drive;

THENCE in a northeasterly direction along the centerline of Carbona Drive, a distance of approximately 311.04 feet to a point for corner on the centerline of Lake June Road;

THENCE in an southeasterly direction along the centerline of Lake June Road, a distance of approximately 982.31 feet to a point for corner on the centerline of Hillburn Drive;

THENCE in a northwesterly direction along the centerline of Hillburn Drive, a distance of approximately 190.17 feet to a point for corner on the westward prolongation of the centerline of a 20-foot-wide public alley in City Block 13/6237;

THENCE in an southeasterly and northeasterly direction along said centerline of alley and its eastward prolongation, crossing Prichard Lane, and continuing in an easterly direction along the centerline of an alley behind Lots 3 through 6 in City Block 1/6237 on the north and Lots 1 and 2 in City Block 1/6237 and Lots 5 through 8 in City Block 6237 on the south, in all a total distance of approximately 1,393.10 feet to a point for corner on the common Block line (and/or alley centerline) between City Blocks 6237 and 1/6237;

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THENCE in a northeasterly direction along said common Block line (and/or alley centerline), a distance of approximately 740.82 feet to a point for corner on the common line that is south line of Lot 1 in City Blocks J/6237 and the north line of Lots 14-22 in City Block 1/6237;

THENCE in a northwesterly direction along said common line, a distance of approximately 564.03 feet to a point for corner on the common line between the south line of Lot 1 in J/6237 at it's southwest corner and the common line between Lots 21 and 22 in Block 1/6237;

THENCE in a northeasterly direction along said common line between the west line of Lot 1 in City Block J/6237 and the following east lines: Lots 22-26 in City Block 1/6237, crossing Mattison Street Lots 1-4 in City Block 3/6237, crossing Seco Boulevard Lots 1-5 in City Block 4/6237, a distance of approximately 1,022.8 feet to the a point for common corner that is the northwest corner of Lot 1 in City Block J/6237 and the most southern southwest corner of Lot 7 in City Block 4/6237;

THENCE in an southeasterly direction along said north-south common line between City Blocks J/6237 (north line of Lot 1 and 4/6237 (south line Lots 7 and 8), a distance of approximately 189.07 feet to a point for corner on the

THENCE in a northwesterly direction along said east-west common line between City Block (and/or alley centerline) H/6237 (part Lot 4 west line) and City Block 4/6237 (east line of Lots 8-14), a distance of approximately 638.11 feet to a point for corner on the common line between the south line of City Block 1/6228 and the north line of Lot 4 in City Block H/6237 ;

THENCE in an northeasterly direction along said common Block line, a distance of approximately 425.73 feet to a point for corner on the southeast corner of Lot 5 in City Block 1/6228;

THENCE in a northeasterly direction along said Lot line and its northerly prolongation, a distance of approximately 429.51 feet to a point for corner on the centerline of Umphress Road;

THENCE in a northwesterly direction along the centerline of Umphress Road, a distance of approximately 92.45 feet to a point for corner on a line, said line being 76.50 feet east of and parallel to the east line of Lot 2 in City Block 2/6228;

THENCE in a northeasterly direction along said line, a distance of approximately 359.72 feet to a point for corner at the northwest corner of Lot 1A in city Block 17/6228;

THENCE in a southeasterly direction along the north line of Lot 1A in City Block 17/6228 a distance of approximately 6.93 feet to the centerline of an alley between Tracts 11 and 12 in said Block;

THENCE in a northeasterly direction along the alley centerline distance of approximately 107.61 feet to a point for corner on the centerline of Tillman Street;

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THENCE in a southeasterly direction along the centerline of Tillman Street, a distance of approximately 20.32 feet to a point for corner on a line, said line being the southerly prolongation of the centerline of a 15-foot-wide public alley in City Block A/6228;

THENCE in a northeasterly direction along the centerline of said alley and its northward prolongation, passing through replatted Lot 7A in Block A/6228, a distance of approximately 863.30 feet to a point for corner on the centerline of Huttig Street;

THENCE in a southeasterly direction along the centerline of Huttig Street, a distance of approximately 93.31 feet to a point for corner on a line, said line being the southward prolongation of the centerline of a 15-foot-wide public alley in City Block 19/6228;

THENCE in a northeasterly direction along said alley centerline, a distance of approximately 175.82 feet to a point for corner on the centerline of an intersecting east-west alley in same City Block;

THENCE in a northwesterly direction along the centerline of said east-west alley, a distance of approximately 68.50 feet to a point for corner on the centerline of an intersecting north-south 15-foot-wide public alley;

THENCE in a northeasterly direction along the centerline of said north-south alley and its northward prolongation, a distance of approximately 428.04 feet to a point for corner on the south line of Lot 1B in City Block 18/6228;

THENCE in southeasterly direction a distance of approximately 7.23 feet along a line being the south line of Lot 1B to the point of intersection with the the common line between the east line of Lot B and west line of Lot B in said City Block 18/6228;

THENCE in a northeasterly direction a distance of approximately 292.33 feet to a point for corner on the centerline of Bruton Road;

THENCE in a northwesterly direction along the centerline of Bruton Road, a distance of approximately 406.50 feet to a point for corner on a line, said line being the southward prolongation of the centerline of a 15-foot-wide public alley between City Block 8/6227 on the west and City Blocks 6183 and A/6183 on the east;

THENCE in a northeasterly direction along the centerline of said alley, a distance of approximately 1,256.43 feet to a point for corner on the centerline of Cordell Drive;

THENCE in an southeasterly direction along the centerline of Cordell Drive and its eastward prolongation, a distance of approximately 668.44 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a northeasterly direction along the centerline Buckner Boulevard a distance of approximately 21.28 feet to the point of intersection with the westward prolongation of the

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common line between Lots 10 and 11 in City Block E/6184, the POINT OF BEGINNING.

SUBAREA 2A:

new Subarea 2A under Z156-183

BEING a tract of land in City Blocks 6331, 6339, 1/6339, 1/6338, 6338, B/6342, A/6342, 6342, E/6342, 2/6287, 1/6287, 6286, J/6288, E/6288, D/6288, B/6289, A/6289, G/6289, 6302, N/6301, K/6301, G/6301, 6301, and further described as follows:

BEGINNING at the intersection of the centerline of Buckner Boulevard and Maddox Avenue;

THENCE in an easterly direction along the centerline of Maddox Avenue, a distance of approximately 209 to the point of intersection with the centerline of the northerly projection of the centerline of an alley running through City Block 6131, also being the alley between Lots 1 through 13A on the east side and Lots 15 through 28 in City Block 6331;

THENCE in a southerly direction along said centerline of alley, a distance of approximately 774.97 feet to a point for corner on the centerline of Alto-Garden Avenue;

THENCE in an easterly direction along the centerline of Alto-Garden Avenue, a distance of approximately 164.91 feet to a point for corner on a line, said line being 328.3 feet east and parallel to the east line of Buckner Boulevard and being the common line between Tracts 3 and 4 with Tract 2 in City Block 6339;

THENCE in a southerly direction along said line, a distance of approximately 370.58 feet to a point for corner on a line, said line being 347.00 feet south of and parallel to the south line of Alto-Garden Avenue, to a point for corner on the common line between City Blocks 6339 and 1/6339;

THENCE in a westerly direction along said common Block line, a distance of approximately 132.37 feet to a point for corner on the common line between Lots 2 and 3 in City Block 1/6339;

THENCE in a southerly direction along said common Lot line and its southward prolongation, a distance of approximately 271.40 feet to a point for corner on the centerline of Dell-Garden Avenue;

THENCE in an easterly direction along the centerline of Dell-Garden Avenue, a distance of approximately 117.73 feet to a point for corner on a line, said line being the northward prolongation of the common line between Lots 4 and 5 in City Block 1/6338;

THENCE in a southerly direction continuing along said common Lot line, a distance of approximately 201.23 feet to a point for corner on the common line between City Blocks 1/6338 and 6338;

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THENCE in an easterly direction along said common block line, a distance of approximately 14.32 feet to a point for corner on a line, said line being on the east line of a 10-foot-wide alley adjacent to Lot 1 in City Block 6338;

THENCE in a southerly direction along said alley line and its southward prolongation, a distance of approximately 483.40 feet to a point for corner on a line, said line being the common line between City Blocks A/6338 and 6340;

THENCE in a westerly direction along said common Block line, a distance of approximately 367.53 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a southerly direction along said centerline of Buckner Boulevard, a distance of approximately 767.64 feet to a point for corner on the southwesterly projection of the common line between Lots 4 and 5A (previously Lots 1-5) in City Block 6340;

THENCE in an easterly direction along said common Lot line approximately 361.66 feet to a point for corner on said common line, said line also being approximately 303 feet from the east line east of of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of approximately 722.57 feet to a point for corner on the centerline of a 15 foot wide public alley between City Blocks 6340 and B/6342;

THENCE in a westerly direction along the centerline of said alley, a distance of approximately 151.70 feet to a point for corner in the centerline of an intersecting 15 foot wide alley that is east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along the centerline of said alley and its southward prolongation, crossing Rayville Drive and Marvel Drive, a distance of approximately 682.97 feet to a point for corner on the south line of a 15-foot-wide public alley between City Blocks C/6342 and D/6342;

THENCE in a westerly direction along said south alley line, a distance of approximately 8.11 feet to a point for corner at the northwest corner of Lot 7 in City Block D/6342;

THENCE in a southerly direction along said Lot line, a distance of approximately 140.0 feet to a point for corner on the southwest corner of said Lot 7 in City Block D/6342;

THENCE in an easterly direction along said south line of Lot 7, a distance of approximately 42.69 feet to a point for corner on the west line of a 15-foot-wide public alley at the end of Wes Hodges Street;

THENCE in a southerly direction along said west alley line and its southward prolongation, a distance of approximately 359.30 feet to a point for corner on the centerline of Elam Road;

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THENCE in a westerly direction along the centerline of Elam Road, crossing Buckner Boulevard, a distance of approximately 405.63 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 10 and 11 in City Block 2/6287;

THENCE in a northerly direction along said line, and continuing along said common Lot line, and continuing along the east line of Lot 3 in City Block 2/6287 and its northward prolongation, a distance of approximately 355.94 feet to a point for corner on the centerline of Wes Hodges Road;

THENCE in a westerly direction along the centerline of Wes Hodges Road, a distance of approximately 76.15 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 2 and 3 in City Block 1/6287;

THENCE in a northerly direction along said line and continuing along said common Lot line, a distance of approximately 195.56 feet to a point for corner on the common line between City Blocks 1/6287 and 6286;

THENCE in a westerly direction along said common Block line, a distance of approximately 149.23 feet to a point for corner on the west line of City Block 6286 at the point of intersection with the east line of Lots 3-8 in City Block A/6286;

THENCE in a northerly direction along said common Block line, a distance of approximately 365.02 feet to a point for corner on the common line between both City Blocks A/6286 and 6286 with J/6288;

THENCE in a westerly direction along said common Block line, a distance of approximately 33.18 feet to a point for corner that is the common line between the west line Lot 1 in City Block J/6288 and the east line of Lot 1 in City Block A/6288;

THENCE in a northerly direction along said common Lot line and its northerly prolongation, a distance of approximately 179.65 feet to a point for corner on the centerline of Rayville Drive;

THENCE in an easterly direction along the centerline of Rayville Drive, a distance of approximately 61.30 feet to a point for corner on a line, said line being the southward prolongation of the common line between Lots 1 and 6-B in City Block E/6288;

THENCE in a northerly direction along said line and continuing along said common Lot line and the common line between Lots 2 and 3 in City Block E/6288 and its northward prolongation, crossing Jacobie Boulevard and continuing along the common line between Lots 1 and 2 in City Block D/6288, a distance of approximately 558.30 feet to a point for corner on the common line between City Blocks D/6288 and B/6289;

THENCE in a westerly direction along said common Block line, a distance of approximately 143.64 feet to a ½" iron rod set as the common point of the SW corner of Lot 2, Block B/6289 of ROSEMONT ACRES ADDITION, and the SE corner of Lot 3A, Block B/6289 of the J.W.

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THENCE, North 00° 27' 56" East, a distance of 120.00 feet to a ½" iron rod stamped "RPLS 4888" set in the East line of Lot 3A, Block 8/6280, of said J.W. Humphrey Subdivision, at the Southwest corner of said portion of said Lot 2 described in Deed to Pedro J. Leal, recorded in Vol. 99100, Pg. 3274, Deed Records, Dallas County, Texas;

THENCE, South 89° 31' 36" East, a distance of 87.60 feet to a ½" iron rod stamped "RPLS 4888" set at the Southeast corner of said Leal tract;

THENCE, North 00° 27' 56" East, a distance of 39.99' to a ½" iron rod stamped "RPLS 4888" set in the East line of said Leal tract, at the Southwest corner of that portion of Lot 1, Block B/6289 of said ROSEMONT ACRES ADDITION, described in Deed to Jesus Lopez, recorded in Vol. 96032, Pg. 1809, Deed Records, Dallas County, Texas, said point being in the common line of said Lots 1 and 2;

THENCE, South 89° 31' 36" East, along said common line, a distance of 87.60 feet to a ½" iron rod stamped "RPLS 4888" set at the Southeast corner of said Lopez tract; said point also being the common line between the east line of Lot 1C and the west line of Lot 1E in City block B/6289;

THENCE in a northeasterly direction along said line projected to the centerline of Rosemont Road, a distance of approximately 179.26 feet.

THENCE in a northwesterly direction along the centerline of Rosemont Road, a distance of approximately 105.60 feet to a point for corner;

THENCE in a northeasterly direction, a distance of approximately 191.95 feet to a point for corner in the South line of said Lot 1, Block G/6289;

THENCE in a northwesterly direction along the south line of said Lot 1, Block G/6289 and the north line of said Lot 1, Block A/6289, a distance of approximately 75.00 feet to a 5/8 inch iron rod found for corner in the east line of Lot 2 of said Block A/6289, Rosemont Acres, said iron rod also being at the northwest corner of said Lot 1, Block A/6289 and the southwest corner of said Lot 1, Block G/6289;

THENCE in a northeasterly direction, along the west line of said Lot 1, Block G/6289 and the east line of said Lot 2E, Block A/6289, a distance of approximately 150.00 feet to a 5/8 inch iron rod found for corner at the northwest corner of said Lot 1, Block G/6289 and the southwest corner of Lot 1B, Block A/6289 a tract of land conveyed to Virgil L. Booher by Deed recorded in Volume 5167, Page 69, Deed Records, Dallas County, Texas;

THENCE in a southeasterly direction, along the north line of said Lot 1, Block G/6289 and the South line of said Lot 1B, Block A/6289 Virgil L. Booher tract, a distance of approximately

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176.29 feet to a point for corner; that is the southerly projected line of the common line between Lots 4 and 4-A in City block N/6301;

THENCE in a northwesterly direction following said line, a distance of approximately 312.75 feet to a point for corner on the north line of The Way of Truth Church tract, said tract also being Tract 2 in City Block A/6289;

THENCE in a northwesterly direction, along the north line of said The Way of Truth Church tract, a distance of approximately 200.0 feet to a 1/2 inch iron rod found for the southwest corner of Grandview Avenue (a 50' right-of-way); said line projected an additional 27.08 feet to the centerline of Grandview Avenue, in all a total of 227.08 feet;

THENCE in a northeasterly direction along the centerline of said Grandview Avenue, a distance of approximately 470.16 feet, to a point for corner that is the westerly projected point that is the 1/2 inch iron rod found for the northwest corner of Public Autos tract, said corner being the southwest corner of Lot 4, Block N/6301, of the Depasqual Subdivision, an Addition to the City of Dallas, Dallas County, Texas, Volume 19, Page 417;

THENCE in a southeasterly direction along the projected common line of said Public Autos tract and said Lot 4, to the southeast corner of Lot 4A, in said Block N/6301, a distance of approximately 277.79 feet to a 1/2 inch iron rod, on the common line between City Blocks 6302 and N/6301 and the common north/south east/west line between Lots 4A and 5 in said Block N/6301;

THENCE in a northeasterly direction along said common east/west line, that is also the same common diving line between the east half and the west half of the Lots in City Blocks N/6301, K/6301 and G/6301; crossing Del-Garden Avenue and Alto-Garden Avenue to a point for corner on the centerline of Loma-Garden Avenue: Further described as the same line and its northerly prolongation, crossing Del-Garden Avenue and continuing along the west line of Lots 13, 14, 15, 16, 17, 18, 19-A, 20, 21, 22, 23 and 24 in City Block K/6301 and the northward prolongation of said Lot lines, crossing Alto-Garden Avenue, and continuing along the west line of Lots 13 through 24 in City Block G/6301 and the northward prolongation of said Lot lines, a distance of 1,545.07 feet to a point for corner on the centerline of Loma-Garden Avenue;

THENCE in a southeasterly direction along the centerline of Loma-Garden Avenue, a distance of approximately 271.53 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a northeasterly direction along the centerline of Buckner Boulevard, a distance of approximately 111.53 feet to a point for corner at the intersection of the centerline of Maddox Avenue, the POINT OF BEGINNING;

SUBAREA 3:

BEING a tract of land in City Blocks 5829, G/5828 and H/5828 and further described as follows:

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EXHIBIT 366A

BEGINNING at the intersection of the centerline of Buckner Boulevard and the eastward prolongation of the common line between City Block 5829 and H/5828;

THENCE in a westerly direction along said line, and continuing along said common block line, a distance of approximately 331.21 feet to a point for corner on the southward prolongation of the west line of Lot 1 in City Block H/5828;

THENCE in a northerly direction along said line and continuing along the west line of said Lot 1 and its northward prolongation, a distance of approximately 178.48 feet to a point for corner on the centerline of Carr Street;

THENCE in a westerly direction along the centerline of Carr Street, a distance of approximately 184.09 feet to a point for corner on a line, said line being the southward prolongation of the east line of City Block F/5828;

THENCE in a northerly direction along the east line of said City Block F/5828, a distance of approximately 717.06 feet to a point for corner on the centerline of Heinen Drive;

THENCE in an easterly direction along the centerline of Heinen Drive and its eastward prolongation, a distance of approximately 489.61 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a southerly direction along the centerline of S. Buckner Boulevard, a distance of approximately 965.0 feet to the POINT OF BEGINNING.

SUBAREA 4:

BEING a tract of land in City Blocks A/6353, B/6353, C/6353, and 6270, and further described as follows:

BEGINNING at the intersection of the centerline of Elam Road and the northward prolongation of the westward prolongation of the west line of Lot 2 in City Block A/6353;

THENCE in a southerly direction along said line and continuing along the west line of said Lot 2, a distance of approximately 305.7 feet to a point for corner on the north line of Lot 1C in City Block B/6353;

THENCE in an easterly direction along said Lot line, a distance of approximately 354.27 feet to a point for corner on the common line between Lots 1C and 4 in City Block B/6353;

THENCE in a southerly direction along said common Lot line, a distance of approximately 309.7 feet to a point for corner on the centerline of Kipling Drive;

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THENCE in a westerly direction along the centerline of Kipling Drive, a distance of approximately 353.5 feet to a point for corner on a line, said line being 126.5 feet east of and parallel to the east line of Buckner Boulevard;

THENCE in a southerly direction along said line, a distance of approximately 291.8 feet to a point for corner on the south line of Lot 1B in City Block C/6353;

THENCE in a westerly direction along said Lot line and its westward prolongation, a distance of approximately 176.5 feet to a point for corner on the centerline of Buckner Boulevard;

THENCE in a northerly direction along the centerline of Buckner Boulevard, a distance of approximately 155.0 feet to a point for corner on a line, said line being the southeastward prolongation of the northeast right-of-way line of the T. & N. O. Railroad;

THENCE in a northwesterly direction along said line, and continuing along the northeast right-of-way line of the T. & N. O. Railroad, a distance of approximately 543.0 feet to a point for corner;

THENCE North, a distance of approximately 72.3 feet to a point for corner;

THENCE East, a distance of approximately 179.0 feet to a point for corner;

THENCE North, a distance of approximately 131.1 feet to a point for corner;

THENCE East, a distance of approximately 80.8 feet to a point for corner;

THENCE North, a distance of approximately 80.0 feet to a point for corner;

THENCE West, a distance of approximately 25.0 feet to a point for corner;

THENCE North, a distance of approximately 152.5 feet to a point for corner on the centerline of Elam Road;

THENCE in an easterly direction along the centerline of Elam Road, crossing Buckner Boulevard, a distance of approximately 351.0 feet to the POINT OF BEGINNING.

SUBAREA 5:

BEING all of Lots 5 through 9, replatted to Lot 5A in City Block 6340, fronting 766.0 feet on the east line of Buckner Boulevard, beginning at a point 682.0 feet south of the south line of Dell Garden Avenue, and containing approximately 10.64 acres of land.

SUBAREA 6: NO LONGER EXISTS:
Rezoned to Subarea 1 under Z156-183

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EXHIBIT 366A**SUBAREA 7:**

SA 2A reduced to new SA 7 per ORD 29933_Z134-105

BEING all of Lot 1 in City Block D/6179 and containing 0.2031 acres of land.

SUBAREA 8:

Created per ORD 30249_Z156-261

All of Lots 4A and 4B, of City Block 6329, of the Jeff & Robt. Burton Addition as recorded in the Map Records of Dallas County, Texas, in Volume 82052, page 1653; and being more particularly described as following:

BEGINNING at a point on the east line of Buckner Boulevard, said point being North, 313.19 feet from the north line of Maddox Avenue, (a 50' R.O.W.) and further being 50.00 feet east of the west line of Abstract 441, for corner;

THENCE North, along said Buckner Boulevard east line, a distance of 147.50 feet to the beginning of a curve to the right having a central angle of $02^{\circ} 34' 25''$, a radius of 30.00 feet, a back tangent bearing of $N 40^{\circ} 43' 35'' E$, for a corner;

THENCE around said curve and R.O.W., a distance of 1.35 feet to the end of said curve and to a point on the south R.O.W. line of Lake June Road, (a 100.00 foot R.O.W.), to a corner;

THENCE South $89^{\circ} 57'$ East, along the said south R.O.W. of Lake June Road, a distance of 160.53 feet;

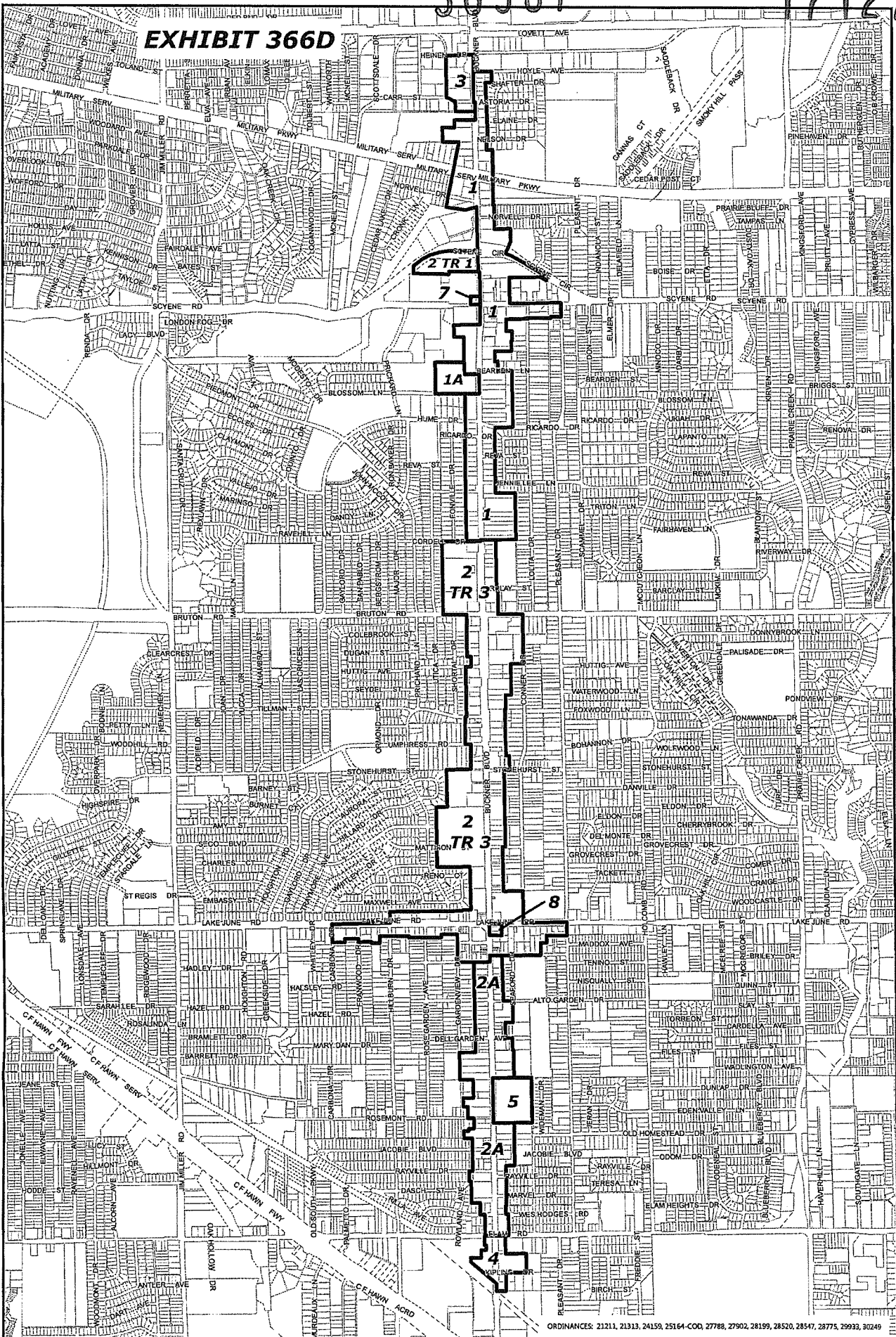
THENCE South $0^{\circ} 12' 29''$ East, departing the south R.O.W. line of said Lake June Road, a distance of 153.76 feet, to a point for corner;

THENCE North $89^{\circ} 29' 54''$ West, a distance of 52.62 feet, to a point within the south line of said Lot 4B;

THENCE North $87^{\circ} 24' 45''$ West, a distance of 109.46 feet along the south line of said Lot 4B, to a point on the east line of said Buckner Boulevard, to return to the PLACE OF BEGINNING and containing approximately 0.563 acres of land.

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 366D



ORDINANCES: 21211, 21313, 24159, 25164-COG, 27788, 27902, 28199, 28520, 28547, 28775, 29933, 30249

Containing 9 Subareas with a total of 11 Tracts:
Subareas: 1, 1A, 2 (Tracts 1 and 3 Non-contiguous),
2A, 3, 4, 5, 7, 8

Z156-183



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 AUG 9 2017

ORDINANCE NUMBER 30587

DATE PUBLISHED AUG 12 2017

ATTESTED BY: