

12-13-17

ORDINANCE NO. 30717

An ordinance changing the zoning classification on the following property:

BEING a tract of land in City Block 3372; fronting approximately 260 feet on the east line of Zang Boulevard; fronting 143 feet on the south line of Sixth Street; and containing approximately 1.2017 acres,

from Subdistrict E within Planned Development District No. 468 (the Oak Cliff Gateway Special Purpose District) with an SH Shopfront Overlay to Subdistrict M within Planned Development District No. 468 with retention of the SH Shopfront Overlay; amending Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code to reflect the change of zoning; amending the definitions and interpretations, exhibits, creation of subdistricts, and subdistricts A, B, C, D, E, F, G, K, and L regulations in Sections 51P-468.104, 51P-468.104.1, 51P-468.105, and 51P-468.106 of Article 468; adding Section 51P-468.109.2, "Subdistrict M"; amending Ordinance No. 29743 passed by the Dallas City Council on May 13, 2015, as amended by Ordinance No. 30190, passed by the Dallas City Council on September 14, 2016, and Ordinance No. 30702, passed by the Dallas City Council on November 8, 2017 by providing a revised overall and subdistrict property descriptions; providing a new subdistrict map; providing a development plan for Subdistrict M; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

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WHEREAS, the city plan commission and the city council, in accordance with the Charter of the City of Dallas, the state law, and the ordinances of the City of Dallas, have given the required notices and have held the required public hearings regarding this amendment to the Dallas City Code; and

WHEREAS, the city council finds that it is in the public interest to amend Article 468 as specified in this ordinance; Now, Therefore,

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

SECTION 1. That the zoning classification is changed from from Subdistrict E within Planned Development District No. 468 with an SH Shopfront Overlay to Subdistrict M within Planned Development District No. 468 with retention of the SH Shopfront Overlay on the property described in Exhibit A, which is attached to and made a part of this ordinance.

SECTION 2. That Subsection (e) of Section 51P-468.104, "Definitions and Interpretations," of Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

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

- (1) Subdistrict A: residential.
- (2) Subdistrict B: residential.
- (3) Subdistrict C: nonresidential.
- (4) Subdistrict D: nonresidential.
- (5) Subdistrict E: nonresidential.
- (6) Subdistrict F: nonresidential.
- (7) Subdistrict G: nonresidential.
- (8) Subdistrict H: nonresidential.

- (9) Subdistrict I: nonresidential.
- (10) Subdistrict J: nonresidential.
- (11) Subdistrict K: nonresidential.
- (12) Subdistrict L: nonresidential.
- (13) Subdistrict M: nonresidential.

SECTION 3. That Section 51P-468.104.1, "Exhibits," of Article 468, "PD 468," of Chapter 51P, "Dallas Development Code: Planned Development District Regulations," of the Dallas City Code is amended to read as follows:

"SEC. 51P-468.104.1. EXHIBITS.

The following exhibits are incorporated into this article:

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

SECTION 4. That Subsection (a) of Section 51P-468.105, “Creation of Subdistricts,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(a) This district is known as the Oak Cliff Gateway Special Purpose District, and is divided into the following 13 [~~12~~] subdistricts, as described in Exhibit B of Ordinance No. 29743, as amended, and as shown on the map labelled Exhibit 468A:

- (1) Subdistrict A – Residential Transition (RTN).
- (2) Subdistrict B – Walkable Urban Residential 3 (WR-3).
- (3) Subdistrict C – Walkable Urban Mixed Use 3 (WMU-3).
- (4) Subdistrict D – Walkable Urban Mixed Use 5 (WMU-5).
- (5) Subdistrict E – Walkable Urban Mixed Use 8 (WMU-8).
- (6) Subdistrict F – Walkable Urban Mixed Use 12.
- (7) Subdistrict G – Walkable Urban Mixed Use 20.
- (8) Subdistrict H.
- (9) Subdistrict I.
- (10) Subdistrict J.
- (11) Subdistrict K – Walkable Urban Mixed Use 8 (WMU-8).
- (12) Subdistrict L – Walkable Urban Mixed Use 3 (WMU-3).
- (13) Subdistrict M – Walkable Urban Mixed Use 8 (WMU-8).”

SECTION 5. That Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, K, and L,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is retitled as “Subdistricts A, B, C, D, E, F, G, K, L, and M.”

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SECTION 6. That Subsection (a), “General Provisions,” of Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, K, L, and M,” of “Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (5), “Development Plan for Subdistrict M,” to read as follows:

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

SECTION 7. That Paragraph (5), “Subdistricts E and K,” of Subsection (b), “District Regulations,” of Section 51P-468.106, “Subdistricts A, B, C, D, E, F, G, K, L, and M,” of Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended to read as follows:

“(5) Subdistricts E, ~~and~~ K, and M. Except as provided in this section, ~~and~~ Section 51P-468.109.1, and Section 51P-468.109.2 [~~51P-468.901-1~~], Subdistricts E, ~~and~~ K, and M must comply with the WMU-8 regulations and development standards in Article XIII.”

SECTION 8. That Article 468, “PD 468,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Section 51P-468.109.2, “Subdistrict M,” to read as follows:

“SEC. 51P-468.109.2. SUBDISTRICT M.

(a) In general. Except as provided in this section, Subdistrict M must comply with the WMU-8 regulations and development standards in Article XIII.

(b) Side street designation. Sixth Street is considered a side street.

(c) Shopfront windows. Ground story shopfront window requirements in the Mixed-Use Shopfront development type only apply to non-residential portions of a building.

(d) Building elements. For a Mixed-Use Shopfront development type, stoops and front porches are permitted building elements in accordance with Section 51A-13.305(e) and (f).

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(e) Live/work unit.

(1) Use. A live/work unit is a permitted use in a Mixed-Use Shopfront development type and may be located on the ground story. This paragraph controls over the requirement for non-residential uses on the ground story in a SH Shopfront Overlay.

(2) Parking. One space per live/work unit is required. If the nonresidential component of this use exceeds 1,000 square feet of floor area, off-street parking must be provided as if the nonresidential component is a main use. Off-street loading is not required.

(f) On-street parking. On-street parking in Section 51P-468.106(d)(3)(G) is not required for the Zang Boulevard street frontage that contains trolley infrastructure.”

SECTION 9. That the Exhibit B (overall and subdistrict property descriptions) attached to Ordinance No. 29743, as amended, is replaced by the Exhibit B (overall and subdistrict property descriptions) attached to this ordinance.

SECTION 10. That the subdistrict map, Exhibit 468A of Article 468, “PD 468,” of Chapter 51P of the Dallas City Code, is replaced by the Exhibit 468A attached to this ordinance.

SECTION 11. That development of this district must comply with the full-scale version of Exhibit 468I (Subdistrict M development plan) attached to this ordinance. A reduced-sized version of this plan shall be provided in Chapter 51P. Permits shall be issued based on information provided on the full-scale version of this plan.

SECTION 12. 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 13. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

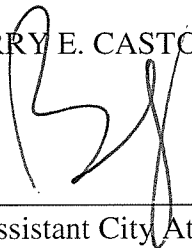
SECTION 14. That Chapter 51P of the Dallas City Code, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 15. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 16. 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

DEC 13 2017

Passed _____

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EXHIBIT A

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

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 446.08 feet to the BEGINNING;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 100.03 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 160.00 feet ;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 108.25 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 208.61 feet to the centerline of Zang Boulevard ;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of 287.95 feet to the centerline of W. Sixth Street;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 209.23 feet;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 80.00 feet;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 160.00 feet;

DISCLAIMER

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

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**EXHIBIT B
OAK CLIFF GATEWAY****PERIMETER**

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

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

THENCE South $12^{\circ} 31' 32''$ East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of $33^{\circ} 44' 39''$ and a Chord Direction of South $42^{\circ} 37' 01''$ East;

THENCE South $54^{\circ} 45' 43''$ East, a distance of 573.12 feet;

THENCE South $64^{\circ} 58' 41''$ East, a distance of 344.76 feet;

THENCE South $61^{\circ} 16' 16''$ East, a distance of 199.45 feet;

THENCE South $53^{\circ} 32' 01''$ East, a distance of 454.83 feet;

THENCE South $56^{\circ} 40' 04''$ East, a distance of 530.02 feet;

THENCE South $22^{\circ} 08' 50''$ West, a distance of 2311.28 feet;

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

THENCE along a curve to the left having a Radius of 1214.05 feet, an Angle of $31^{\circ} 45' 16''$ and a Chord Direction of South $03^{\circ} 48' 57''$ West;

THENCE South $10^{\circ} 42' 14''$ East, a distance of 418.56 feet;

THENCE South $08^{\circ} 41' 06''$ East, a distance of 499.95 feet;

THENCE South $03^{\circ} 41' 29''$ East, a distance of 357.24 feet;

THENCE South $01^{\circ} 05' 41''$ East, a distance of 942.17 feet;

THENCE along a curve to the right having a Radius of 2320.95 feet, an Angle of $59^{\circ} 16' 29''$ and a Chord Direction of South $23^{\circ} 31' 07''$ West;

THENCE South $57^{\circ} 13' 11''$ West, a distance of 1162.59 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 51° 41' 13" East, a distance of 19.94 feet;

THENCE North 27° 26' 38" West, a distance of 351.06 feet;

THENCE South 41° 15' 13" West, a distance of 478.85 feet;

THENCE South 89° 43' 33" East, a distance of 104.50 feet;

THENCE South 89° 08' 56" West, a distance of 370.29 feet;

THENCE North 39° 42' 41" East, a distance of 835.87 feet;

THENCE North 49° 12' 21" West, a distance of 207.57 feet;

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

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

THENCE North 28° 29' 09" West, a distance of 104.80 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 50° 52' 11", and a Chord Direction of North 89° 46' 10" West;

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

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

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

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

THENCE South 89° 04' 06" East, a distance of 225.08 feet;

THENCE South 80° 58' 42" East, a distance of 947.24 feet;

THENCE North 00° 37' 24" West, a distance of 1834.15 feet;

THENCE South 59° 42' 54" West, a distance of 269.69 feet;

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

THENCE along a curve to the left having a Radius of 294.8 feet, an Angle of 40° 39' 22", and a Chord Direction of North 19° 27' 35" West;

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

THENCE North 90° 00' 00" East, a distance of 0.27 feet;

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

**SUBDISTRICT A - TRACT 1
RTN**

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

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

**SUBDISTRICT A - TRACT 2
RTN**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 88° 56' 54" East, a distance of 200.64 feet;

THENCE South 01° 16' 45" East, a distance of 458.23 feet;

THENCE South 89° 23' 38" West, a distance of 186.79 feet;

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THENCE North 00° 38' 42" East, a distance of 50.63 feet;
THENCE South 88° 16' 53" West, a distance of 117.20 feet;
THENCE North 00° 44' 04" West, a distance of 31.03 feet;
THENCE South 57° 12' 09" West, a distance of 336.50 feet;
THENCE North 00° 41' 57" West, a distance of 28.41 feet;
THENCE South 88° 59' 27" West, a distance of 229.57 feet;
THENCE South 00° 01' 33" East, a distance of 178.93 feet;
THENCE South 89° 08' 34" West, a distance of 235.70 feet;
THENCE South 00° 11' 23" East, a distance of 163.44 feet;
THENCE South 89° 55' 27" West, a distance of 180.02 feet;
THENCE South 00° 00' 00" West, a distance of 58.89 feet;
THENCE South 89° 43' 28" West, a distance of 160.22 feet;
THENCE South 00° 21' 16" East, a distance of 135.06 feet;
THENCE South 88° 14' 50" West, a distance of 158.46 feet;
THENCE North 00° 44' 17" West, a distance of 112.08 feet;
THENCE South 89° 02' 21" West, a distance of 199.25 feet;
THENCE North 00° 38' 15" West, a distance of 21.2 feet;
THENCE South 88° 23' 48" West, a distance of 123.93 feet;
THENCE North 89° 35' 07" West, a distance of 114.04 feet;
THENCE North 00° 03' 28" West, a distance of 139.58 feet;
THENCE South 90° 00' 00" West, a distance of 232.17 feet;
THENCE North 00° 50' 09" West, a distance of 1480.40 feet;
THENCE North 88° 02' 10" East, a distance of 357.68 feet;

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

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

**SUBDISTRICT A - TRACT 3
RTN**

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

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

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

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

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

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

**SUBDISTRICT A - TRACT 4
RTN**

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

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

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

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

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

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

THENCE North 89° 12' 02" East, a distance of 22.97 feet;

THENCE South 00° 56' 42" East, a distance of 7.73 feet;

THENCE South 00° 18' 43" East, a distance of 73.99 feet;

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

**SUBDISTRICT A - TRACT 5
RTN**

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

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

**SUBDISTRICT A - TRACT 6
RTN**

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

THENCE South 88° 47' 34" West, a distance of 276.78 feet;
THENCE North 00° 46' 04" West, a distance of 164.05 feet;
THENCE South 61° 21' 53" East, a distance of 58.55 feet;
THENCE North 88° 19' 46" East, a distance of 8.56 feet;
THENCE North 25° 25' 24" East, a distance of 46.00 feet;
THENCE South 60° 06' 37" East, a distance of 32.77 feet;

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

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

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

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

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

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

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

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

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

SUBDISTRICT A - TRACT 7

RTN

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

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

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

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

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

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

SUBDISTRICT B - TRACT 1

WR-3_ (with Shop Front Overlay 10 (SH-10) per Z067-203)

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

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

THENCE South 00° 54' 06" East, a distance of 72.17 feet;
THENCE South 56° 54' 50" West, a distance of 27.10 feet;
THENCE South 59° 42' 55" West, a distance of 166.76 feet;
THENCE North 00° 00' 32" West, a distance of 180.82 feet;
THENCE North 62° 16' 52" East, a distance of 115.03 feet;
THENCE South 89° 41' 15" West, a distance of 145.38 feet
THENCE North 00° 18' 46" West, a distance of 82.30 feet;
THENCE North 89° 41' 17" East, a distance of 7.71 feet;
THENCE North 00° 18' 43" West, a distance of 73.99 feet;
THENCE North 00° 56' 42" West, a distance of 7.73 feet;
THENCE North 89° 12' 02" East, a distance of 198.86 feet;

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

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

THENCE North 89° 05' 23" East, a distance of 161.40 feet;
THENCE South 01° 20' 11" East, a distance of 359.31 feet;
THENCE South 01° 04' 07" East, a distance of 157.64 feet;
THENCE South 00° 07' 22" West, a distance of 32.48 feet;
THENCE North 89° 53' 53" West, a distance of 69.50 feet;
THENCE South 89° 48' 46" West, a distance of 92.78 feet;
THENCE North 01° 05' 05" West, a distance of 547.02 feet

SUBDISTRICT B - TRACT 3

WR-3

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

THENCE North $61^{\circ} 54' 37''$ East, a distance of 161.44 feet;

THENCE South $16^{\circ} 53' 44''$ East, a distance of 51.07 feet;

THENCE South $61^{\circ} 55' 28''$ West, a distance of 152.09 feet

THENCE North $27^{\circ} 26' 38''$ West, a distance of 50.07 feet;

SUBDISTRICT B - TRACT 4**WR-3**

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

THENCE South $88^{\circ} 25' 41''$ West, a distance of 371.49 feet;

THENCE North $00^{\circ} 47' 29''$ West, a distance of 130.84 feet;

THENCE North $88^{\circ} 13' 18''$ East, a distance of 152.86 feet;

THENCE North $01^{\circ} 30' 19''$ West, a distance of 436.63 feet;

THENCE South $89^{\circ} 15' 02''$ West, a distance of 155.40 feet;

THENCE North $01^{\circ} 51' 56''$ West, a distance of 122.97 feet;

THENCE North $88^{\circ} 06' 17''$ East, a distance of 159.45 feet;

THENCE North $01^{\circ} 12' 15''$ West, a distance of 298.85 feet;

THENCE South $89^{\circ} 22' 46''$ West, a distance of 164.90 feet;

THENCE North $00^{\circ} 58' 02''$ West, a distance of 131.84 feet;

THENCE North $89^{\circ} 43' 44''$ East, a distance of 386.48 feet;

THENCE South $00^{\circ} 57' 44''$ East, a distance of 1118.81 feet

SUBDISTRICT B - TRACT 5

WR-3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SUBDISTRICT B – TRACT 6**WR-3 (with additional (SH-5) Shop Front Overlay 5)**

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

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

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

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

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

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

SUBDISTRICT C - TRACT 1 WMU-3 (No longer exists was rezoned to SUBDISTRICT L WMU-3 (per ORD 30702 (CC-11/8/2017))

SUBDISTRICT C-TRACT 2

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

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

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

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

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

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

SUBDISTRICT D - TRACT 1

WMU-5

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

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

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

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

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

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

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

**SUBDISTRICT D _TRACT 2
WMU-5**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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THENCE South 88° 12' 43" West, a distance of 50.83 feet;
THENCE South 89° 08' 09" West, a distance of 227.91 feet;
THENCE South 00° 44' 31" East, a distance of 229.30 feet;
THENCE North 89° 44' 59" East, a distance of 227.02 feet;
THENCE South 89° 56' 18" East, a distance of 54.42 feet;
THENCE South 01° 24' 24" East, a distance of 223.02 feet;

**SUBDISTRICT D - TRACT 3
WMU-5**

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

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

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

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

THENCE South 88° 58' 59" West, a distance of 574.32 feet;
THENCE North 00° 43' 38" West, a distance of 1070.86 feet;
THENCE North 00° 53' 29" West, a distance of 239.94 feet;
THENCE North 01° 17' 23" West, a distance of 458.25 feet;
THENCE South 88° 56' 54" West, a distance of 200.64 feet;
THENCE North 00° 00' 50" West, a distance of 51.66 feet;
THENCE North 88° 08' 41" East, a distance of 10.42 feet;
THENCE North 01° 47' 48" West, a distance of 186.91 feet;
THENCE North 89° 54' 14" West, a distance of 53.26 feet;

THENCE North 00° 29' 30" West, a distance of 365.90 feet;
THENCE North 87° 22' 12" East, a distance of 55.47 feet;
THENCE North 00° 56' 27" West, a distance of 447.81 feet;
THENCE South 84° 39' 42" West, a distance of 5.10 feet;
THENCE North 00° 03' 29" West, a distance of 127.19 feet;
THENCE South 89° 08' 32" West, a distance of 61.46 feet;
THENCE North 01° 01' 36" West, a distance of 320.61 feet;
THENCE South 89° 53' 53" East, a distance of 69.50 feet;
THENCE North 00° 07' 22" East, a distance of 32.48 feet;
THENCE North 01° 04' 07" West, a distance of 157.64 feet;
THENCE North 01° 20' 13" West, a distance of 359.32 feet;
THENCE North 89° 05' 23" East, a distance of 181.86 feet;
THENCE South 00° 49' 46" East, a distance of 179.51 feet;
THENCE North 89° 36' 17" East, a distance of 238.90 feet;
THENCE South 00° 48' 46" East, a distance of 1819.10 feet;
THENCE North 89° 11' 14" East, a distance of 225.57 feet;
THENCE South 00° 48' 46" East, a distance of 180.49 feet;
THENCE North 89° 11' 14" East, a distance of 682.03 feet;
THENCE South 00° 48' 46" West, a distance of 1633.29 feet;
THENCE North 89° 20' 11" West, a distance of 243.46 feet;
THENCE North 00° 34' 39" West, a distance of 533.10 feet;
THENCE North 88° 57' 37" East, a distance of 208.36 feet;
THENCE South 32° 05' 29" East, a distance of 266.87 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 88° 14' 50" East, a distance of 158.46 feet;
THENCE North 00° 21' 16" West, a distance of 135.06 feet;
THENCE North 89° 43' 28" East, a distance of 160.22 feet;
THENCE North 00° 00' 00" East, a distance of 58.89 feet;
THENCE North 89° 55' 30" East, a distance of 180.05 feet;
THENCE North 00° 11' 53" West, a distance of 163.44 feet;
THENCE North 89° 08' 34" East, a distance of 235.70 feet;
THENCE North 00° 01' 33" West, a distance of 178.93 feet;
THENCE North 88° 59' 27" East, a distance of 229.57 feet;
THENCE South 00° 41' 57" East, a distance of 28.41 feet;
THENCE North 57° 12' 18" East, a distance of 336.52 feet;
THENCE South 00° 41' 27" East, a distance of 31.03 feet;
THENCE North 88° 16' 53" East, a distance of 117.20 feet;
THENCE North 00° 38' 42" West, a distance of 50.63 feet;
THENCE North 89° 23' 38" East, a distance of 186.79 feet;
THENCE South 00° 55' 03" East, a distance of 239.95 feet;
THENCE South 86° 44' 06" West, a distance of 298.49 feet;
THENCE South 58° 05' 07" West, a distance of 1255.21 feet;
THENCE South 89° 44' 51" West, a distance of 854.03 feet;

SUBDISTRICT D - TRACT 5
WMU-5

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

THENCE South 01° 36' 25" East, a distance of 392.64 feet;

THENCE South 81° 35' 02" East, a distance of 447.09 feet;

THENCE South 43° 07' 42" West, a distance of 84.41 feet;

THENCE South 00° 28' 16" East, a distance of 963.83 feet;

THENCE South 88° 05' 46" West, a distance of 357.78 feet;

THENCE North 01° 08' 13" West, a distance of 552.45 feet;

THENCE North 29° 30' 12" East, a distance of 27.53 feet;

THENCE North 31° 45' 27" West, a distance of 88.26 feet;

THENCE South 49° 46' 09" West, a distance of 89.42 feet;

THENCE South 49° 54' 38" West, a distance of 104.77 feet;

THENCE North 27° 26' 38" West, a distance of 113.52 feet;

THENCE North 61° 44' 35" East, a distance of 123.29 feet;

THENCE North 16° 41' 13" West, a distance of 154.31 feet;

THENCE North 16° 53' 44" West, a distance of 51.07 feet;

THENCE North 15° 43' 34" West, a distance of 154.17 feet;

THENCE South 61° 37' 35" West, a distance of 192.77 feet;

THENCE North 30° 32' 19" West, a distance of 263.73 feet;

THENCE North 28° 42' 14" West, a distance of 167.69 feet;

THENCE North 28° 14' 55" West, a distance of 179.37 feet;

THENCE North 28° 32' 16" West, a distance of 104.99 feet;

THENCE along a curve to the left having a Radius of 176.48 feet, an Angle of 23° 04' 47" and a Chord Direction of North 75° 52' 28" West;

THENCE North 00° 31' 32" East, a distance of 38.46 feet;

THENCE South 80° 58' 19" East, a distance of 788.10 feet;

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**SUBDISTRICT E -TRACT 1
WMU-8**

BEGINNING at the intersection of the centerline of IH-30 (Dallas Fort Worth Turnpike) and the centerline Beckley Avenue;

THENCE North $76^{\circ} 22' 3''$ East, a distance of 439.61;

THENCE South $20^{\circ} 10' 48''$ East, a distance of 211.03 feet;

THENCE South $20^{\circ} 09' 38''$ East, a distance of 337.92 feet;

THENCE South $31^{\circ} 04' 27''$ East, a distance of 442.45 feet;

THENCE South $38^{\circ} 10' 29''$ East, a distance of 9.25 feet;

THENCE North $90^{\circ} 00' 00''$ East, a distance of 90.36;

THENCE South $00^{\circ} 57' 31''$ East, a distance of 327.70 feet;

THENCE South $01^{\circ} 25' 14''$ East, a distance of 696.26 feet;

THENCE along a curve to the right having a Radius of 1618.71 feet, an Angle of $03^{\circ} 56' 33''$ and a Chord Direction of North $84^{\circ} 41' 51''$ West;

THENCE South $88^{\circ} 53' 06''$ West, a distance of 824.76 feet;

THENCE North $00^{\circ} 58' 49''$ West, a distance of 229.10;

THENCE North $00^{\circ} 52' 41''$ West, a distance of 1061.33;

THENCE North $00^{\circ} 51' 14''$ West, a distance of 537.15;

**SUBDISTRICT E - TRACT 2
WMU-8**

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

THENCE North $88^{\circ} 09' 58''$ East, a distance of 771.92 feet;

THENCE South $81^{\circ} 29' 06''$ East, a distance of 135.26 feet;

THENCE South $00^{\circ} 35' 06''$ East, a distance of 533.12 feet;

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THENCE South 89° 20' 11" East, a distance of 243.46 feet;
 THENCE South 00° 48' 46" East, a distance of 1633.29 feet;
 THENCE South 89° 11' 14" West, a distance of 682.03 feet;
 THENCE North 00° 48' 46" West, a distance of 180.49 feet;
 THENCE South 89° 11' 14" West, a distance of 225.57 feet;
 THENCE North 00° 48' 46" West, a distance of 1819.10 feet;
 THENCE South 89° 36' 17" West, a distance of 238.90 feet;
 THENCE North 00° 49' 46" West, a distance of 179.52 feet;

SUBDISTRICT E - TRACT 3
WMU-8

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

THENCE North 89° 44' 51" East, a distance of 854.03 feet;
 THENCE South 58° 05' 07" West, a distance of 655.10 feet;
 THENCE North 32° 40' 40" West, a distance of 214.32 feet;
 THENCE along a curve to the right having a Radius of 800.26, an Angle of 12° 41' 27" and a Chord Direction of South 79° 34' 58" West;
 THENCE North 02° 26' 13" West, a distance of 194.32 feet;

SUBDISTRICT E – TRACT 4, AREA 1

WMU-8 (with additional Shop Front Overlay 7 (SH-7))

(reduced per ORD 30190 (CC-9/22/2015))

(reduced and split into 2 areas per Z167-321 (CC-12/13/2017))

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

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 446.08 feet;

THENCE South 89 degrees 06 minutes 36 seconds West, a distance of 160.00 feet;

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THENCE North 00 degrees 50 minutes 24 seconds West, a distance of 80.00 feet to the center of W. Sixth Street;

THENCE South 89 degrees 06 minutes 36 seconds West, a distance of 209.23 feet;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of 144.61 feet;

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

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

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

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

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

SUBDISTRICT E – TRACT 4, AREA 2

WMU-8 (with additional Shop Front Overlay 7 (SH-7)

(reduced per ORD 30190 (CC-9/22/2015)

(reduced and split into 2 areas per Z167-321 (CC-12/13/2017)

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

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 546.11 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 939.98 feet to the centerline of Neely Street;

THENCE South 89 degrees 05 minutes 58 seconds West, a distance of 366.84 feet along the centerline of Neely Street;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of 832.12 feet;

THENCE North 89 degrees 09 minutes 36 seconds East, a distance of 208.61 feet.

THENCE North 00 degrees 50 minutes 24 seconds West, a distance of 108.25 feet.

THENCE North 89 degrees 09 minutes 36 seconds East, a distance of 160.00 feet.

**SUBDISTRICT E - TRACT 5
WMU-8**

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

THENCE North $81^{\circ} 35' 02''$ West, a distance of 447.09 feet;

THENCE North $01^{\circ} 36' 25''$ West, a distance of 392.64 feet;

THENCE South $82^{\circ} 23' 47''$ East, a distance of 791.13 feet;

THENCE South $43^{\circ} 07' 42''$ West, a distance of 484.01 feet;

**SUBDISTRICT E - TRACT 6
WMU-8 (with additional Height Management Overlay (HM-2))**

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

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

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

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

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

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

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

**SUBDISTRICT F - TRACT 1
WMU-12**

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

THENCE North $57^{\circ} 10' 44''$ East, a distance of 506.59 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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THENCE North $00^{\circ} 43' 38''$ West, a distance of 1244.65 feet;

SUBDISTRICT F - TRACT 2

WMU-12

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

THENCE North $44^{\circ} 15' 17''$ East, a distance of 225.77 feet;

THENCE North $44^{\circ} 12' 09''$ East, a distance of 210.03 feet;

THENCE North $46^{\circ} 09' 51''$ East, a distance of 191.51 feet;

THENCE South $45^{\circ} 39' 50''$ East, a distance of 227.30 feet;

THENCE South $43^{\circ} 45' 52''$ West, a distance of 59.98 feet;

THENCE South $07^{\circ} 57' 15''$ East, a distance of 154.98 feet;

THENCE South $41^{\circ} 02' 30''$ West, a distance of 59.34 feet;

THENCE South $00^{\circ} 27' 55''$ East, a distance of 40.06 feet;

THENCE South $79^{\circ} 17' 13''$ West, a distance of 142.62 feet;

THENCE along a curve to the right having a Radius of 783.2 feet, an Angle of $13^{\circ} 58' 16''$ and a Chord Direction of South $89^{\circ} 53' 10''$ West;

THENCE North $84^{\circ} 02' 56''$ West, a distance of 216.56 feet;

SUBDISTRICT G - TRACT 1

WMU-20

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

THENCE South $12^{\circ} 31' 32''$ East, a distance of 139.14 feet;

THENCE along a curve to the left having a Radius of 1444.97 feet, an Angle of $33^{\circ} 44' 39''$ and a Chord Direction of South $42^{\circ} 37' 01''$ East;

THENCE South $54^{\circ} 45' 43''$ East, a distance of 573.12;

THENCE South $64^{\circ} 58' 41''$ East, a distance of 344.76;

THENCE South $61^{\circ} 16' 16''$ East, a distance of 199.45;

THENCE South $53^{\circ} 32' 01''$ East, a distance of 454.83;

THENCE South $56^{\circ} 40' 04''$ East, a distance of 530.02;

THENCE South $22^{\circ} 08' 50''$ West, a distance of 2205.32;

THENCE North $46^{\circ} 13' 08''$ West, a distance of 531.52;

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

THENCE North $61^{\circ} 41' 54''$ West, a distance of 583.17;

THENCE South $71^{\circ} 04' 56''$ West, a distance of 145.71;

THENCE along a curve to the left having a Radius of 756.71 feet, an Angle of $28^{\circ} 32' 52''$ and a Chord Direction of South $71^{\circ} 04' 56''$ West;

THENCE North $61^{\circ} 24' 19''$ West, a distance of 160.43;

THENCE along a curve to the left having a Radius of 701.61 feet, an Angle of $14^{\circ} 57' 33''$ and a Chord Direction of North $73^{\circ} 32' 53''$ West;

THENCE North $78^{\circ} 56' 15''$ West, a distance of 404.07;

THENCE along a curve to the right having a Radius of 602.47 feet, an Angle of $25^{\circ} 58' 18''$ and a Chord Direction of North $64^{\circ} 55' 49''$ West;

THENCE North $46^{\circ} 19' 26''$ West, a distance of 378.43;

THENCE along a curve to the left having a Radius of 487.41 feet, an Angle of $26^{\circ} 40' 36''$ and a Chord Direction of North $61^{\circ} 36' 26''$ West;

THENCE North $01^{\circ} 25' 14''$ West, a distance of 696.26;

THENCE North $00^{\circ} 57' 31''$ West, a distance of 327.70;

THENCE South $90^{\circ} 00' 00''$ West, a distance of 90.36;

THENCE North $38^{\circ} 10' 29''$ West, a distance of 9.25;

THENCE North 31° 04' 27" West, a distance of 442.45;
THENCE North 20° 09' 38" West, a distance of 337.92;
THENCE North 20° 10' 48" West, a distance of 211.03;
THENCE North 76° 22' 03" East, a distance of 2306.90;

SUBDISTRICT G- TRACT 2
WMU-20

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

THENCE North 00° 37' 24" West, a distance of 1266.32 feet;
THENCE North 89° 17' 34" East, a distance of 434.79 feet;
THENCE North 00° 31' 57" West, a distance of 449.44 feet;
THENCE North 89° 26' 58" East, a distance of 307.85 feet;
THENCE South 02° 00' 59" East, a distance of 156.80 feet;
THENCE South 89° 36' 17" East, a distance of 104.65 feet;
THENCE South 00° 20' 41" East, a distance of 289.83 feet;
THENCE South 00° 57' 44" East, a distance of 1076.30 feet;

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

THENCE South 45° 44' 43" East, a distance of 54.18 feet;
THENCE South 44° 15' 17" West, a distance of 225.77 feet;
THENCE North 82° 23' 23" West, a distance of 791.35 feet;

SUBDISTRICT H
MIXED USE

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

THENCE North $01^{\circ} 24' 24''$ West, a distance of 223.01;

THENCE North $01^{\circ} 24' 15''$ West, a distance of 233.17;

THENCE North $01^{\circ} 24' 39''$ West, a distance of 252.80;

THENCE along a curve to the right having a Radius of 607.18 feet, an Angle of $34^{\circ} 57' 31''$ and a Chord Direction of North $19^{\circ} 13' 39''$ East;

THENCE along a curve to the right having a Radius of 1043.49 feet, an Angle of $27^{\circ} 02' 36''$ and a Chord Direction of North $50^{\circ} 18' 22''$ East;

THENCE North $71^{\circ} 04' 56''$ East, a distance of 145.71 feet;

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

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

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

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

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

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

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

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

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

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

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

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

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

**SUBDISTRICT I
PARKING**

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

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

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

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

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

THENCE South $53^{\circ} 24' 35''$ West, a distance of 118.66 feet;

THENCE South $39^{\circ} 42' 35''$ West, a distance of 104.87 feet;

THENCE South $89^{\circ} 44' 58''$ West, a distance of 252.48 feet;

THENCE North $26^{\circ} 07' 02''$ East, a distance of 263.10 feet;

**SUBDISTRICT J
MIXED USE**

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

THENCE North $89^{\circ} 07' 15''$ East, a distance of 128.21 feet;

THENCE North $88^{\circ} 47' 30''$ East, a distance of 276.80 feet;

THENCE along a curve to the left having a Radius of 319.48 feet, an Angle of $11^{\circ} 36' 25''$ and a Chord Direction of South $11^{\circ} 32' 38''$ West;

THENCE South $01^{\circ} 06' 44''$ West, a distance of 103.02 feet;

THENCE South $00^{\circ} 57' 46''$ East, a distance of 145.88 feet;

THENCE South $89^{\circ} 43' 46''$ West, a distance of 386.48 feet;

THENCE North $01^{\circ} 07' 02''$ West, a distance of 306.24 feet;

**SUBDISTRICT K
WMU-8**

(created per ORD 30190 (CC-9/22/2017))

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

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

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

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

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

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

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

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

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GIS_Approved

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

SUBDISTRICT L

WMU-3

(created per ORD 30702 (CC-11/8/2017)

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

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

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

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

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

SUBDISTRICT M

WMU-8

(created per Z167-321 (CC-12/13/2017)

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

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 446.08 feet to the BEGINNING;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 100.03 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 160.00 feet ;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 108.25 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 208.61 feet to the centerline of Zang Boulevard ;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of 287.95 feet to the centerline of W. Sixth Street;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 209.23 feet;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 80.00 feet;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 160.00 feet;

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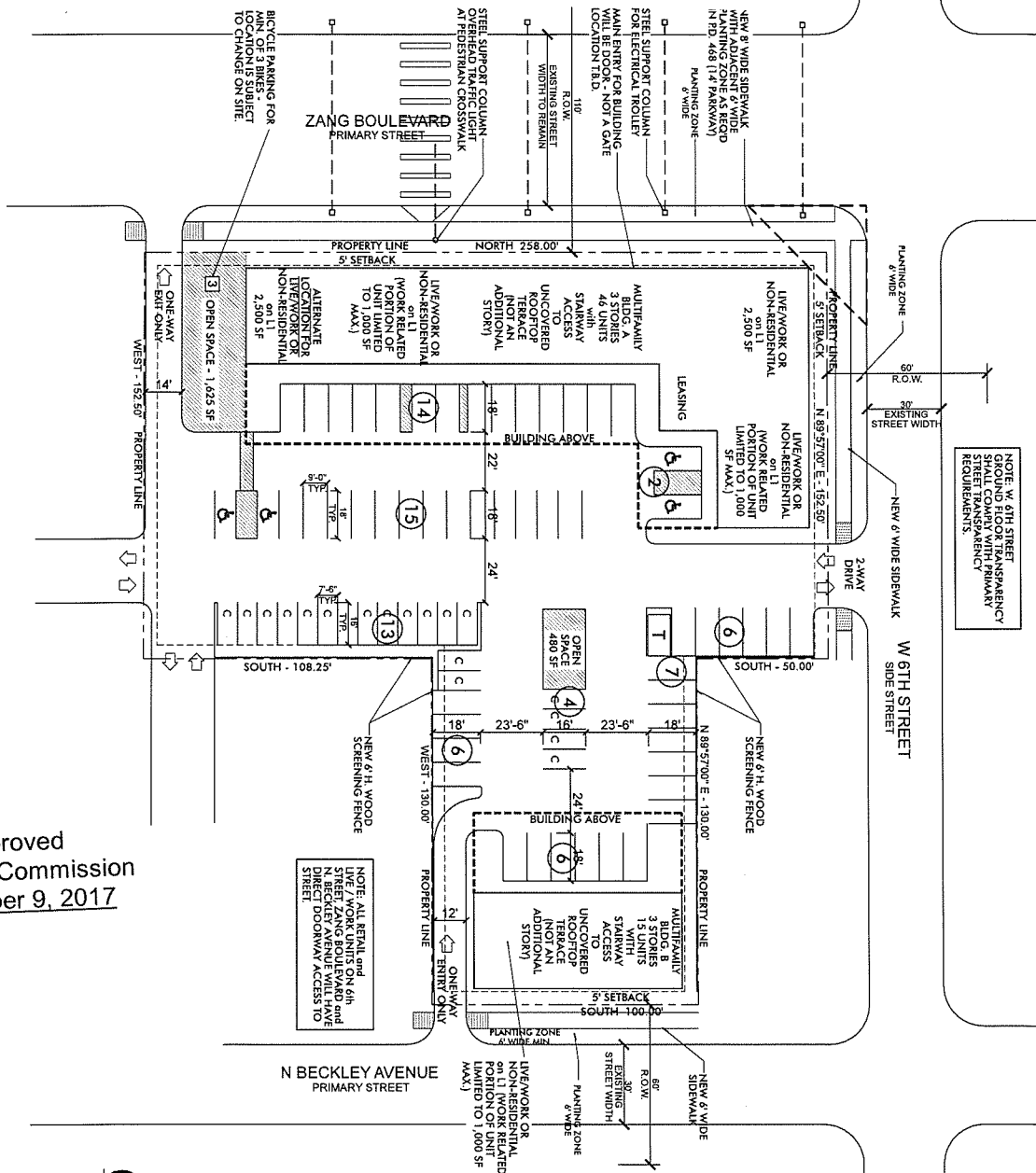
DISCLAIMER

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

Planned Development
District No. 468

30717

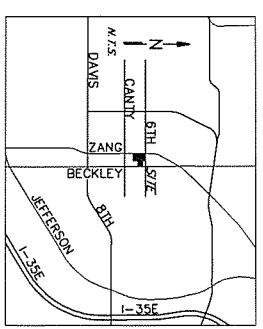
07 DEVELOPMENT PLAN
SCALE: 1" = 20'-0"



Approved
City Plan Commission
November 9, 2017



09 VICINITY PLAN
NOT TO SCALE



| Site Data | |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Land Area: | 52,347.76 SF / 1.2017 acres |
| Uses: | Multifamily, Retail |
| Floor Area: | Building A (3-story): 46,500 SF (Gross) Building B (3-story): 2,500 SF (Gross) Retail: 15,750 SF (Gross) * Includes Live/Work Units on Level 1 |
| LdI Coverage: | 42% current (98% Maximum allowable) |
| Setbacks: | Zang Blvd: 5 FT MIN., 15 FT MAX. 6th St.: 5 FT MIN., 15 FT MAX. Beckley St.: 5 FT MIN., 15 FT MAX. * Encroachments are permitted in setback per 51A-13.305 |
| Height: | Maximum 8 stories 125' max. in Height |
| Density: | New Construction: 61 Units TOTAL 53 1BR units 8 2BR units |
| Parking: | ULI Shared Parking Model and 5% Trolley reduction (as allowed in Article 13) |
| Open Space: | 8% requirement = 4,188 SF 50% Off-site Credit - Lake Cliff Park, less than 1/4 mile walking distance 50% On-site - 2,094 SF required Open Space provided: 2,109 SF |
| Total Shared Parking requirement: | 72 spaces |
| Total provided Off-street parking: | 73 spaces (26% compact spaces) |

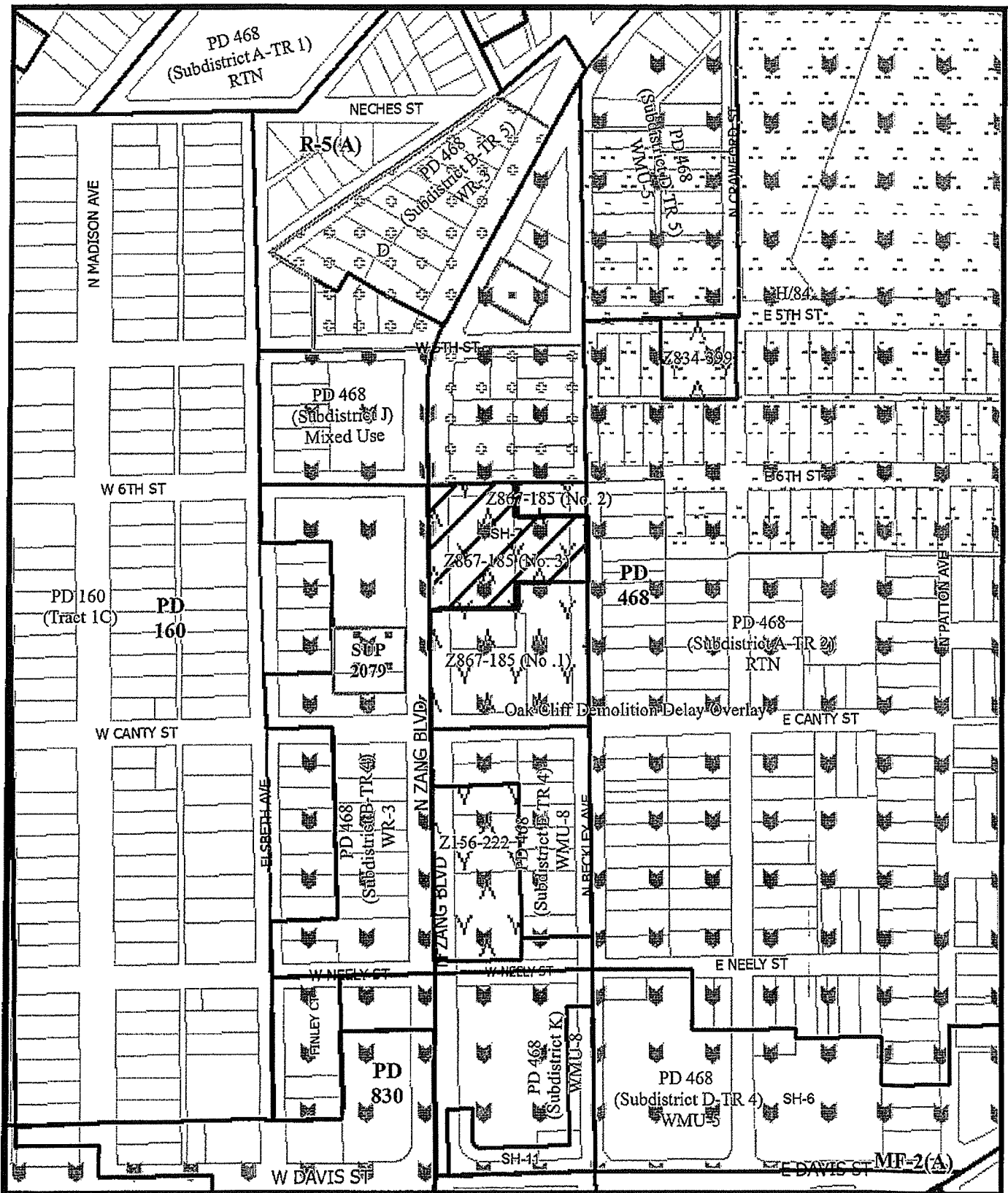


| No. | Date | Revised |
|-----|------------|------------------|
| 01 | 11/09/2017 | Development Plan |
| 02 | 11/09/2017 | Development Plan |
| 03 | 11/09/2017 | Development Plan |
| 04 | 11/09/2017 | Development Plan |
| 05 | 11/09/2017 | Development Plan |
| 06 | 11/09/2017 | Development Plan |
| 07 | 11/09/2017 | Development Plan |

Client: Magnolia on Zang
Wider Developer Project No.: 1704

Design Name: Magnolia on Zang
Development Plan

Sheet Number: 07
Drawing Name: Development Plan



1:3,600

ZONING MAP

Case no: Z167-321

Date: 9/22/2017

COUNCIL CHAMBER

December 13, 2017

WHEREAS, the termination of deed restrictions in the attached instrument has been volunteered in connection with property located at *the southwest corner of Zang Boulevard and Sixth Street*, which is the subject of Zoning Case No. Z167-321(WE); and

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

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

Section 1. That the termination of deed restrictions in the attached instrument is accepted by the City Council of the City of Dallas to be used in conjunction with the development of property that is the subject of Zoning Case No. Z167-321(WE).

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

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

APPROVED AS TO FORM:

LARRY E. CASTO, City Attorney

By _____
Assistant City Attorney

TERMINATION OF DEED RESTRICTIONS

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

I.

The undersigned, MPC Zang III, LLC ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the G. S. C. Leonard Survey, Abstract No. 780, being all of Lots 3A and 6A of City Block F/3372, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by JT Realty, by deed dated May 4, 2017 and recorded in Instrument Number 201700124838 in the Deed Records of Dallas County, Texas and being that same tract of land conveyed to the Owner by Beckley Zang Property, LLC, by deed dated May 1, 2017 and recorded in Instrument Number 201700124160 in the Deed Records of Dallas County, Texas.

The undersigned, Irwin H & Dalia D Sherry Trust No. 1 ("the Owner"), is the owner of the following described property ("the Property"), being in particular a tract of land out of the G. S. C. Leonard Survey, Abstract No. 780, being part of Lot 7B of City Block F/3372, City of Dallas ("City"), Dallas County, Texas, and being that same tract of land conveyed to the Owner by Lakecliff Medical, L.P., by deed dated December 17, 2008 and recorded in Instrument Number 20080392640 in the Deed Records of Dallas County, Texas.

The Property is more particularly described in Exhibit "A".

II.

The Property was impressed with certain deed restrictions ("restrictions") as shown in an instrument dated May 9, 1988, signed by Carroll W. Browing and Ward J. Mahowald and recorded in Volume 88096, Page 2088 , of the Deed Records of Dallas County, Texas, a true and correct copy of which is attached to this instrument as Exhibit "A" and made a part of this instrument.

III.

The Owner does hereby terminate and release the following restrictions as they apply to the Property, to wit:

Uses on this property are limited to those uses permitted in the Neighborhood Office [NO(A)] district and drug store (as a limited use) as those uses are defined in the Dallas Development code – Chapter 51 – A.

All development on this property must conform to the Yard, Lot, and Space Regulations for the NO(A) district.

IV.

The above termination was made following a public hearing before the City Plan Commission and a public hearing before and approval by the City Council of the City. Notice of the public hearings was given as would have been required by law for a zoning change on the Property. The Owner must file this instrument in the Deed Records of the county or counties where the Property is located at his or her sole cost and expense before the termination becomes effective.

V.

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

VI.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM AND AGAINST ALL CLAIMS OR LIABILITIES ARISING OUT OF OR IN CONNECTION WITH THIS TERMINATION.

VII.

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

VIII.

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

IX.

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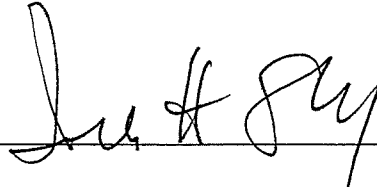
The invalidation of any provision in this instrument by any court shall in no way affect any other provision, which shall remain in full force and effect, and to this end the provisions are declared to be severable.

EXECUTED at the City of Dallas, Dallas County, this the 11th day of Dec., 2017.

Randy Primrose
Owner
By: MPC Zang III, LLC
Printed Name: Randy Primrose
Title: Manager

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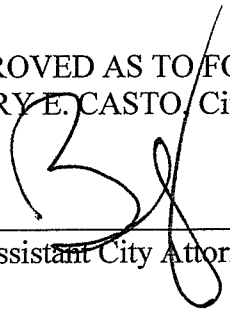
Owner

By: Irwin H & Dalia D Sherry Trust No. 1

Printed Name: IRWIN H. SHERRY

Title: owner

APPROVED AS TO FORM:
LARRY E. CASTO, City Attorney

By:  _____
Assistant City Attorney

[Attach an acknowledgment for each signer]

MPC Zang III, LLC

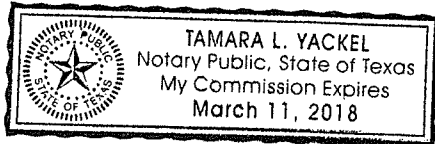
By: Randy Primrose
Randy Primrose, Manager

State of Texas

County of Dallas

This instrument was acknowledged before me on 12-11-17 (date of acknowledgment) by Randy Primrose (name of person who signed the deed restrictions), as manager (title of officer-usually president, or secretary), of MPC Zang III, LLC, a LLC (state of incorporation) corporation, on behalf of said corporation.

(Notary's stamp here)



Tamara L. Yackel (Notary's signature)
Notary Public in and for
the State of Texas

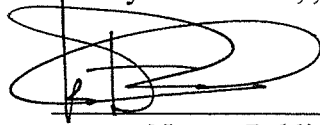
By: Irwin H Sherry, Trustee
Irwin H. Sherry, Trustee

State of California

County of Los Angeles

This instrument was acknowledged before me on 12/8/2017 (date of acknowledgment)
by Irwin H. Sherry (name of person who signed the deed restrictions), as
Trustee of Irwin H & Dalia D Sherry Trust No. 1, , on behalf of said Trust.

(Notary's stamp here)



(Notary's signature)

Notary Public in and for
the State of California



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 12/8/2017 before me, Katerina Karagiannides, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared IRWIN H. Sherry
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Termination of Deed Restrictions Document Date:
Number of Pages: 5 Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[X] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

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EXHIBIT A
AOR Property Description
Deed Restriction Termination area

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

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 446.08 feet

THENCE South 89 degrees 06 minutes 36 seconds West, a distance of 30.00 feet to the BEGINNING;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 150.00 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 130.00 feet ;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 58.25 feet ;

THENCE South 89 degrees 09 minutes 36 seconds West, a distance of 151.11 feet to the centerline of Zang Boulevard ;

THENCE North 00 degrees 57 minutes 46 seconds West, a distance of 258.00 feet to the centerline of W. Sixth Street;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 151.67 feet;

THENCE South 00 degrees 50 minutes 24 seconds East, a distance of 50.00 feet;

THENCE North 89 degrees 06 minutes 36 seconds East, a distance of 130.00 feet;

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Tract I

COUNCIL CHAMBER

August 12, 1987

872517

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an LO-1 Limited Office District zoning which was approved by the City Council on August 12, 1987, on Zoning Case #2867-185/1014-S on property bounded by Zang Boulevard, Sixth Street, Beckley Avenue and Canty Street;

and,

WHEREAS, said deed restrictions have been approved as to form and content.

Now, Therefore,

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

Section 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an LO-1 Limited Office District as described in Ordinance 19633.

Section 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas.

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

cc: Building Inspection - 2
Planning & Development - 2

Approved as to form:
ANALES LIE MUNCY, City Attorney

By Martha Goodfriend
Assistant City Attorney

87-21/ct

**APPROVED BY
CITY COUNCIL**

AUG 12 1987

Robert S. Sloman
City Secretary

APPROVED

James G. Givens
HEAD OF DEPARTMENT

APPROVED

CITY CONTROLLER

APPROVED

CITY MANAGER

Tract 1

9

DEED RESTRICTIONS

RECEIVED
1988 JUN -9 AM 10:11

CITY SECRETARY
DALLAS TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THE STATE OF TEXAS X
COUNTY OF DALLAS X

A
0281 2 9.00 DEED
1 05/17/88

That the undersigned, Carroll W. Browning, is the owner of the following described property situated in Dallas County, Texas, being in particular all of Lot 1, all of Lot 2, the south 40 feet of Lot 3, all of Lot 8, all of Lot 9 and all of Lot 10 in City Block F/3372 in the City of Dallas, Dallas County, Texas, which property was conveyed by H.C. Clark and wife, Verna Mae Clark, on June 3, 1969; by Robert G. Tromly on June 5, 1972; by Frances M. Johnson on January 27, 1972; by Doris Coplin on June 2, 1969; by Philip Golman, Larry Golman, Teddy Harris and Herman Ulevitch on October 26, 1967; by Charles W. Smith and wife, Eula B. Smith, on December 13, 1967, and by Jerry Tenant on August 3, 1971, and is recorded in Deed Records of Dallas County, Texas, in Volume 76067, page 2744; Volume 76067, page 2747; Volume 76067, page 2753; Volume 67214, page 1181; Volume 67242, page 515; and Volume 71150, page 1791, respectively.

That the undersigned, Carroll W. Browning, does hereby impress all of the above described property with the following deed restrictions, to-wit:

Uses on this property are limited to those uses permitted in the Neighborhood Office [NO(A)] district and drug store (as a limited use) as those uses are defined in the Dallas Development Code - Chapter 51-A.

All development on this property must conform to the Yard, Lot and Space Regulations for the NO(A) district.

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Tract 1

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

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Tract 1

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 9th day of May, 1988.

Carroll W. Browning
Carroll W. Browning

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Tract 1

THE STATE OF TEXAS X
X
COUNTY OF DALLAS X

Before me, the undersigned authority, on this day personally appeared Carroll W. Browning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 9th day of May, 19 88.

Betty J. Scott
Notary Public in and for
Dallas County, Texas

My commission expires:

02/06/92

Approved as to form:
ANALESIE MUNCY, City Attorney

By Alexander Hernandez
Assistant City Attorney

30717

Tract 1

ZONING ADMINISTRATION

MAY 12 1988

Received

No. 87-2517
Return to City Secretary
City Hall
Dallas, Texas 75201

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

MAY 17 1988



Earl Bullock

COUNTY CLERK, Dallas County, Texas

FILED FOR RECORD
This 17 day of May 1988
at 9:54 o'clock
By *R. C. ...*
Earl Bullock, County Clerk
Dallas County, Texas
Deputy

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT
THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED
THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER
FEDERAL LAW AND ARE UNENFORCEABLE.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL,
OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL
LAW.

Tract 2

COUNCIL CHAMBER

August 12, 1987

872517

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an LO-1 Limited Office District zoning which was approved by the City Council on August 12, 1987, on Zoning Case #Z867-185/1014-S on property bounded by Zang Boulevard, Sixth Street, Beckley Avenue and Canty Street;

and,

WHEREAS, said deed restrictions have been approved as to form and content.

Now, Therefore,

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

Section 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an LO-1 Limited Office District as described in Ordinance 19633.

Section 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas.

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

cc: Building Inspection - 2
Planning & Development - 2

Approved as to form:
ANALESIE MUNCY, City Attorney

By Martha Cavelford
Assistant City Attorney

87-21/ct

**APPROVED BY
CITY COUNCIL**

AUG 12 1987

Robert S. Sloman
City Secretary

APPROVED

James K. Givens
HEAD OF DEPARTMENT

APPROVED

CITY CONTROLLER

APPROVED

CITY MANAGER

30717

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Tract 2

RECEIVED

1988 JUN -9 AM 10:11

DEED RESTRICTIONS

CITY SECRETARY
DALLAS TEXAS

THE STATE OF TEXAS X
COUNTY OF DALLAS X

KNOW ALL MEN BY THESE PRESENTS:

A

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7.00 DEED
1 05/17/88

That the undersigned, Robert C. Tuthill, is the owner of the following described property situated in Dallas County, Texas, being in particular the north 50 feet of Lot 6 in City Block F/3372, in the City of Dallas, Dallas County, Texas, which property was conveyed by James H. Fee on October 10, 1980, and is recorded in Volume 80201, page 926 of the Dallas County Deed Records.

That the undersigned, Robert C. Tuthill, does hereby impress all of the above described property with the following deed restrictions, to-wit:

Uses on this property are limited to those uses permitted in the Neighborhood Office [NO(A)] district and drug store (as a limited use) as those uses are defined in the Dallas Development Code - Chapter 51-A.

All development on this property must conform to the Yard, Lot and Space Regulations for the NO(A) district.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

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Z867-185/1014-5

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Tract 2

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 11th day of May, 1988.


Robert C. Tuthill

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Tract 2

THE STATE OF TEXAS X
 X
COUNTY OF DALLAS X

Before me, the undersigned authority, on this day personally appeared Robert C. Tuthill, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 11th day of May, 1988.

Betty J. Scott
Notary Public in and for
Dallas County, Texas

My commission expires:
02/06/92

Approved as to form:
ANALESIE MUNCY, City Attorney
By Aleena Perandy
Assistant City Attorney

Tract 2

PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR ARE INVALID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

ZONING ADMINISTRATION

MAY 12 1988

Received

Return to City Secretary
City Hall
Dallas, Texas - 75201

No. 87-2517

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Dallas County, Texas as stamped hereon by me.

MAY 17 1988



Earl B. Burt
COUNTY CLERK, Dallas County, Texas

11
Earl B. Burt
COUNTY CLERK
DALLAS COUNTY
DALLAS, TEXAS
MAY 18 AM 8:22
1988

30717

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COUNCIL CHAMBER

Tract 3

August 12, 1987

872517

WHEREAS, the deed restrictions in the attached instrument have been volunteered in conjunction with a request for an LO-1 Limited Office District zoning which was approved by the City Council on August 12, 1987, on Zoning Case #Z867-185/1014-S on property bounded by Zang Boulevard, Sixth Street, Beckley Avenue and Canty Street;

and,

WHEREAS, said deed restrictions have been approved as to form and content.

Now, Therefore,

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

Section 1. That the deed restrictions as set forth in the attached instrument be and are hereby accepted by the City Council of the City of Dallas, Texas, to be used in conjunction with the development of property zoned an LO-1 Limited Office District as described in Ordinance ~~19633~~.

Section 2. That said deed restrictions shall be filed with the County Clerk of Dallas County, Texas, to be recorded in the Deed Records of Dallas County, Texas.

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

cc: Building Inspection - 2
Planning & Development - 2

Approved as to form:
ANALES LIE MUNCY, City Attorney

By Marsha Goodfriend
Assistant City Attorney

87-21/ct

**APPROVED BY
CITY COUNCIL**

AUG 12 1987

Robert S. Sloman
City Secretary

APPROVED

James K. Givens
HEAD OF DEPARTMENT

APPROVED

CITY CONTROLLER

APPROVED

CITY MANAGER

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DEED RESTRICTIONS

RECEIVED

1988 JUN -9 AM 10: 11

THE STATE OF TEXAS X
COUNTY OF DALLAS X

CITY SECRETARY
DALLAS TEXAS
KNOW ALL MEN BY THESE PRESENTS:
0282

11.00 DEED
2 1 05/17/88

That the undersigned, Carroll W. Browning and Ward J. Mahowald, are the owners of the following described property situated in Dallas County, Texas, being in particular the north 60 feet of Lot 3, all of Lot 4, all of Lot 5, the south 50 feet of Lot 6 and all of Lot 7 in City Block F/3372 in the City of Dallas, Dallas County, Texas, which property was conveyed to Carroll W. Browning by Norval A. Dickey and wife Bernice M. Dickey on February 3, 1967; by James Belmare, Jr. on January 23, 1967; by James W. Campbell on November 30, 1967; by Mamie H. Nash on February 21, 1968, and by Freda Purtell Gregory on October 10, 1967, and is recorded in the Deed Records of Dallas County, Texas, in Volume 67031, page 0913; Volume 67020, page 1331; Volume 72176, page 2589; Volume 68042, page 1167 and Volume 67226, page 1003; respectively and was subject to the conveyance of a 9.38 percent interest to Ward J. Mahowald by Carroll W. Browning on September 23, 1982, which interest is recorded in Volume 82203, page 0631 of the Deed Records of Dallas County, Texas.

That the undersigned, Carroll W. Browning and Ward J. Mahowald, do hereby impress all of the above described property with the following deed restrictions, to-wit:

Uses on this property are limited to those uses permitted in the Neighborhood Office [NO(A)] district and drug store (as a limited use) as those uses are defined in the Dallas Development code - Chapter 51-A.

All development on this property must conform to the Yard, Lot and Space Regulations for the NO(A) district.

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These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Dallas. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council of the City of Dallas to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Dallas, and the undersigned owner hereof does hereby grant to the City of Dallas the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing or to correct such violation and for further remedy, the City of Dallas may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

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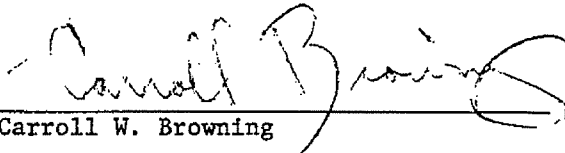
30717

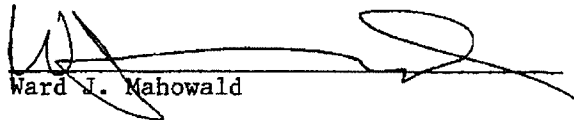
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These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 7th day of May, 1988.


Carroll W. Browning


Ward J. Mahowald

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THE STATE OF TEXAS |
 |
COUNTY OF DALLAS |

Before me, the undersigned authority, on this day personally appeared Carroll W. Browning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 9th day of

May, 19 88.

Betty J. Scott
Notary Public in and for
Dallas County, Texas

My commission expires:

02/06/92

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3602 96088

FILED
Earl Busch
COUNTY CLERK
DALLAS COUNTY

1988 MAY 18 AM 8:22

COUNTY CLERK, Dallas County, Texas

Earl Busch



MAY 17 1988

STATE OF TEXAS
COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

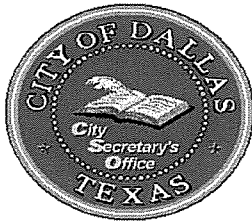
PROVISIONS CONTAINED IN ANY DOCUMENT WHICH RESTRICTS
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OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR
OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL
LAW.

No. 87-2517
Return to City Secretary
City Hall
Dallas, Texas 75201

Received

MAY 12 1988

ZONING ADMINISTRATION



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 DEC 13 2017

ORDINANCE NUMBER 30717

DATE PUBLISHED DEC 16 2017

ATTESTED BY: